

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
March 21, 2018
Staff Report
REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
MORTGAGE CREDIT CERTIFICATE PROGRAM

Prepared by: Sarah Lester

Applicant: County of Alameda

Contact Information:

Name: Michelle Starratt
Address: 224 W. Winton Avenue, Room 108
Hayward, CA 94544
Phone: (510) 670-5207

Allocation Amount Requested:	\$15,000,000	Converted MCC Authority:	\$3,750,000
-------------------------------------	--------------	---------------------------------	-------------

Applicant's Fair Share Amount:	\$10,418,399	Converted MCC Authority:	\$2,604,600
---------------------------------------	--------------	---------------------------------	-------------

Participating Jurisdictions:

County of Alameda

Allocation Information:

Date MCCs will be advertised: December 22, 2017
Expected issue date of first MCC: April 1, 2018
Program Status: Existing
Certificate tax credit rate: 20%

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

New construction units: 8 units (15%) with an average mortgage amount of \$350,000
Existing resale units: 46 units (85%) with an average mortgage amount of \$350,000
Rehabilitated units: 0 units (0%) with an average mortgage amount of \$000,000
Total units: 54 units with an average mortgage amount of \$350,000

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

Past Performance:

The application indicates the applicant met the 2017 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 2018 minimum performance requirement that at least **40%** of program participants will be lower-income households.

Recommendation:

Staff recommends that the Committee approve the requested amount of \$15,000,000 in tax-exempt bond allocation to the County of Alameda for the Mortgage Credit Certificate Program. The amount includes the Applicant's 2018 fairshare amount of \$10,418,399 and \$4,581,601 from the Committee's 2018 Allocation on Hold (undesignated reserve).

MAXIMUM INCOME LIMITATIONS:

Area median income on which maximum program limits are based: \$117,000

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): 20%

Proposed maximum income limits:

<u>Household Size</u>	<u>Non-Target Area</u>	<u>Target Area</u>
1-2 persons	\$117,000	\$140,400
3+ persons	\$161,460	\$226,044

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>
2015	Did Not Apply	N/A	N/A	N/A
2016	Did Not Apply	N/A	N/A	N/A
2017	\$10,367,000	\$9,722,121	38	161,220

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.