

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
December 13, 2017
Staff Report
REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
MORTGAGE CREDIT CERTIFICATE PROGRAM

Prepared by: Sarah Lester

Applicant: Housing Authority of the County of Marin

Contact Information:

Name: Carol Kazarian
Address: 4020 Civic Center Drive
San Rafael, CA 94903
Phone: (415) 491-2550

Allocation Amount Requested: \$4,000,000 **Converted MCC Authority:** \$1,000,000

Applicant's Fair Share Amount: \$1,670,285 **Converted MCC Authority:** \$417,571

Participating Jurisdictions:

Town of Corte Madera, Town of Fairfax, City of Larkspur, City of Mill Valley, City of Novato, Town of San Anselmo, City of San Rafael, City of Sausalito, Town of Tiburon and County of Marin

Allocation Information:

Date MCCs will be advertised: September 30, 2017
Expected issue date of first MCC: January 10, 2018
Program Status: Existing
Certificate tax credit rate: 20%

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

New construction units: 6 units (33%) with an average mortgage amount of \$270,000
Existing resale units: 13 units (67%) with an average mortgage amount of \$270,000
Rehabilitated units: 0 units (0%) with an average mortgage amount of \$000,000
Total units: 19 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 2016 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 2017 minimum performance requirement that at least **40%** of program participants will be lower-income households.

Recommendation:

Staff recommends that the Committee approve \$4,000,000 in tax-exempt bond allocation to the Housing Authority of the County of Marin for the Mortgage Credit Certificate Program on a carryforward basis.

MAXIMUM INCOME LIMITATIONS:

Area median income on which maximum program limits are based: \$115,300

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): 10%

Proposed maximum income limits:

<u>Household Size</u>	<u>Non-Target Area</u>	<u>Target Area</u>
1-2 persons	\$115,300	\$138,360
3+ persons	\$159,114	\$222,760

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>
2014	\$2,009,342	\$1,950,868	10	\$14,619
2015	\$2,001,921	\$1,924,944	12	\$19,244
2016	\$2,998,000	\$2,844,312	14	\$38,422
2016	\$2,678,824	\$2,174,366	9	\$126,115

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.