



TEFRA PUBLIC HEARING

DEL NIDO APARTMENTS

850 RUSSELL AVENUE

March 10, 2026

Housing and Community Services

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Background

Tax Equity and Fiscal Responsibility Act (“TEFRA”), and Internal Revenue Code of 1986

- Jurisdictions are required to hold a public hearing and receive public comment.
- Jurisdictions are required to approve the bond issuance prior to an award by the state.
- No fiscal impact on the General Fund – all financial costs and repayment obligations are the responsibility of the borrower.

Background

- On April 16, 2024, City Council, by Resolution RES-2024-060, approved the issuance of revenue bonds by CMFA in an aggregate principal amount not to exceed \$55 million for the Project.
- The prior approval on April 16, 2024 (Resolution RES-2024-060), was approved without a plan of finance and has expired.
- The requested \$5 million amount remains within the original \$55 million authorization, but a new hearing and approval are required under Section 147(f) of the tax code due to the one year expiration of the initial approval.

Background

Project Site:

- 850 Russell Avenue
- Northwest Santa Rosa
- Corner of Range Avenue and Russell Avenue
- Built 1971



Background

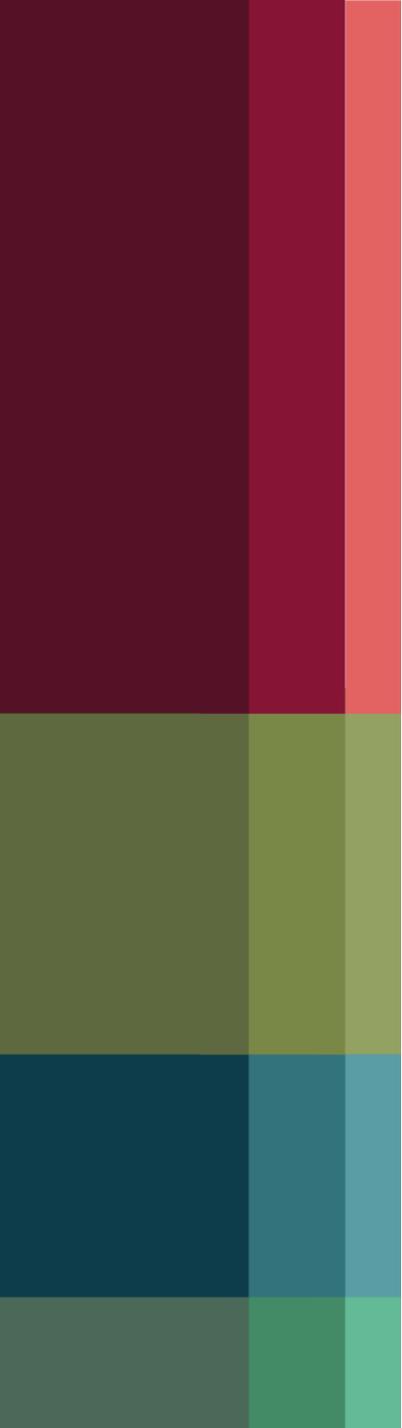
Project

- 206-unit affordable rental housing development
- 30 units targeted to households with income up to 30% of Area Median Income (“AMI”), 8 units targeted to households at 50% AMI, 166 units targeted to households at 60% AMI, and 2 unrestricted manager units
- 59 studios and 145 one-bedroom units

Recommendation

The Housing and Community Services Department recommends that the Council: (1) conduct a public hearing under the requirements of the Tax Equity and Fiscal Responsibility Act 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 aggregate principal amount not to exceed \$5 million to finance and refinance a portion of the cost of the acquisition, construction, development, and equipping of Del Nido Apartments, 850 Russell Avenue within the City of Santa Rosa. This item has no impact on current fiscal year budget.

March 10, 2026



Questions?