THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE March 21, 2012 Staff Report REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A MORTGAGE CREDIT CERTIFICATE PROGRAM

Applicant:	Cit	y of Oceanside	
Addı	ess: 813 La	thy Stone 30 La Mesa B1vd., PMB #806 Mesa, CA 91942	
		9) 469-2002	
Allocation Amount Requested:	\$1,180,000	Converted MCC Authority:	\$295,000
Applicant's Fair Share Amount:	\$1,180,000	Converted MCC Authority:	\$295,000
Participating Jurisdictions: City of Oceanside			
Certificate tax	f first MCC: gram Status: c credit rate: b be assisted/a 0 units (0% 7 units (100 0 units (0%	December 20, 2011 April 30, 2012 Existing 20% Average mortgage amount:) with an average mortgage amount of 0%) with an average mortgage amount of and average mortgage amount of \$2	nt of \$205,300 of \$000,000
The above numbers			
		met the 2011 minimum performance are lower-income households or locat	
		expects to meet the 2012 minimum p im participants will be lower-income	
Recommendation:			

DESCRIPTION OF PROPOSED PROGRAM:

• Population to be served by the proposed Program (family size, income levels, etc.):

According to the Applicant, the program is expected to serve famillies with an average size of 2.7 persons. The Applicant states that slightly more than half of the families will be Caucasian, with other ethnicities comprising the remainder. The Applicant states that more than 50% of the participants are expected to earn less than 80% of the median area income, with some of those receiving downpayment assistance through the City of Oceanside, the State's Cal-Home program or federal downpayment assistance.

• Estimated number of first-time homebuyers to be assisted: 7

• Housing stock to be purchased (types, unit sizes, etc):

According to the Applicant, it is expected that at least half of the units are will be existing, 3-bedroom, 1.5 bath, detached units ranging from1,100 to 1,400 square feet. The remaining will be somewhat smaller condos.

- Specific reservations of MCCs for purposes such as low-income targeting, new construction, etc.: According to the Applicant, the program will reserve at least 20% of the certificates for federally designated target areas and at least 40% of the MCCs for families with incomes at or below 80% of the area median income adjusted for family size.
- *Expected duration MCCs will be available and anticipated monthly rate of issuance.:* According to the Applicant and based on the information provided in the application, MCCs are expected to be available for 3-6 months and the anticipated monthly rate of issuance is 1-2 MCCs per month.
- Other homebuyers assistance programs offered by participating jurisdiction(s): None indicated.
- Additional features unique to the proposed Program: None indicated.

PURCHASE PRICE INFORMATION:

The proposed maximum limits are:

Unit Type	Average Area	Non-Target Area	Target Area Max
	Purchase Price*	Max Purchase Price	Purchase Price
New Units	\$706,329	\$635,696	\$776,962
Existing Units	\$706,329	\$635,696	\$776,962

*This is established by (check one):

X IRS Safe Harbor limitations As determined by special survey

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

New Units	N/A
Existing Units	\$211,150
Rehabilitated Units	N/A

MAXIMUM INCOME LIMITATIONS:

Area median income on which maximum program limits are based: \$75,900

Applicable standard that defines the area median income:

HUD statewide median X 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:

Household Size	Non-Target Area	Target Area	
1-2 persons	\$75,900	\$91,080	
3+ persons	\$87,285	\$106,260	

DESCRIPTION OF PUBLIC BENEFITS:

Past Program Performance:

Year	Amount of Allocation	Amount of Allocation Used	Number of MCCs Issued	Outstanding MCC Authority
2009	\$1,174,826	\$1,174,826	6	\$0
2009	\$3,000,000	\$2,934,000	19	\$16,500
2010	Did Not Apply	Did Not Apply	N/A	N/A
2011	Did Not Apply	Did Not Apply	N/A	N/A

Pursuant to Section 5269 of the CDLAC Regulations, 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.