

**THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE**  
**September 23, 2009**  
**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:**

---

<b>Allocation Amount Requested:</b>	\$13,000,000	<b>Converted MCC Authority:</b>	\$3,250,000
-------------------------------------	--------------	---------------------------------	-------------

---

<b>Applicant's Fair Share Amount:</b>	\$12,070,309	<b>Converted MCC Authority:</b>	\$3,017,577
---------------------------------------	--------------	---------------------------------	-------------

---

**Participating Jurisdictions:**

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

---

**Comments:**

On January 28, 2009 the Committee awarded to the Applicant \$12,070,309 in tax-exempt bond allocation, which was the Applicant's fair share amount. Due to the increase in activity 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 CDLAC Procedures Section 18.II.B.1.,2., the Applicant has:

1. Certified 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)
2. Certified 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)
3. Certified that at least twenty-five percent (25%) of the program activity will occur in a Community Revitalization Area. (5 points)
4. Certified 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
5. Certified that the program is augmented with a down-payment assistance program provided by the Applicant or by the other participating jurisdictions. (5 points)

**TOTAL POINTS EARNED: 15 POINTS**

**Allocation Information:**

**Program Status:** Existing  
**Certificate tax credit rate:** 15%

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

New construction units: 27 units (39%) with an average mortgage amount of \$310,414  
 Existing resale units: 42 units (61%) with an average mortgage amount of \$279,496  
 Rehabilitated units: 0 units (0%) with an average mortgage amount of \$000,000  
 Total units: 69 units with and average mortgage amount of \$291,594

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

**Description of Public Benefits:**

**Past Program Performance:**

Year	Amount of Allocation	Amount of Allocation Used	Number of MCCs Issued	Outstanding MCC Authority
2007	\$ 6,699,580	\$ 6,699,580		\$ 0
2008	\$ 12,001,694	\$ 12,001,694		\$ 0
2008 BP	\$ 1,784,866	\$ 1,784,866		\$ 0
2009	\$ 12,070,309	\$ 12,069,836		\$ 473

**Recommendation:**

Staff recommends that the Committee approve a reduced amount of \$12,070,309 in tax-exempt bond allocation to the for the Mortgage Credit Certificate Program. This is the Applicant's 2009 fair share amount.