

**THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE**  
**March 19, 2014**  
**Staff Report**  
**REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A**  
**MORTGAGE CREDIT CERTIFICATE PROGRAM**

Prepared by: Sarah Lester

---

**Applicant:** County of Contra Costa

---

**Contact Information:**

**Name:** Alicia Smith  
**Address:** 30 Muir Road  
Martinez, CA 94553  
**Phone:** (925) 674-7885

---

**Allocation Amount Requested:** \$8,499,375      **Converted MCC Authority:** \$2,124,844

---

**Applicant's Fair Share Amount:** \$8,499,375      **Converted MCC Authority:** \$2,124,844

---

**Participating Jurisdictions:**

County of Contra Costa

---

**Allocation Information:**

**Date MCCs will be advertised:** January 10, 2014  
**Expected issue date of first MCC:** April 10, 2014  
**Program Status:** Existing  
**Certificate tax credit rate:** 20%

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

New construction units: 11 units (29%) with an average mortgage amount of \$300,000  
Existing resale units: 29 units (71%) with an average mortgage amount of \$250,000  
Rehabilitated units: 0 units (0%) with an average mortgage amount of \$000,000  
Total units: 40 units with an average mortgage amount of \$264,286

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

---

**Past Performance:**

The application indicates the applicant met the 2013 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 2014 minimum performance requirement that at least **40%** of program participants will be lower-income households.

---

**Recommendation:**

Staff recommends that the Committee approve an amount of \$8,499,375 in tax-exempt bond allocation to the County of Contra Costa for the Mortgage Credit Certificate Program. This is the Applicant's 2014 fair share amount.



**MAXIMUM INCOME LIMITATIONS:**

**Area median income on which maximum program limits are based:** \$88,500

**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):** 40%

**Proposed maximum income limits:**

<u>Household Size</u>	<u>Non-Target Area</u>	<u>Target Area</u>
1-2 persons	\$88,500	\$106,200
3+ persons	\$101,775	\$123,900

**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>
2011	Did Not Apply	N/A	N/A	N/A
2012	\$7,059,414	\$7,004,388	34	\$13,757
2013	\$7,067,129	\$5,468,697	27	\$399,608

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.