



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Councilmember Xavier Campos

SUBJECT: SEE BELOW

DATE: December 10, 2010

APPROVED:

DATE:

12-10-10

SUBJECT: TAX EQUITY AND FISCAL RESPONSIBILITY (TEFRA) HEARING AND BOND ISSUENCE FOR MCCREERY COURTYARD APARTMENTS. FILE NO. PDC04-088.

RECOMMENDATION

Support staff's recommendation to conduct a TEFRA hearing for the issuance of up to \$25,000,000 of Tax-Exempt Multifamily Housing Bonds and adopt a resolution approving the issuance of those bonds by California Statewide Community Development Authority (CSDCA).

BACKGROUND

It is a well known fact that housing affordability continues to be a problem throughout San Jose and Silicon Valley. With project financing becoming more and more difficult to obtain, the project pipeline is diminishing. It is important that we make every prudent effort to assist in the development of affordable housing. The proposed project, which has been in progress since 2002, is now close to fruition. This project will not only provide affordable housing to the community, it will spawn job creation. Without support of this recommendation, the project is not financially feasible.