

# CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

## Estimated Public Benefits Single-Family Housing Program Pool Summary 2003

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 powers 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 2003, California's State ceiling is \$2.633 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 2003, the Committee reserved approximately \$624 million, or 23.7% of the State ceiling for the Single-Family Pool. The \$624 million of bond authority will be allocated in four allocation rounds and will fund both Mortgage Revenue Bond Programs and Mortgage Credit Certificate Programs.

The Committee awarded a total of \$686,586,972 for Single-Family Housing in 2003. Of this amount, \$423,676,794 was allocated to Mortgage Revenue Bond Programs and \$262,912,583 was allocated to the Mortgage Credit Certificate Programs. Of the \$423,676,794 allocated to Mortgage Revenue Bond Programs, \$86,460,327 was awarded on a carryforward basis. This amount was the balance remaining in the Rental Project Pool, which consisted of available amounts transferred from other non-housing pools to the Rental Project Pool. In order to ensure that no amount of allocation was lost, the Committee approved the transfer of this remaining balance to the Single Family Housing Program Pool and awarded the allocation to the California Housing Finance Agency on a carryforward basis. These allocations will assist approximately 5,042 first-time homebuyers, of which at least 2,019 will be lower income households and approximately 966 will purchase newly constructed homes.

**SUMMARY OF ALLOCATIONS**

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**Mortgage Revenue Bond Programs**

AMOUNT ALLOCATED	ESTIMATED NUMBER & DESCRIPTION OF PUBLIC BENEFITS
\$423,674,389	2,927 Total number of below market interest rate loans 1,172 Total number of loans to low income households 766 Total number of loans to homebuyers purchasing newly constructed homes (26% of total)

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**Mortgage Credit Certificate Programs**

AMOUNT ALLOCATED	ESTIMATED NUMBER & DESCRIPTION OF PUBLIC BENEFITS
\$262,912,583	2,115 Total number of MCCs 847 Total number of MCCs to low income households 200 Total number of MCCs to homebuyers purchasing newly constructed homes (10% of total)

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**TOTAL SINGLE-FAMILY HOUSING PROGRAM**

AMOUNT ALLOCATED	ESTIMATED NUMBER & DESCRIPTION OF PUBLIC BENEFITS
<b><u>\$686,586,972</u></b>	5,042 Total number of below market interest rate loans and MCCs 2,019 Total number of loans and MCCs to low income households 966 Total number of loans and MCCs to homebuyers purchasing newly constructed homes (19% of total)