

**SAN JOSE FINANCE DEPARTMENT
DEPARTMENT OF FINANCE TEFRA HEARING**

San José City Hall
200 East Santa Clara Street, Room T-1352
San José, CA 95113-1905

Meeting Agenda
April 30, 2025, 3:00 p.m.
Maria Öberg, Director of Finance

1. Call to Order

2. Evidence

Consider and File Evidence of the TEFRA – Tax-Exempt Multifamily Housing Revenue Bonds Hearing held on January 30, 2025, which has been posted by the City of San José (City) along with the agenda.

3. Public Hearing

The public hearing (known as a TEFRA hearing) is required by Section 147(f) of the Internal Revenue Code of 1986 to provide an opportunity for the public to comment on the proposed issuance of tax-exempt obligation (Note). Following consideration of written comments, oral petitions and staff recommendation, the Mayor of San José will execute a certificate indicating the hearing was held for the following project and the certificate will be filed with the City Clerk.

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|----|-----------------|--------------------------------------|
| 1. | Name: | Arcade |
| | Location: | 1371 Kooser Road, San José, CA 95118 |
| | Borrower/Owner: | Kooser Apartments, L.P |
| | Issuer: | City of San José |
| | Note Amount: | Not to exceed \$82,000,000 |

2. Name: 525 North Capitol Apartments
 Location: 525 North Capitol Avenue, San José, CA 95133
 Borrower/Owner: 525 Capitol L.P
 Issuer: City of San José
 Note Amount: Not to exceed \$69,000,000

3. Name: Paseo Senter I
 Location: 1898 Senter Road, San José, CA 95112
 Borrower/Owner: PSI Rehab, LP
 Issuer: California Municipal Finance Authority
 Note Amount: Not to exceed \$30,000,000

4. Oral Petitions

Any comments provided at this hearing will be made available to the City Council and to the California Municipal Finance Authority prior to taking action on note issuance resolution.

5. Adjournment

DECLARATION NO. 2025-1

**A DECLARATION OF THE DIRECTOR OF FINANCE
OF THE CITY OF SAN JOSE
EVIDENCING A TEFRA HEARING
(MORELAND APARTMENTS)**

WHEREAS, Reliant – Moreland, LP,, a California Limited Partnership (the “Borrower”), has requested that the California Municipal Finance Authority (“Authority”) to issue tax-exempt obligations (“Bonds” or “Notes”) in the aggregate amount not to exceed \$80,000,000 (the “Obligations”) pursuant to the Joint Exercise of Powers Act (“Act”) for financing the capital improvement of Moreland Apartments, a 160 unit (including one unrestricted manager’s unit) multifamily rental housing project for low-income households, located at 4375 Payne Avenue, San José, CA 95117 (the “Project”); and

WHEREAS, pursuant to Section 147(f) of the Code, the issuance of the Bonds by the Authority must be approved by the City of San José (the "City") because the Project is located within the territorial limits of the City; and

WHEREAS, the Authority has requested that the City approve the issuance of the Bonds by the Authority in order to satisfy the public approval requirement of Section 147(f) of the Code and the requirements of Section 4 of the Joint Exercise of Powers Agreement relating to the California Municipal Finance Authority, dated as of January 1, 2004 (the "Agreement"), among certain local agencies, including the City; and

WHEREAS, the Authority has represented that Obligations will constitute “qualified bonds” under Section 141(e) of the Internal Revenue Code of 1986 (the “Code”) provided that, pursuant to Section 147(f) of the Code, the “applicable elected representative” of the City approves the issuance of the Obligations after a duly noticed public hearing (“TEFRA Hearing”); and

WHEREAS, pursuant to Resolution Number 2025-10, the City’s Director of Finance is authorized to hold the TEFRA Hearing; and

WHEREAS, a notice of public hearing in a newspaper of general circulation in the City was published on January 16, 2025, to the effect that the TEFRA Hearing would be held by the City’s Director of Finance on January 30, 2025, regarding the issuance of the Obligations by the City and the nature and location of the Project.

**NOW THEREFORE, THE DIRECTOR OF FINANCE DOES HEREBY RESOLVE,
ORDER AND DETERMINE AS FOLLOWS:**

SECTION 1. The City Director of Finance held the TEFRA Hearing on January 30, 2025.

SECTION 2. The adoption of this Declaration is solely for the purpose of evidencing the holding of the TEFRA Hearing as described in Section 1. Neither the City nor its staff has fully reviewed or considered the financial feasibility of the Project or the expected operation of the Project with regard to any State of California statutory requirements.

EXECUTED 30th day of January 2025.

City of San José, a
municipal corporation

BY: 

Maria Öberg
Director of Finance