

CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

Estimated Public Benefits Single-Family Housing Program Pool November 14, 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 \$664 million or 21.4% of the State ceiling for the Single-Family Housing Pool. The \$664 million of bond authority will be allocated throughout the 2007 calendar year.

The Committee awarded a total of \$50,000,000 of the 2007 State Ceiling on November 14, 2007 to the California Department of Veterans Affairs Single-Family Housing Mortgage Revenue Bond Program. This allocation will assist approximately 168 first-time homebuyers, of which at least 67 will be lower income households and approximately 62 will purchase newly constructed homes.

SUMMARY OF ALLOCATIONS

Mortgage Revenue Programs

<u>AMOUNT ALLOCATED</u>	<u>ESTIMATED NUMBER & DESCRIPTION OF PUBLIC BENEFITS</u>
\$50,000,000	168 Total number of below market interest rate loans 67 Total number of loans to lower income households (40% of total) 62 Total number of loans to homebuyers purchasing newly constructed homes (37% of total)

TOTAL SINGLE-FAMILY HOUSING PROGRAM

<u>AMOUNT ALLOCATED</u>	<u>ESTIMATED NUMBER & DESCRIPTION OF PUBLIC BENEFITS</u>
<u>\$50,000,000</u>	168 Total number of below market interest rate loans and MCCs 67 Total number of loans and MCCs to low income households (40% of total) 62 Total number of loans and MCCs to homebuyers purchasing newly constructed homes (37% of total)