

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
July 28, 2010
Staff Report
REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
MORTGAGE CREDIT CERTIFICATE PROGRAM
SINGLE FAMILY HOUSING BONUS POOL

Prepared by: Sarah Lester

Applicant: County of Santa Clara

Contact Information:

Name: Tracy Cunningham
Address: 2310 No. First Street, #100
San Jose, CA 95131
Phone: (408) 441-4323

Allocation Amount Requested: \$12,872,221 **Converted MCC Authority:** \$3,218,055

Applicant's Fair Share Amount: \$12,127,779 **Converted MCC Authority:** \$3,031,945

Participating Jurisdictions:

The Cities of Campbell, Cupertino, Gilroy, Los Gatos, Milpitas, Morgan Hill, Mountain View, Palo Alto, San Jose, Santa Clara, Sunnyvale and the County of Santa Clara.

Allocation Information:

On January 27, 2010, the Committee awarded to the Applicant \$12,127,779 in tax-exempt bond allocation, which was the Applicant's fair share amount. The Applicant has depleted its entire 2010 fair share allocation. Due to the increase in activity of the County's Mortgage Credit Certificate Program, the Applicant is requesting additional tax-exempt bond allocation from the Single Family Housing Bonus Pool for its Program.

Minimum Requirement:

Pursuant to CDLAC Procedures Section 18.IIB.1.,2., the Applicant has:

1. Certified that a minimum of twenty-five percent (25%) of program participants will be households earning sixty percent (60%) or less of the Applicable Median Family Income in which the program is located.
2. Certified that at least twenty-five percent (25%) of the program activity will occur in a Community Revitalization Area.
3. Certified that the program is augmented with a downpayment assistance program provided by the Applicant or by the other participating jurisdictions.

TOTAL POINTS EARNED: 15 POINTS

Allocation Information:

Date MCCs will be advertised: November 14, 2009
Expected issue date of first MCC: August 21, 2010
Program Status: Existing
Certificate tax credit rate: 15%

Type of housing units to be assisted/average mortgage amount:
 New construction units: 26 units (37%) with an average mortgage amount of \$315,373
 Existing resale units: 43 units (63%) with an average mortgage amount of \$276,578
 Total units: 69 units with an average mortgage amount of \$290,927

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>
2007	\$ 6,699,580	\$ 6,699,580	28	\$ 0
2008	\$ 12,001,694	\$ 12,001,694	9	\$ 0
2008*	\$ 1,784,899	\$ 1,758,487	9	\$ 6,603
2009	\$ 12,070,309	\$ 12,044,008	69	\$ 6,575
2009*	\$ 12,070,309	\$ 7,133,240	41	\$ 1,234,267
2010	\$ 12,127,779	\$ 12,042,200	66	\$ 21,395

* Bonus Round

Recommendation:

Staff recommends that the Committee approve a reduced amount of \$12,127,779 in tax-exempt bond allocation to the County of Santa Clara for the Mortgage Credit Certificate Program. This is the Applicant's 2010 pro-rata share of the Single-Family Housing Program Bonus Pool.

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