

**THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE**  
**September 16, 2015**  
**Staff Report**  
**REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A**  
**MORTGAGE CREDIT CERTIFICATE PROGRAM**

Prepared by: Brian Clark

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**Applicant:** County of Contra Costa

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**Contact Information:**

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

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**Allocation Amount Requested:** \$8,505,523      **Converted MCC Authority:** \$2,126,381

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**Applicant's Fair Share Amount:** \$8,505,523      **Converted MCC Authority:** \$2,126,381

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**Participating Jurisdictions:** County of Contra Costa

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**Allocation Information:**

**Date MCCs will be advertised:** July 15, 2015  
**Expected issue date of first MCC:** October 15, 2015  
**Program Status:** Existing  
**Certificate tax credit rate:** 20%

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

New construction units: 15 units (33%) with an average mortgage amount of \$450,000  
Existing resale units: 30 units (67%) with an average mortgage amount of \$400,000  
Rehabilitated units: 0 units (0%) with an average mortgage amount of \$000,000  
Total units: 45 units with an average mortgage amount of \$416,667

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

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**Past Performance:**

The application indicates the applicant met the 2014 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 2015 minimum performance requirement that at least **40%** of program participants will be lower-income households.

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**Recommendation:**

Staff recommends that the Committee approve an amount of \$8,505,523 in tax-exempt bond allocation to the County of Contra Costa for the Mortgage Credit Certificate Program. This is the Applicant's 2015 fair share amount.



**MAXIMUM INCOME LIMITATIONS:**

Area median income on which maximum program limits are based: \$92,900

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	\$92,900	\$111,480
3+ persons	\$106,835	\$130,060

**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>
2012	\$7,059,414	\$7,045,606	35	\$3,452
2013	\$7,067,129	\$6,902,949	32	\$41,045
2014	\$8,499,375	\$8,471,571	40	\$6,951
2014 Bonus	\$15,000,000	\$6,874,412	28	\$2,031,397

2014 Bonus allocation is still being used and is expected to be depleted within the next couple of months.

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.