

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
September 18, 2013
Staff Report
REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
MORTGAGE CREDIT CERTIFICATE PROGRAM

Prepared by: Crystal Alvarez

Applicant: County of San Diego

Contact Information:

Name: Maria Cavarlez
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Allocation Amount Requested: \$10,966,415 **Converted MCC Authority:** \$2,741,604

Applicant's Fair Share Amount: \$10,966,415 **Converted MCC Authority:** \$2,741,604

Participating Jurisdictions:

Cities of Carlsbad, Chula Vista, Coronado, El Cajon, Encinitas, Escondido, Imperial Beach, Lemon Grove, National City, San Marcos, Santee, Vista and the San Diego County unincorporated area.

Allocation Information:

Date MCCs will be advertised: June 25, 2013
Expected issue date of first MCC: October 30, 2013
Program Status: Existing
Certificate tax credit rate: 20%

Type of housing units to be assisted/average mortgage amount:

New construction units: 0 units (0%) with an average mortgage amount of \$000,000
Existing resale units: 51 units (100%) with an average mortgage amount of \$270,000
Rehabilitated units: 0 units (0%) with an average mortgage amount of \$000,000
Total units: 51 units with an average mortgage amount of \$270,000

The above numbers of units are: Estimates
 Actual requirements imposed by the Issuer

Past Performance:

The application indicates the applicant met the 2012 minimum performance requirement that at least **40%** of the program participants are lower-income households or located in a Qualified Census Tract.

The application indicates the applicant expects to meet the 2013 minimum performance requirement that at least **40%** of program participants will be lower-income households.

Recommendation:

Staff recommends that the Committee approve an amount of \$10,966,415 in tax-exempt bond allocation to the County of San Diego for the Mortgage Credit Certificate Program. This is the Applicant's 2013 fair share amount.

Area median income on which maximum program limits are based: [REDACTED]

Applicable standard that defines the area median income:

HUD statewide median HUD county MSA median

Local median as determined by a special study

Percent of MCCs reserved for IRS-designated target areas in the jurisdiction(s): [REDACTED]

Proposed maximum income limits:

<u>Household Size</u>	<u>Non-Target Area</u>	<u>Target Area</u>
1-2 persons	\$72,300	\$86,760
3+ persons	\$83,145	\$101,220

DESCRIPTION OF PUBLIC BENEFITS:

Past Program Performance:

<u>Year</u>	<u>Amount of Allocation</u>	<u>Amount of Allocation Used</u>	<u>Number of MCCs Issued</u>	<u>Outstanding MCC Authority</u>
2010	\$10,705,262	\$10,705,262	62	0
2011	\$10,771,321	\$10,771,321	57	0
2012	\$10,457,982	\$7,694,033	35	\$690,987

Pursuant to Section 5269 of the CDLAC Regulations, the Applicant has:

- 1 Demonstrated that no Mortgage Credit Certificate authority from the year two years prior to the current year has been unused (other than minor amounts not to exceed \$1 million); and
- 2 Certified that any Mortgage Credit Certificate authority remaining from the year prior to the current year will be used before the use of new Mortgage Credit Certificate Authority.