

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

December 15, 2010

Staff Report

**REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
MORTGAGE CREDIT CERTIFICATE PROGRAM
SINGLE FAMILY HOUSING BONUS POOL**

Prepared by: John Weir

Applicant: City and County of San Francisco

Contact Information:

Name: Jeanne Lu
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San Francisco, CA 94103
Phone: (415) 701-5548

Allocation Amount Requested: \$12,000,000 **Converted MCC Authority:** \$3,000,000

Participating Jurisdictions:

City and County of San Francisco

Comments:

On **July 28, 2010**, the Committee awarded to the Applicant \$5,520,369 in tax-exempt bond allocation, which was the Applicant's fair share amount. Due to the continued interest for its Mortgage Credit Certificate Program, the Applicant is requesting additional tax-exempt bond allocation from the Single Family Housing Bonus Pool.

Minimum Requirement:

Pursuant to Section 5281 of the Committee's regulations, the Applicant has:

1. Demonstrated that a minimum of twenty-five percent (25%) of program participants are households earning sixty percent (60%) or less of the Applicable Median Family Income of the area in which the program is located. (5 points) **Applicable**
2. Demonstrated that the program has exceeded its prior year's program performance (based on the most recent yearly data that is available) by 10 percent (10%) in assisting households earning sixty percent (60%) or less of the Applicable Median Family income of the area in which the program is located. (5 points) **Applicable**
3. Demonstrated that the program will address a demonstrable imbalance between jobs and housing in the community or neighborhood based on sufficient evidence provide to the Committee. (5 points) **Not Applicable**
4. Demonstrated that at least twenty-five percent (25%) of the program activity will occur in a Community Revitalization Area. (5 points) **Applicable**
5. Demonstrated that at least twenty-five (25%) of the program activity will occur in rural locations to assist units that will be developed under a low-income self-help ownership program or be restricted for sale to low-income households engaged in agricultural employment as described in Section 7202 of the California Health and Safety Code. (5 points) **Not Applicable**
6. Demonstrated that the program is augmented with a down-payment assistance program provided by the Applicant or by the other participating jurisdictions. (5 points) **Applicable**

TOTAL POINTS EARNED: 15 POINTS

Allocation Information:

Date MCCs will be advertised: January 15, 2011
Expected issue date of first MCC: April 15, 2011
Program Status: Existing
Certificate tax credit rate: 15%

Type of housing units to be assisted/average mortgage amount:
New construction units: 33 units (45%) with an average mortgage amount of \$250,000
Existing resale units: 39 units (55%) with an average mortgage amount of \$300,000
Total units: 72 units with an average mortgage amount of \$277,273

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

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	\$ 3,001,014	\$ 3,000,645	21	\$ 92
2008	\$ 5,369,025	\$ 5,368,361	37	\$ 166
2009	\$ 20,834,910	\$ 20,799,811	113	\$ 8,775
2010	\$ 5,520,369	\$ 3,558,155	17	\$ 490,554

Recommendation:

Staff recommends that the Committee approve an amount of \$12,000,000 in tax-exempt bond allocation to the City and County of San Francisco from the Single Family Housing Bonus Pool on a carryforward basis.