

CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

Estimated Public Benefits Single-Family Housing Program Pool March 21, 2007 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 2007, California's State ceiling is \$3.098 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 2007, the Committee reserved approximately \$640 million or 20.7% of the State ceiling for the Single-Family Housing Pool. The \$640 million of bond authority will be allocated throughout the 2007 calendar year.

The Committee awarded a total of \$150,599,414 of the 2007 State Ceiling on March 21, 2007 to the Single-Family Housing Program. Of this amount, \$10,599,414 was allocated to Mortgage Credit Certificate Programs and \$140,000,000 was allocated to the California Department of Veterans Affairs for a Mortgage Revenue Bond Program. These allocations will assist approximately 526 first-time homebuyers, of which at least 210 will be lower income households and approximately 198 will purchase newly constructed homes.

SUMMARY OF ALLOCATIONS

Mortgage Credit Certificate Programs

<u>AMOUNT ALLOCATED</u>	<u>ESTIMATED NUMBER & DESCRIPTION OF PUBLIC BENEFITS</u>
\$10,599,414	56 Total number of MCCs 22 Total number of MCCs to low income households 24 Total number of MCCs to homebuyers purchasing newly constructed homes (43% of total)

Mortgage Revenue Programs

<u>AMOUNT ALLOCATED</u>	<u>ESTIMATED NUMBER & DESCRIPTION OF PUBLIC BENEFITS</u>
\$140,000,000	470 Total number of below market interest rate loans 188 Total number of loans to lower income households (40% of total) 174 Total number of loans to homebuyers purchasing newly constructed homes (32% of total)

TOTAL SINGLE-FAMILY HOUSING PROGRAM

<u>AMOUNT ALLOCATED</u>	<u>ESTIMATED NUMBER & DESCRIPTION OF PUBLIC BENEFITS</u>
<u>\$150,599,414</u>	526 Total number of below market interest rate loans and MCCs 210 Total number of loans and MCCs to low income households (40% of total) 198 Total number of loans and MCCs to homebuyers purchasing newly constructed homes (24% of total)