

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
September 18, 2019
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:

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Allocation Amount Requested: \$1,735,776 **Converted MCC Authority:** \$433,944

Applicant's Fair Share Amount: \$1,735,776 **Converted MCC Authority:** \$433,944

Participating Jurisdictions:

Town of Corte Madera, Town of Fairfax, City of Larkspur, City of Mill Valley, City of Novato, Town of San Anselmo, City of San Rafael, City of Sausalito, Town of Tiburon and County of Marin

Allocation Information:

Date MCCs will be advertised: July 1, 2019
Expected issue date of first MCC: October 2, 2019
Program Status: Existing
Certificate tax credit rate: 20%

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

New construction units: 3 units (37%) with an average mortgage amount of \$270,000
Existing resale units: 5 units (63%) with an average mortgage amount of \$270,000
Rehabilitated units: 0 units (0%) with an average mortgage amount of \$000,000
Total units: 8 units with an average mortgage amount of \$270,000

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

Past Performance:

The application indicates the applicant met the 2018 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 2019 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 \$1,735,776 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 2019 fair share amount.

DESCRIPTION OF PROPOSED PROGRAM:

- ***Population to be served by the proposed Program (family size, income levels, etc.):***
 According to the Applicant, the proposed Program expects to serve all ethnic groups and family sizes with a minimum of 40% of the households at or below 80% of the median income adjusted by household size.

- ***Estimated number of first-time homebuyers to be assisted:*** 8

- ***Housing stock to be purchased (types, unit sizes, etc.):***
 According to the Applicant, the housing stock to be purchased will consist of predominately attached homes ranging from 1-3 bedrooms with square footage from 1,000-2,000 square feet.

- ***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, MCCs are expected to be available for 9-12 months and the anticipated monthly rate of issuance is 1-2 MCCs per month. However, based on the information provided in the application, MCCs are expected to be available for 2-4 months.

- ***Other homebuyers assistance programs offered by participating jurisdiction(s):***
 According to the Applicant, its program may be used in connection with County downpayment assistance funds available for below market rate ("BMR") units at Headlands II, Braun Court and Marin City USA. In addition, the program may be used in connection with WISH downpayment assistance loans/grants and a silent second assistance program provided by the City of Novato for the Hamilton Redevelopment area.

- ***Additional features unique to the proposed Program:***
 None indicated.

PURCHASE PRICE INFORMATION:

The proposed maximum limits are:

Unit Type	Average Area Purchase Price*	Non-Target Area Max Purchase Price	Target Area Max Purchase Price
New Units	\$726,537	\$653,883	\$799,191
Existing Units	\$726,537	\$653,883	\$799,191

*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	\$330,000
Existing Units	\$330,000
Rehabilitated Units	N/A

MAXIMUM INCOME LIMITATIONS:

Area median income on which maximum program limits are based: \$136,800

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): 10%

Proposed maximum income limits:

<u>Household Size</u>	<u>Non-Target Area</u>	<u>Target Area</u>
1-2 persons	\$136,800	\$169,630
3+ persons	\$157,320	\$195,080

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>
2016	\$2,678,824	\$2,501,504	11	\$44,330
2017	\$4,000,000	\$3,301,584	16	\$174,604
2018	Did Not Apply	N/A	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.