

## **CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE**

### **Estimated Public Benefits Single-Family Housing Program Pool December 11, 2013 Allocation**

State and local governmental agencies and joint powers authorities can issue tax-exempt mortgage revenue bonds (MRB) or mortgage credit certificates (MCC) to assist first-time homebuyers purchase homes. These agencies and authorities may issue MRBs, the proceeds of which back below market interest rate mortgages. As an alternative to issuing MRBs, state and local governmental agencies and joint power authorities may issue MCCs. The value of the credit equals up to 20% of the interest payments made annually on the program participant's first mortgage. Homebuyers use the MCC to reduce their federal tax liability by applying the credit to their net tax due. Homebuyers may purchase single-family homes; either free-standing detached homes, condominiums or townhouses. Program participants must meet program income limits and must purchase a home that falls within the program's purchase price limitations.

The California Debt Limit Allocation Committee is responsible for administering California's annual tax-exempt private activity bond program, known as "the annual State ceiling". For calendar year 2013, California's State ceiling is \$3.613 billion. Each year the Committee divides the annual State ceiling among several bond programs, known as "Program Pools", including the Single-Family Housing Program Pool. For calendar year 2013, the Committee reserved approximately \$750 million or 20.8% of the State ceiling for the Single-Family Housing Pool. The \$750 million of bond authority will be allocated throughout the 2013 calendar year.

The Committee awarded \$241,690,550 of the 2013 State Ceiling to two (2) local Mortgage Credit Certificate Program (MCC) issuers and one (1) statewide Mortgage Revenue Bond Program (MRB) issuer. The Committee also authorized a statewide issuer to use \$180,000,000 of its 2010 expiring MRB allocation for an MCC Program for an aggregate total of \$421,690,550 of allocation awarded on December 11, 2013 to the Single-Family Housing Program. This allocation will assist approximately 2,058 first-time homebuyers, of which at least 823 will be lower income households.

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## SUMMARY OF ALLOCATIONS

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### Mortgage Credit Certificate Programs

AMOUNT ALLOCATED	ESTIMATED NUMBER & DESCRIPTION OF PUBLIC BENEFITS
\$221,690,550	1,067 Total number of MCCs 427 Total number of MCCs to low income households 185 Total number of MCCs to homebuyers purchasing newly constructed homes (17% of total)

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### Mortgage Revenue Bond Programs

AMOUNT ALLOCATED	ESTIMATED NUMBER & DESCRIPTION OF PUBLIC BENEFITS
\$200,000,000	991 Total number of below market interest rate loans 396 Total number of loans to lower income households (40% of total) 198 Total number of loans to homebuyers purchasing newly constructed homes (20% of total)

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### TOTAL SINGLE-FAMILY HOUSING PROGRAM

AMOUNT ALLOCATED	ESTIMATED NUMBER & DESCRIPTION OF PUBLIC BENEFITS
<b><u>\$421,690,550</u></b>	2,058 Total number of below market interest rate loans and MCCs 823 Total number of loans and MCCs to low income households (40% of total) 383 Total number of loans and MCCs to homebuyers purchasing newly constructed homes (19% of total)

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