

**THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE**  
**May 23, 2007**  
**Executive Summary**  
**REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A**  
**SINGLE FAMILY HOUSING BOND PROGRAM**

*Prepared by Sarah Lester*

---

**Applicant:** CRHMFA Homebuyers Fund (CHF)

---

**Contact Information:**

**Name:** Jeanette Kopico  
**Address:** 801 12<sup>th</sup> Street, Suite 600  
Sacramento, CA 95814  
**Phone:** (916) 444-2615

---

**Allocation Amount Requested:** \$45,000,000

---

**Applicant's Fair Share Amount:** \$20,921,412

---

**Participating Jurisdictions:**

The Counties of Alpine, Amador, Butte, Calaveras, Colusa, Del Norte, El Dorado, Glenn, Humboldt, Imperial, Inyo, Kern, Kings, Lake, Lassen, Madera, Mariposa, Mendocino, Merced, Modoc, Mono, Monterey, Napa, Nevada, Placer, Plumas, San Benito, San Joaquin, San Luis Obispo, Shasta, Sierra, Siskiyou, , Solano, Sutter, Tehama, Trinity, Tuolumne, Yolo, Yuba, and the Cities of Redding and Vacaville

---

**Program Financing Information:**

**Proposed Issuance Date:** June 2007  
**Bond Counsel:** Kutak Rock, LLP  
**Underwriter:** George K. Baum & Company  
**Credit Enhancement Provider:** Mortgage-Backed Securities (GNMA, FNMA or Freddie Mac)  
**Private Placement Purchaser:** Not Applicable  
**TEFRA Hearing:** March 21, 2007

---

**Allocation Information:**

**Program Status:** Existing program

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

New construction units:	17 units (10%) with an average mortgage amount of \$264,704
Existing resale units:	174 units (90%) with an average mortgage amount of \$233,160
Rehabilitation units:	0 units (0 %) with an average mortgage amount of \$0
Totals units:	191 units with an average mortgage amount of \$235,968

---

**Past Performance:**

The application indicates the applicant met the 2007 minimum performance requirement that at least **40%** of the program participants are lower-income households.

The application indicates the applicant expects to meet the 2007 minimum performance requirement that at least **40%** of program participants will be lower-income households.

---

**Recommendation:**

Staff recommends that the Committee approve \$20,921,412 in tax-exempt bond allocation to the CRHMFA Homebuyers Fund for a single-family housing mortgage revenue bond program. This is the Applicant's 2007 fair share assigned to its MRB Program.

**THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE**  
**May 23, 2007**  
**STAFF REPORT**  
**REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A**  
**SINGLE-FAMILY HOUSING MORTGAGE REVENUE BOND PROGRAM**

**APPLICANT:** CRHMFA Homebuyers Fund (CHF)

**Contact:** Jeanette Kopico  
**Address:** 801 12th Street, Suite 600  
Sacramento, CA 95814

**Phone:** (916) 444-2615

**ALLOCATION AMOUNT REQUESTED:** \$45,000,000

**PARTICIPATING JURISDICTIONS:** The Counties of Alpine, Amador, Butte, Calaveras, Colusa, Del Norte, El Dorado, Glenn, Humboldt, Imperial, Inyo, Kern, Kings, Lake, Lassen, Madera, Mariposa, Mendocino, Merced, Modoc, Mono, Monterey, Napa, Nevada, Placer, Plumas, San Benito, San Joaquin, San Luis Obispo, Shasta, Sierra, Siskiyou, , Solano, Sutter, Tehama, Trinity, Tuolumne, Yolo, Yuba, and the Cities of Redding and Vacaville

**PROGRAM FINANCING INFORMATION:**

***Proposed Issuance Date:*** June 2007  
***Bond Counsel:*** Kutak Rock, LLP  
***Underwriter:*** George K. Baum & Company  
***Credit Enhancement Provider:*** Mortgage-Backed Securities (GNMA, FNMA or Freddie Mac)  
***Private Placement Purchaser:*** Not Applicable  
***TEFRA Hearing:*** March 21, 2007

**ALLOCATION INFORMATION:**

**Program status:** Existing program

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

<b>New construction units:</b>	17 units (10%) with an average mortgage amount of \$264,704
<b>Existing resale units:</b>	174 units (90%) with an average mortgage amount of \$233,160
<b>Rehabilitated units:</b>	<u>  </u> 0 units (0%) with an average mortgage amount of \$0
<b>Total units</b>	<b>191</b> units with an average mortgage amount of \$235,968

**The above numbers of units are:**    **X** estimates  
   actual requirements imposed by the Issuer

**DESCRIPTION OF PROPOSED PROGRAM:**

- The Applicant is a local issuer of single-family housing bonds that provides a homebuyer assistance program in 39 rural counties.
- The Applicant's fair share is comprised of the fair share amounts of those counties in which there is no local issuer currently administering a single-family housing assistance program and those fair share amounts that have been specifically assigned by local issuers to the Applicant. Based on the fair share amounts that have been assigned to CHF and the fair share amounts to which CHF is entitled for lack of a local issuer, the Applicant's fair share amount is **\$20,921,412**.
- ***Population to be served by the proposed Program (family size, income levels, etc.):***  
The application states that it is expected that the loan originated with such allocation will once reflect a high percentage of loans made to minorities. According to the application, past performance indicates loan percentages by ethnicity were as follows: 18% Hispanic, 72% White, 5% African American, 1% Asian American and 4% others.
- ***Housing stock to be purchased (types, unit sizes, etc.):***  
Single-family detached homes and condominiums will be the primary housing stock purchased under the program. Home sizes are expected to range from 1,000-2,200 square feet for 2-4 bedroom/1-2.5 bath units.
- ***Specific reservations of bond proceeds for purposes such as low-income targeting, new construction, etc.:***  
The application states that 40% of the allocation will be set aside for households at or below 80% of median income to achieve CDLAC's targeting goals. Each county's respective allocation (per capita share) is reserved for loans in that county for a three-month period. Thereafter, any allocation remaining goes into a general pool for all counties. According to the application, 20% of the proceeds will be reserved for IRS designated target areas for a period of 12 months. No specific allocation has been set-aside for new construction.
- ***Expected duration bond proceeds will be available and anticipated monthly rate of loan originations:***  
According to the application, any new "unrestricted" bond allocation received from CDLAC, together with CHF's recycled bond allocation, will be combined to finance the issuance of bond subseries over the next 18 months. The application further states that the rate at which loans are originated and purchase will depend on the demand for the STEP PAY loans, which will be influenced by 1) the competitiveness of the offered loan rates relative to market rates, and 2) CHF marketing efforts to both lenders and homebuyers.
- ***Program interest rates, downpayment requirements, and other fees:***  
The application states that the CHF will be offering:
  - 30-Year Loan Program
    - 30-year First Loan
    - 30-Year First Loan with a 20-year Fully Amortizing Second Loan
    - 30-Year First Loan with a 4% Grant
  - 40-year Loan Programs
    - 40-year First Loan
    - 40-Year First Loan with a 20-year Fully Amortizing Second Loan
    - 40-Year First Loan with a 4% Grant

- 40-Year Loan Programs With a 10-Year Interest –Only Period
  - 40-Year First Loan With a 10-Year Interest-Only Period and the Remaining 30 Years Fully Amortized
  - 40-Year First Loan With a 10-Year Interest-Only Period and the Remaining 30 years Fully Amortized and a 20-Year Fully Amortizing Second Loan
  - 40-Year First Loan With a 10-Year Interest-Only Period and the Remaining 30 Years Fully Amortized and a 4% Grant and Optional 20-Year Second Loan
  - 40-Year First Loan With a 10-Year Interest-Only Period and the Remaining 30-Years Fully Amortized and a 10-Year Low Interest Rate Second Loan

The application further states that fees charged by CHF are limited to a 1.5% origination fee and closing costs that are considered “customary and reasonable”.

• ***Other homebuyers assistance programs offered by participating jurisdiction(s):***

The Applicant states that CHF’s loans may be used in connection with the CHDAP Deferred Payment Subordinate Loan subject to the CHDAP income limits and eligibility criteria. Other local subordinate loan programs may also be eligible upon review by CHF’s Bond Counsel.

• ***Any other features unique to the proposed Program:***

- **Payment Increase.** For the 10/40 loan option, CHF provides homebuyers with the option of 5 additional years of interest-only payments (10 Year Total) than other programs with the same 30-year fully amortizing period. Additionally, CHF offers the homebuyer the option of a 10 year 2<sup>nd</sup> mortgage, which further limits the net payment increase in the 11<sup>th</sup> year. The programs are fixed rate programs and are structured to minimize payment increase after principal increases begin
- **Mortgage Insurance.** CHF has negotiated Mortgage Insurance (MI) premiums with multiple MI providers to encourage competition and provide the most competitive MI rate and features possible. Up front MI premiums can be financed with the 2<sup>nd</sup> mortgage or with use of the available grant. If paid monthly, the cost of primary mortgage insurance would be \$187.50 monthly on a \$450,000 first mortgage loan.
- **Downpayment Assistance.** For those homebuyers who do not qualify for other subordinate financing, but whose incomes still fall within the program income limits, CHF will allow for a 4% grant or a 7% sized second loan to pay for closing costs and prepaids.

**PURCHASE PRICE INFORMATION:**

**The proposed maximum limits are:** Maximum purchase prices will vary from county to county and are based on the IRS safe-harbor limitations for single-family residences. Please see the attached table of Maximum Purchase Prices for the participating counties.

Expected average sales prices of the estimated units to be assisted:

New units	\$393,904
Existing units	\$350,000
Rehabilitated units	Not Applicable



**RECOMMENDATION:**

Staff recommends that the Committee approve \$20,921,412 in tax-exempt bond allocation to the CRHMFA Homebuyers Fund for an MRB Program. This is the Applicant's 2007 fair share assigned to its MRB Program.

Staff Report prepared by Sarah Lester.