

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
July 18, 2012
Staff Report
REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
MORTGAGE CREDIT CERTIFICATE PROGRAM

Prepared by: Sarah Lester

Applicant: Housing Authority of the County of Marin

Contact Information:

Name: Carol Kazarian
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Allocation Amount Requested: \$5,000,000 **Converted MCC Authority:** \$1,250,000

Applicant's Fair Share Amount: \$1,690,549 **Converted MCC Authority:** \$422,637

Participating Jurisdictions:

Towns of Corte Madera, Fairfax, San Anselmo and Tiburon; Cities of Larkspur, Mill Valley, Novato, San Rafael, Sausalito and the County of Marin

Allocation Information:

Date MCCs will be advertised: January 5, 2012
Expected issue date of first MCC: July 19, 2012
Program Status: Existing
Certificate tax credit rate: 18%

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

New construction units: 7 units (55%) with an average mortgage amount of \$200,500
Existing resale units: 5 units (45%) with an average mortgage amount of \$200,500
Rehabilitated units: 0 units (0%) with an average mortgage amount of \$000,000
Total units: 12 units with an average mortgage amount of \$200,500

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

Past Performance:

The application indicates the applicant met the 2011 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 2012 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 \$1,690,549 in tax-exempt bond allocation to the Housing Authority of the County of Marin for the Mortgage Credit Certificate Program. This is the Applicant's 2012 fair share amount.

MAXIMUM INCOME LIMITATIONS:

Area median income on which maximum program limits are based: \$103,000

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): 0%

Proposed maximum income limits:

<u>Household Size</u>	<u>Non-Target Area</u>	<u>Target Area</u>
1-2 persons	\$103,000	\$123,600
3+ persons	\$118,450	\$144,200

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>
2009	\$1,691,259	\$1,658,648	12	\$8,153
2010	\$3,308,741	\$2,630,988	18	\$169,438
2010 S	\$1,688,429	\$1,168,548	7	\$129,970

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.