



HOUSING AUTHORITY REPORT

DATE ISSUED: December 20, 2010

REPORT NO: HAR 11-003

ATTENTION: Members of the Housing Authority of the City of San Diego
For the Agenda of February 8, 2011

SUBJECT: Application for Mortgage Credit Certificate Allocation (Citywide)

REQUESTED ACTION:

Housing Authority of the City of San Diego's ("Housing Authority") approval to submit an application for the Mortgage Credit Certificate (MCC) Program on behalf of the City of San Diego.

STAFF RECOMMENDATION:

That the Housing Authority approve the submission of an application and payment of the required deposits by the Housing Commission to the California Debt Limit Allocation Committee (CDLAC) for an MCC allocation of up to \$25 million during calendar year 2011.

SUMMARY:

The MCC Program, authorized by Congress under the Federal Tax Reform Act of 1984, is an alternative to mortgage revenue bond-backed financing to provide financial assistance for the purchase of owner-occupied housing. In 1985, the State adopted legislation authorizing local bond issuing agencies to make MCCs available in California. The program is designed primarily to benefit first time homebuyers of new or existing housing units throughout the State. Applications for MCC allocations are made by local agencies, such as the Housing Commission, to CDLAC.

IRS and state regulations set the guidelines for income and purchase price limitations. These guidelines are included as Attachment 1 – MCC Program Eligibility Guidelines. The amount of private activity bonds that can be issued in California is mandated by federal law; currently it is \$90.00 per capita. CDLAC apportions the State's bonding authority among numerous eligible uses. The following chart shows the allocation of MCCs over the past five years (through December 2010).

	MCCs -Statewide Allocation	MCCs -All San Diego County Jurisdictions	MCCs -San Diego Housing Commission
2006	\$ 50.6 million	\$20.7 million	\$ 8.9 million
2007	\$ 67.6 million	\$11.5 million	\$ 4.9 million
2008	\$131.8 million	\$36.7 million	\$24.9 million
2009	\$ 95.1 million	\$19.5 million	\$ 8.8 million
2010	\$179.4 million	\$19.5 million	\$ 8.8 million

In 2008 the Housing Commission received two allocations of MCCs. The first award of \$8,800,819 was awarded under normal citywide program guidelines. In December, an additional \$16,116,966 was received under the 2008 Housing Act Volume Cap which was enacted through emergency federal legislation to help homebuyers and the ailing housing market. This special award of MCCs could only be used by eligible homebuyers purchasing bank-owned properties.

The Local Program

An MCC reduces the federal income taxes of the homebuyer, resulting in an increase in the buyer's net earnings, and increases the buyer's capacity to qualify for a mortgage loan. A homebuyer applies for an MCC through one of the Housing Commission's participating lenders while applying for the loan to purchase the home. Once the lender has qualified the buyer for a loan and an MCC, the lender submits an application to the Housing Commission. Housing Commission staff reviews the application for program compliance and reserves an MCC for the homebuyer; the credit certificate is issued to the buyer after escrow closing. The certificate is registered with the IRS; it is not transferable and it is revoked if the certificate holder moves out of the qualifying home.

With an MCC, homebuyers become eligible to take a federal income tax credit of either 15 or 20 percent of the annual interest paid on their mortgage each year for as long as the buyers live in the home according to the following guidelines:

1. A buyer purchasing in a "targeted" census tract is eligible to receive a 20 percent tax credit. Within the targeted census tracts, income (up to 140 percent Area Median Income (AMI) / \$105,700 for three or more people) and purchase price limits are higher than in non-targeted areas and first-time homebuyer status is waived. [Note: There are 46 targeted census tracts in the City of San Diego. In these census tracts, a minimum of 70 percent of the residents have incomes that are no more than 80 percent of area median income.]
2. Lower income persons or families (80 percent or below AMI / \$62,800 for a family of four) are eligible to receive a 20 percent tax credit.
3. The 15 percent tax credit is available to homebuyers purchasing a property in a non-targeted area. The income limit in non-targeted areas is up to 115 percent of AMI (\$86,825 for three or more people).

Since inception of San Diego's MCC Program in August 1990, approximately \$437.6 million has been invested within the city by 3,220 households purchasing homes. The MCC Program provides purchasing leverage and is used with the Deferred Loan Programs and the Down Payment/Closing Cost Assistance Grant Program.

Approximately 55 lenders and brokers are enrolled in the MCC program. Lenders are eager to participate in the program because it increases the pool of potential first-time homebuyers and helps lenders meet their Community Reinvestment Act requirements.

The Allocation Request

The requested \$25 million allocation would help approximately 168 families purchase homes. The IRS guidelines require that 20 percent of the allocation received be set aside for utilization in targeted census tracts and in 2011, CDLAC requires that 40 percent of the MCC allocation be reserved for low income households. Over the past two years, 60 percent of the City of San Diego's MCC participants have been

low-income homebuyers as defined in the program guidelines. Assuming a \$25 million allocation is awarded to the Housing Commission, the following is a breakdown of the MCCs which would be issued:

- 73 - Low-income certificates
- 38 - Targeted certificates
- 57 - Non-targeted certificates

It is unlikely that a \$25 million MCC allocation will be received in the first application round for 2011. Therefore, if the Housing Commission receives less than \$25 million, staff is requesting authorization to resubmit additional MCC applications to CDLAC in 2011 up to the approved \$25 million in total allocation.

More than 3,200 San Diego homebuyer families have used the MCC program to help them buy homes. Considering the simplicity, popularity and modest cost of the program, it is recommended that the Housing Commission proceed with the application to CDLAC on behalf of the city.

FISCAL CONSIDERATIONS:

Approval of the recommendation would result in the expenditure of up to \$10,000 for the application fee and the continued use of an existing \$100,000 performance deposit. Modest buyer and lender fees support staff and administrative costs would apply.

AFFORDABLE HOUSING IMPACT:

Approximately 168 homebuyers would be assisted in the purchase of their first home. In the last two years homebuyers had an average income of 79 percent of AMI and approximately 60 percent of the buyers are considered low income (at or below 80 percent of AMI) under the MCC Program guidelines. (See income limits in Attachment 1)

PREVIOUS COUNCIL and/or COMMITTEE ACTION:

The Housing Authority has authorized applications at least annually since 1989. On January 21, 2011, the Housing Commission Board will consider the application for a Mortgage Credit Certification allocation as presented by Commission staff.

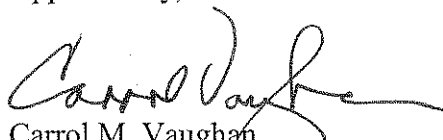
ENVIRONMENTAL REVIEW:

This activity is not a project within the meaning of the California Environmental Quality Act and is exempt from processing under provisions of the National Environmental Policy Act (NEPA) pursuant to 24 CFR 58.35(a)(3).

Respectfully submitted,


Vicki Monce
Loan Services Manager

Approved by,


Carol M. Vaughan
Executive Vice President &
Chief Operating Officer

Attachment: City of San Diego MCC Program Eligibility Guidelines

ATTACHMENT 1

CITY OF SAN DIEGO MORTGAGE CREDIT CERTIFICATE PROGRAM ELIGIBILITY GUIDELINES

First Time Homebuyer Requirement

A qualified buyer cannot have had an ownership interest in a principal residence at any time in the last three years preceding the date of application. The buyer must occupy the home. (In certain designated targeted census tracts, the buyer does not have to be a first-time buyer.)

Maximum Buyer Income

Nontargeted Areas (115% Area Median Income)

1-2 persons	<u>\$ 75,500</u>
3+ persons	<u>\$ 86,825</u>

Low-Income 40% set-aside (80% Area Median Income)

1 person	<u>\$ 44,000</u>
2 persons	<u>\$ 50,250</u>
3 persons	<u>\$ 56,550</u>
4 persons	<u>\$ 62,800</u>
5 persons	<u>\$ 67,850</u>
6 persons	<u>\$ 72,850</u>
7 persons	<u>\$ 77,900</u>
8 persons	<u>\$ 82,900</u>

Targeted Census Tracts 20% set-aside (140% Area Median Income)

1-2 persons	<u>\$ 90,600</u>
3+ persons	<u>\$106,700</u>

Maximum Purchase Price

Nontargeted Areas:

Re-sale and new: \$521,341

Targeted Census Tracts and Low Income

Re-sale and new: \$637,194

Application fees

There is a processing fee to the homebuyer of \$250 if the buyer is applying for the MCC in conjunction with other Housing Commission loan programs or .002 of the first trust deed loan if applying for the MCC only. The lender participation fee in the MCC Program is \$400 per year. The Housing Commission also receives a \$200 fee for a reissued mortgage credit certificate when a property is refinanced.