



TEFRA PUBLIC HEARING
ORCHARD COMMONS
811 BOYD STREET

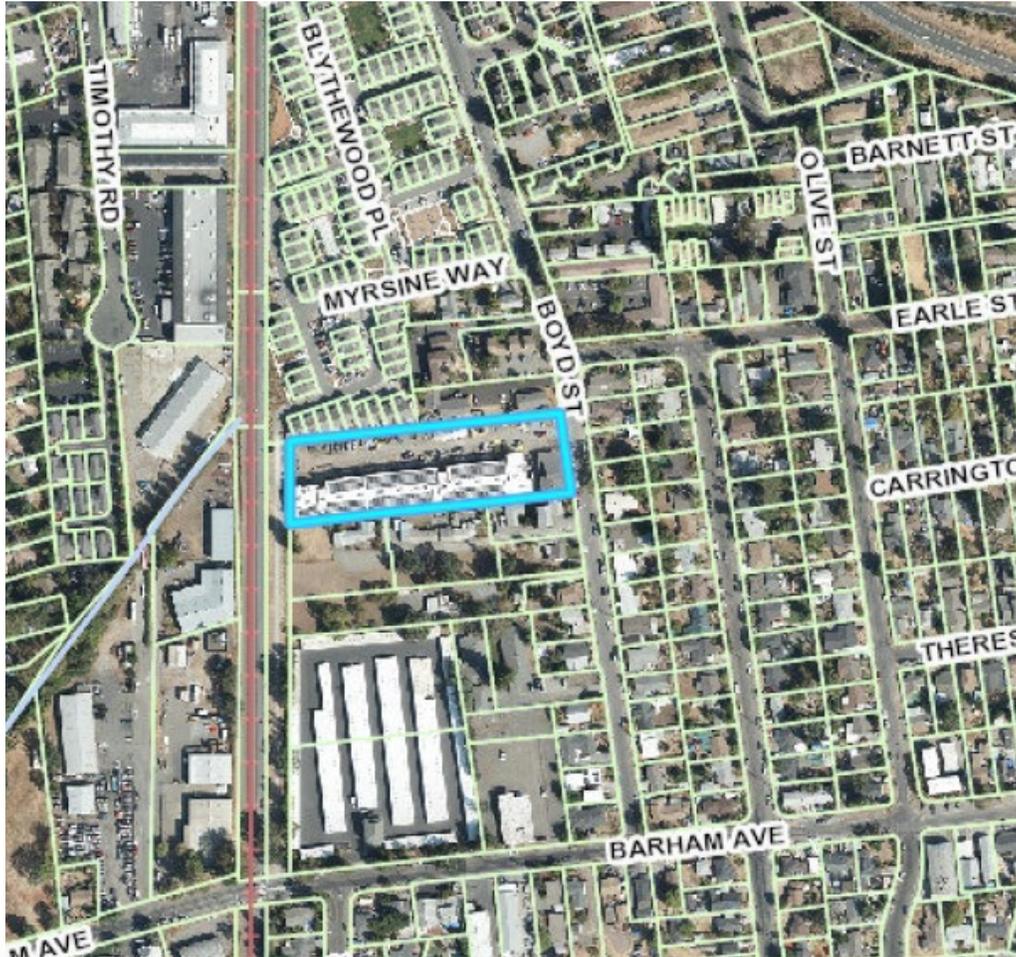
City Council Meeting
January 30, 2024

Megan Basinger, Director
Housing and Community Services

TEFRA PUBLIC HEARING

- ❖ Jurisdictions are required to hold a public hearing and receive public comment.
- ❖ Jurisdictions are required to approve bond issuance prior to an award by the state.
- ❖ Tax Equity and Fiscal Responsibility Act of 1982 (“TEFRA”) and Internal Revenue Code.
- ❖ No fiscal impact on the General Fund - all financial costs and repayment obligations are the responsibility of the borrower.

SITE / PROJECT



- ❖ Orchard Commons formerly known as Boyd Street Family Apartments
- ❖ 46-unit Affordable Housing Project completed construction on January 10, 2023

BENEFITS

- ❖ Financing of 46 new affordable housing units at Orchard Commons.
- ❖ No fiscal impact on the General Fund - all financial costs and repayment obligations are the responsibility of the borrower.
- ❖ A “No” vote: project will not be able to proceed with permanent conversion and use bond and tax credit financing proceeds.

PREVIOUS APPROVALS

- ❖ On January 14, 2020, City Council held a public hearing and approved the issuance of bond financing from CMFA.
- ❖ Project experienced COVID-19 pandemic related delays and is required to pursue a technical reissuance of bond financing.
- ❖ A new TEFRA Public Hearing and City Council approval is required, if issuance of bonds is not obtained within one year from initial approval.

RECOMMENDATION

- ❖ It is recommended by the Housing and Community Services Department that the Council: (1) conduct a public hearing under the requirements of the Tax Equity and Fiscal Responsibility Act of 1983 and the Internal Revenue Code of 1986, as amended; and (2) by resolution, approve the issuance of tax-exempt multifamily housing revenue bonds by the California Municipal Finance Authority in an amount not to exceed \$20 million to finance Orchard Commons, 811 Boyd Street.

QUESTIONS?

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