



TEFRA HEARING
CROSSINGS ON ASTON
706-708 Aston Avenue/
1500-1555 John Richards Way

City Council Meeting
June 6, 2017

Frank Kasimov
Program Specialist
Housing and Community Services

CURRENT

- ❖ 14 lots on 1.86 acres
- ❖ Approved 14 duplexes



CURRENT

- ❖ Borrower: UHC 00596 Santa Rosa, LP (Urban Housing Communities and Central Valley Coalition for Affordable Housing)
- ❖ Property purchased in foreclosure with Housing Authority loan in 2013
- ❖ 24 3-Bedroom units & 3 1-Bedroom units
- ❖ Affordability: 26 units targeted to families earning 30%-60% Area Median Income
- ❖ 1 resident manager unit
- ❖ 1 community room

CURRENT FINANCING

- ❖ Housing Authority funding:
 - \$5,486,685 in loan funds
 - 6 Project-Based Vouchers

PROPOSED FINANCING

- ❖ Other Financing:
 - Tax Credit Equity
 - Deferred Developer Fee
 - Tax Exempt Bond Financing

BENEFITS

- ❖ Tax Exempt Revenue Bond financing is an important part of the total financing for this affordable housing development
- ❖ No fiscal impact on the General Fund - all financial costs and repayment obligations are the responsibility of the borrower

TEFRA HEARING

- ❖ TEFRA: The issuance of private activity revenue bonds must be approved by the governing body in whose jurisdiction the project is located following a public hearing, which is often referred to as a TEFRA Public Hearing because it is held in accordance with the Tax Equity and Fiscal Responsibility Act (“TEFRA”) of 1982, Section 147(f) of the Internal Revenue Code of 1986, as amended.

RECOMMENDATION

- ❖ Reaffirm City's official intention to issue \$8 million tax exempt revenue bonds
- ❖ Reaffirm City's official intention to reimburse certain expenditures relating to the development from proceeds of the bonds
- ❖ Authorize application to the California Debt Limit Allocation Committee
- ❖ Determine that the issuance of the bonds is in accordance with Internal Revenue Code

QUESTIONS

- ❖ Bond Counsel – Stephen Melikian,
Jones Hall, Professional
Law Corporation
- ❖ Questions