

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
July 25, 2007
Executive Summary
REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
SINGLE FAMILY HOUSING BOND PROGRAM
BONUS POOL

Prepared by Brady Hill.

Applicant: CRHMFA Homebuyers Fund (CHF)

Contact Information:

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

Allocation Amount Requested: \$50,000,000

Applicant's Fair Share Amount: \$8,113,958 (pro-rata portion of the \$50,000,000 bonus pool)

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, Sonoma, Solano, Sutter, Tehama, Trinity, Tuolumne, Yolo, Yuba, and the Cities of Redding and Vacaville

Program Financing Information:

Proposed Issuance Date: September 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 \$280,534
Existing resale units:	192 units (90%) with an average mortgage amount of \$233,758
Rehabilitation units:	0 units (0 %) with an average mortgage amount of \$0
Totals units:	209 units with an average mortgage amount of \$237,563

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 a reduced amount of \$8,113,958 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 pro-rata share of the Single-Family Housing Program Bonus Pool.

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
July 25, 2007
STAFF REPORT
REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
SINGLE-FAMILY HOUSING MORTGAGE REVENUE BOND PROGRAM
BONUS POOL

APPLICANT: CRHMFA Homebuyers Fund (CHF)

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

Phone: (916) 444-2615

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New construction units:	17 units (10%) with an average mortgage amount of \$280,534
Existing resale units:	192 units (90%) with an average mortgage amount of \$233,758
Rehabilitated units:	<u> 0</u> units (0%) with an average mortgage amount of \$0
Total units	209 units with an average mortgage amount of \$237,563

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 40 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 **\$22,719,083**. This fair share amount is 16% of the total fair share for the State of California. Hence, CHF's pro-rata share of the bonus pool is \$8,113,958 (16% of the \$50,000,000 Single Family Housing Program Bonus Pool).
- ***Population to be served by the proposed Program (family size, income levels, etc.):***
The application states that it is expected that the loans originated with the allocation will reflect a high percentage of loans made to minorities. According to the application, past performance (over the past three years) indicates loan percentages by ethnicity were as follows: 23% Hispanic, 66% Caucasian, 4% African American, 2% Asian American and 5% 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 or in a targeted census tract so as to achieve CDLAC's targeting goals. The balance of the allocation will be used for households up to IRS maximums for the respective counties (100% of median for 1 to 2 person households; 115% for 3+ person households; 120% for 1-2 person households and 120% for 3+ households in target areas). Of the allocation received, 20% of the proceeds will be reserved for up to 12 months for loans originated in designated census tracts as required.
- ***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 12 months. The application further states that the rate at which loans are originated and purchase will depend on the demand for the various loan options, which will be influenced by a number of factors: (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 3-4% Grant and Optional 20-Year Second Loan
 - 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 3-4% Grant and Optional 20-Year Second Loan

- 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 Second Loan
 - 40-Year First Loan With a 10-Year Interest-Only Period and the Remaining 30 Years Fully Amortized and a 3-4% 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 2nd mortgage, which further limits the net payment increase in the 11th 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 2nd 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 3-4% 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	\$280,534
Existing units	\$233,758
Rehabilitated units	Not Applicable

MAXIMUM INCOME LIMITATIONS:

Area median income on which maximum program limits are based: **Varies**

Applicable standard from below that defines the area median income:

HUD statewide median HUD county MSA median
 Local median as determined by a special study

Percent of bond proceeds reserved for IRS-designated target areas in the jurisdiction(s): **20%**

Proposed maximum income limits:

<u>Household Size</u>	<u>Non-Target Areas</u>		<u>Target Area</u>	
	<u>New Unit</u>	<u>Existing Unit</u>	<u>New Unit</u>	<u>Existing Unit</u>
1-2 persons	\$	\$	\$	\$
3+ persons	\$	\$	\$	\$
State-mandated limit on 50% of existing units (at 90% of area median)		\$	\$	

Note: The Applicant will set aside 40% of the allocation for households at 80% or below of the applicable county median income adjusted by household size. The county median income varies from county to county.

DESCRIPTION OF PUBLIC BENEFITS:

Past Program Performance:

<u>Year</u>	<u>Amount of Allocation Awarded</u>	<u>Amount of Allocation Used</u>	<u>Number of Loan Originated</u>	<u>Status of Outstanding Bond Proceeds</u>
2004	\$33,551,078	\$33,551,078	61	\$0
2005	\$11,867,000	\$11,867,000	119	\$0
2006	\$11,867,000	\$11,867,000	116	\$0

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.

RECOMMENDATION:

Staff recommends that the Committee approve a reduced amount of \$8,113,958 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 pro-rata share of the Single-Family Housing Program Bonus Pool.

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