

## CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

### Revised Estimated Public Benefits Qualified Residential Rental Project Pool March 16, 2016 Allocation

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 2016, California's State ceiling is \$3.914 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 2016, the Committee reserved approximately \$1.7 billion or 43.42% of the State ceiling for the Rental Project Pool. The \$1.7 billion of bond authority will be allocated throughout the calendar year 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 \$197,165,819<sup>1</sup> of the 2016 State Ceiling and authorized the use of \$321,066,710 of 2013<sup>1</sup> carryforward allocation; \$31,477,437 of 2014 carryforward allocation; and \$32,100,000 of 2015 carryforward allocation for an aggregate total of \$581,809,966 allocated on March 16, 2016 for multifamily rental housing. This allocation will fund thirty (30) multifamily rental housing projects.

The allocations awarded on March 16, 2016 will finance 2,645 total units, of which all 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 2,645 Restricted Rental Units, 1,172 units will be restricted to very low income households with incomes at or below 50% of the area median income and 1,473 units will be restricted to low income households with incomes between 51% and 60% of the area median income. Of the total 2,645 units to be financed with the allocation, 576 will be large family (3 or more bedroom) units. In addition, the allocation will preserve 83 income and rent restricted units that were at-risk of losing affordability restrictions.

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<sup>1</sup> An allocation has been changed from 2013 carryforward to 2016 current cap.

<b>SUMMARY OF PROJECTS</b>				
Total # of Projects	# of New Constr. Projects	# of Acq. & Rehab Projects	# of Family Projects	# of Senior Citizen Projects
30	13	17	20	10
<b>% of Total:</b>	<b>43.33%</b>	<b>56.67%</b>	<b>66.67%</b>	<b>33.33%</b>

<b>SUMMARY OF UNITS</b>											
Total # of Units	# of Restricted Units	Units @ 50%	Units @ 60%	Market Rate Units	# of New Constr. Units	# of Acq. & Rehab. Units	# of At-Risk Units	# of Family Units	# of Large Family Units	# of Sr. Citizen Units	# of Special Need Units
2,645	2,645	1,172	1,473	0	1,040	1,605	83	2,018	576	627	0
<b>% of Total:</b>	<b>100%</b>	<b>44.31%</b>	<b>55.69%</b>	<b>0%</b>	<b>36.32%</b>	<b>60.68%</b>	<b>3.14%</b>	<b>76.29%</b>	<b>21.78%</b>	<b>23.70%</b>	<b>0%</b>

<b>SUMMARY OF POOL CATEGORIES</b>																	
Pool Type	Total # of Projects	Total # of Units	# of Restr. Units	Units @ 50%	Units @ 60%	Market Rate Units	# of Family Units	# of Large Family Units	# of Sr. Citizen Units	# of Special Needs Units	# of At-Risk Units	# of NC Units	# of Acq. & Rehab Units	# of NC Projs.	# of Acq. & Rehab. Projs	# of Fam. Projs.	# of Sr. Projs.
GENERAL	30	2,645	2,645	1,172	1,473	0	2,018	576	627	0	83	1,040	1,605	13	17	20	10
MIXED INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RURAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Totals:</b>	<b>30</b>	<b>2,645</b>	<b>2,645</b>	<b>1,172</b>	<b>1,473</b>	<b>0</b>	<b>2,018</b>	<b>576</b>	<b>627</b>	<b>0</b>	<b>83</b>	<b>1040</b>	<b>1,605</b>	<b>13</b>	<b>17</b>	<b>20</b>	<b>10</b>