

Meeting Date
February 20, 2018



AGENDA	
Section	CONSENT
Item No.	

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	RESOLUTION APPROVING THE ISSUANCE BY BREVARD COUNTY HOUSING FINANCE AUTHORITY OF SINGLE FAMILY MORTGAGE REVENUE BONDS OR IN THE ALTERNATIVE, THE ISSUANCE OF MORTGAGE CREDIT CERTIFICATES IN 2018
DEPT/OFFICE:	

Requested Action:

The Brevard County Housing Finance Authority (the "Authority") is requesting that the Board approve a Resolution to allow the Authority to apply for an allocation with the Florida Division of Bond Finance and to allow the issuance by the Authority of Single Family Mortgage Revenue Bonds or in the alternative, issuance of mortgage credit certificates, during 2018.

Summary Explanation & Background:

Since 2012, the Brevard County Housing Finance Authority has participated in a multi-county home ownership program led by the Hillsborough County Housing Finance Authority. The program offers Brevard County residents low interest rate first mortgage loans to persons and families of lower and moderate income who are purchasing their first home. In addition, borrowers may obtain up to \$10,000 for down payment and closing cost assistance which is secured by a non-interest bearing, non-amortizing second mortgage, as well as a mortgage credit certificate (MCC), which allows the homebuyer an annual tax credit of up to \$2,000. The MCC reduces the borrowers' federal income tax liability during the life of the loan. This tax credit allows the buyer to qualify more easily for the loan and to better afford the home purchase, due to the effective increase in income. To continue offering MCCs, the Authority must obtain allocation from the Florida Division of Bond Finance. In order to apply for an allocation from the Florida Division of Bond Finance, the Board of County Commissioners must provide its approval following the public hearing which was held by the Authority on January 24, 2018. The public hearing was held, following proper publication of notice, for the purpose of receiving public input on the proposed issuance of not to exceed \$40,000,000 in Single Family Mortgage Revenue Bonds, or in the alternative, mortgage credit certificates of \$10,000,000. No public comments or objections were received.

If the Authority is successful in obtaining an allocation, it will convert all or a portion of the allocation to the issuance of mortgage credit certificates.

Cost Benefit Analysis:

There is no fiscal impact to the Board of County Commissioners or the Authority. The County is only authorizing the Housing Finance Authority to issue bonds and/or MCCs under the IRS requirements for tax exempt bonds and mortgage credit certificates. The County shall be indemnified from the issuance of bonds. As always, neither the credit nor tax revenues of Brevard County will be pledged to the issue, nor will there be any cost to the County for the issuance of any bonds.

Contact Person: Angela A. Abbott, 264-0334; angelaabbott@cfl.rr.com
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Clerk to the Board Instructions:

Exhibits Attached: Resolution; Housing Finance Authority Resolution No. 17-03; Authority Report of Public Hearing;

Contract /Agreement (If attached): Reviewed by County Attorney Yes No PR

County Manager Frank Abbate	Assistant County Manager	Department Director / Extension
	Assistant County Manager	