

CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

Estimated Public Benefits
Qualified Residential Rental Project Pool
Round 4
2003

State and local governmental agencies and joint powers authorities can issue tax-exempt housing revenue bonds. These bonds assist developers of multifamily rental housing units to acquire land and construct new units or purchase and rehabilitate existing units. The tax-exempt bonds are used to fund a loan with a below market interest rate. The low interest rate loan is used by the Project Sponsor to develop the project. Project Sponsors produce market rate and affordable rental housing for low and very low-income households by reducing rental rates to these individuals and families.

The California Debt Limit Allocation Committee is responsible for administering California's annual tax-exempt private activity bond program, known as "the annual State ceiling". For calendar year 2003, California's State ceiling is \$2.633 billion. Each year the Committee divides the annual State ceiling among several bond programs, known as "Program Pools", including the Qualified Residential Rental Project Pool (Rental Project Pool). For calendar year 2003, the Committee reserved approximately \$1.436 billion, or 54.6% of the State ceiling for the Rental Project Pool. The \$1.436 billion of bond authority will be allocated in three allocation rounds and to three sub-pools i.e., General Pool (consists of projects having 50.1% or more of its total units designated as Restricted Rental Units); Mixed Income Pool (consists of projects having 50% or fewer of its total units designated as Restricted Rental Units); and the Rural Project Pool (consists of projects located in a rural area as defined by California Health and Safety Code Section 50199.21 and not including Mixed Income projects).

The Committee awarded a total of \$191,430,335 of the State Ceiling to 21 multifamily rental housing projects in the Fourth Allocation Round of 2003 on a carryforward basis, which means that the applicants were authorized to carry forward the Allocation to calendar year 2004. Of this amount, \$115,705,335 was allocated to General Pool projects, \$70,425,000 was allocated to Mixed Income Pool projects, and \$5,300,000 was allocated to Rural Pool projects.

The allocations awarded in the Fourth Allocation Round will finance 2,470 total units, of which 2,004, or 81% will be Restricted Rental Units. Restricted Rental Units are units within a Project that are restricted to households earning 60% or less of the Applicable Median Family Income. Of the 2,004 Restricted Rental Units, 742 units will be restricted to very low income households with incomes at or below 50% of the area median income and 1,262 units will be restricted to low income households with incomes between 51% and 60% of the area median income. Of the total 2,470 units to be financed with the allocation, 1,540 will be new construction units, 909 will be senior citizen units and 320 will be large family (3-4 bedroom) units. In addition, this allocation will preserve 177 income and rent restricted units that were at-risk of losing affordability restrictions.

SUMMARY OF PROJECTS				
Total # of Projects	# of New Constr. Projects	# of Acq. & Rehab. Projects	# of Family Projects	# of Senior Citizen Projects
21	13	8	14	7
% of Total:	60%	40%	60%	40%

SUMMARY OF UNITS										
Total # of Units	# of New Constr. Units	# of Acq. & Rehab. Units	# of Restricted Units	Units @ 50%	Units @ 60%	# of At-Risk Units	# of Special Need Units	Market Rate Units	# of Large Family Units	# of Senior Citizen Units
2,470	1,540	979	2,004	742	1,262	177	0	466	320	909
% of Total:	62.3%	39.6%	81.1%	30%	51.1%	7.2%	0%	18.9%	12.9%	36.8%

SUMMARY OF POOL CATEGORIES																
Pool Type	Total # of Projects	Total # of Units	# of Restricted Units	Units @ 50%	Units @ 60%	Market Rate Units	# of Large Family Units	# of New Constr. Projects	# of New Constr. Units	# of Acq. & Rehab. Projects	# of Acq. & Rehab. Units	# of At-Risk Units	# of Family Projects	# of Senior Citizen Projects	# of Senior Citizen Units	# of Special Needs Units
GENERAL	12	1,684	1,548	568	980	136	295	7	882	5	802	0	8	4	551	0
MIXED INCOME	3	473	143	84	59	330	0	3	473	0	0	0	1	2	212	0
RURAL	6	313	313	90	223	0	25	3	185	3	177	177	5	1	146	0
Totals:	21	2,470	2,004	742	1,262	466	320	13	1,540	8	979	177	14	7	909	0

