

**THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE**  
**September 22, 2010**  
**Staff Report**  
**REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A**  
**MORTGAGE CREDIT CERTIFICATE PROGRAM**

*Prepared by: John Weir*

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**Applicant:** County of Alameda

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**Contact Information:**

**Name:** Michelle Staratt  
**Address:** 244 West Winton Ave., Room 108  
Hayward, CA 94544  
**Phone:** (510) 670-6378

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**Allocation Amount Requested:** \$20,000,000      **Converted MCC Authority:** \$5,000,000

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**Applicant's Fair Share Amount:** \$10,162,887      **Converted MCC Authority:** \$2,540,722

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**Participating Jurisdictions:**

Cities of Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Pleasanton, San Leandro, Union City and the unincorporated area of Alameda County.

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**Allocation Information:**

**Date MCCs will be advertised:** July 15, 2010  
**Expected issue date of first MCC:** November 24, 2010  
**Program Status:** Existing  
**Certificate tax credit rate:** 15%

**Type of housing units to be assisted/average mortgage amount:**  
Existing resale units: 56 units (100%) with an average mortgage amount of \$300,000  
Total units: 56 units with and average mortgage amount of \$300,000

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

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**Past Performance:**

The application indicates the applicant met the 2009 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 2010 minimum performance requirement that at least **40%** of program participants will be lower-income households.

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**Recommendation:**

Staff recommends that the Committee approve a reduced amount of \$10,162,887 in tax-exempt bond allocation to the County of Alameda for the Mortgage Credit Certificate Program. This is the Applicant's 2010 fair share amount.



**MAXIMUM INCOME LIMITATIONS:**

**Area median income on which maximum program limits are based:** \$90,300

**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):** 20%

**Proposed maximum income limits:**

<u>Household Size</u>	<u>Non-Target Area</u>	<u>Target Area</u>
1-2 persons	\$ 90,300	\$ 108,360
3+ persons	\$ 103,845	\$ 126,420

**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	\$ 5,664,060	\$ 5,585,107	16	\$ 19,738
2008	\$ 2,022,879	\$ 1,996,963	9	\$ 6,479
2008	\$ 10,130,417	\$ 9,735,102	44	\$ 98,829
2009	\$ 10,138,120	\$ 6,053,080	26	\$ 1,021,260
2009	\$ 10,138,120	\$ 1,313,921	6	\$ 2,206,050
2009	\$ 10,000,000	\$ 209,600	1	\$ 2,447,600

Pursuant to CDLAC Procedures Section 18.I.E.1.,2., 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.