

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
July 20, 2016
Staff Report
REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
MORTGAGE CREDIT CERTIFICATE PROGRAM

Prepared by: Brian Clark

Applicant: Sacramento Housing & Redevelopment Agency on behalf of the County of Sacramento

Contact Information:

Name: Susan Perry
Address: 801 12th Street
Sacramento, CA 95814
Phone: (916) 440-1386

Allocation Amount Requested:	\$15,247,070	Converted MCC Authority:	\$3,811,768
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Applicant's Fair Share Amount:	\$15,247,070	Converted MCC Authority:	\$3,811,768
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Participating Jurisdictions:

County of Sacramento

Allocation Information:

Date MCCs will be advertised: June 18, 2016
Expected issue date of first MCC: September 20, 2016
Program Status: Existing
Certificate tax credit rate: 20%

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

New construction units: 10 units (11%) with an average mortgage amount of \$228,000
Existing resale units: 84 units (89%) with an average mortgage amount of \$200,000
Total units: 94 units with an average mortgage amount of \$202,979

The above numbers of units are: X Estimates

Past Performance:

The application indicates the applicant met the 2015 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 2016 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 \$15,247,070 in tax-exempt bond allocation to the Sacramento Housing & Redevelopment Agency on behalf of the County of Sacramento for the Mortgage Credit Certificate Program. This is the Applicant's 2016 fair share amount.

MAXIMUM INCOME LIMITATIONS:

Area median income on which maximum program limits are based: \$85,800

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): 20%

Proposed maximum income limits:

<u>Household Size</u>	<u>Non-Target Area</u>	<u>Target Area</u>
1-2 persons	\$85,800	\$100,100
3+ persons	\$85,800	\$100,100

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>
2013	\$0	\$0	0	\$0
2014	\$11,368,467	\$11,366,552	70	\$479
2015	\$0	\$0	0	\$0

Applicant did not apply for MCC allocation in 2013 and 2015. Balance of 2014 authority is not sufficient to issue an additional MCC.

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.