

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
July 28, 2010
Staff Report
REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
MORTGAGE CREDIT CERTIFICATE PROGRAM

Prepared by: Sarah Lester

Applicant: Sacramento Housing and Redevelopment Agency

Contact Information:

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

Applicant's Fair Share Amount: \$9,356,793 **Converted MCC Authority:** \$2,339,198

Participating Jurisdictions:

County of Sacramento and the Cities of Sacramento, Citrus Heights, Elk Grove, Folsom, Galt, Isleton and Rancho Cordova

Allocation Information:

Date MCCs will be advertised: June 28, 2010
Expected issue date of first MCC: September 28, 2010
Program Status: Existing
Certificate tax credit rate: 20%

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

New construction units: 7 units (10%) with an average mortgage amount of \$195,000
Existing resale units: 63 units (90%) with an average mortgage amount of \$163,000
Rehabilitated units: 0 units (0%) with an average mortgage amount of \$000,000
Total units: 70 units with and average mortgage amount of \$166,200

The above numbers of units are: X Estimates

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.

Recommendation:

Staff recommends that the Committee approve a reduced amount of \$9,356,793 in tax-exempt bond allocation to the Sacramento Housing and Redevelopment Agency for the Mortgage Credit Certificate Program. This is the Applicant's 2010 fair share amount.

DESCRIPTION OF PROPOSED PROGRAM:

- **Population to be served by the proposed Program (family size, income levels, etc.):**
According to the Applicant, the proposed Program expects to serve all ethnic groups and family sizes with a minimum of 40% of the households at or below 80% of the median income adjusted by household size. Historically, the average family size is 2.2, 48% of which were headed by females.

- **Estimated number of first-time homebuyers to be assisted:** 70

- **Housing stock to be purchased (types, unit sizes, etc):**
According to the Applicant, the housing stock to be purchased will consist of single family homes, halfplexes, cluster homes and condominiums.

- **Specific reservations of MCCs for purposes such as low-income targeting, new construction, etc.:**
According to the Applicant, the program will reserve 20% of the certificates for federally designated target areas and 40% of the MCCs for families with incomes at or below 80% of the area median income adjusted for family size. It is anticipated that 10-15% of the MCCs issued will be for newly constructed dwellings.

- **Expected duration MCCs will be available and anticipated monthly rate of issuance.:**
According to the Applicant, MCCs are expected to be available for 24 months and the anticipated monthly rate of issuance is 8-10 MCCs per month. However, based on the information submitted in the application, MCC will be available for approximately 7-8 months.

- **Other homebuyers assistance programs offered by participating jurisdiction(s):**
According to the Applicant, a FTHB program that offers up to \$40,000 for down payment and closing costs to low-income buyers is currently in place. In addition, a Target Area Homebuyer Program that provides \$5,000 for down payment and closing costs for homes purchased in Redevelopment Areas. The Applicant states that it has an adopted Homebuyer Assistance Program Layering Policy which allows homebuyers to layer the MCC Program with any of their downpayment assistance programs to help bridge the affordability gap.

- **Additional features unique to the proposed Program:**
None indicated.

PURCHASE PRICE INFORMATION:

The proposed maximum limits are:

Unit Type	Average Area Purchase Price*	Non-Target Area Max Purchase Price	Target Area Max Purchase Price
New Units	\$563,106.00	\$506,795	\$619,417
Existing Units	\$563,106.00	\$506,795	\$619,417

*This is established by (check one):
 IRS Safe Harbor limitations
 As determined by special survey
 IRS Safe Harbor limitations as determined by dividing the current FHA loan limits for the county by 1.03

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

New Units	\$ 195,000
Existing Units	\$ 163,000
Rehabilitated Units	\$ 0

MAXIMUM INCOME LIMITATIONS:

Area median income on which maximum program limits are based: \$73,100

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	\$ 73,100	\$ 87,720
3+ persons	\$ 84,065	\$ 102,340

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	\$5,220,794	\$5,197,420	35	\$5,844
2008	\$9,338,223	\$9,311,920	67	\$6,576
2009	\$9,358,969	\$9,194,316	70	\$41,163

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.