



Housing

Approval of the Bond Issuance for the Dry Creek Crossing

October 24, 2023

City Council Item 8.1

Kemit Mawakana

Division Manager, Housing Department

Banu San

Housing Policy Planning Administrator, Housing Department

Qianyu Sun

Deputy Director, Finance Department

Dry Creek Crossing

- 🏠 Located at site on **2388 South Bascom Ave.**
- 🏠 Developed by partnership between:
 - CRP Affordable Housing and Community Development LLC and Pacific Southwest Community Development Corporation
- 🏠 **63** apartments for extremely low-income, very low-income, low-income, and moderate-income individuals and families
- 🏠 **15%** will be accessible in accordance with ADA requirements
- 🏠 **69%** are 2-bed and 3-bed apartments
- 🏠 Located in Affordable Housing Expansion Area and South Bascom Urban Village plan



Dry Creek Crossing – Funding

Source	Amount	Private or Public	Type of Funding
Bank Loan	\$10,050,000	Private Lender	Loan
City of <u>San José</u>	\$9,450,000	Public	Loan
Developer Contribution	\$5,083,405	Private Investment	Capital Contribution
Private Equity Investment	\$37,047,108	Private Investment	Equity
Total	\$61,630,513		

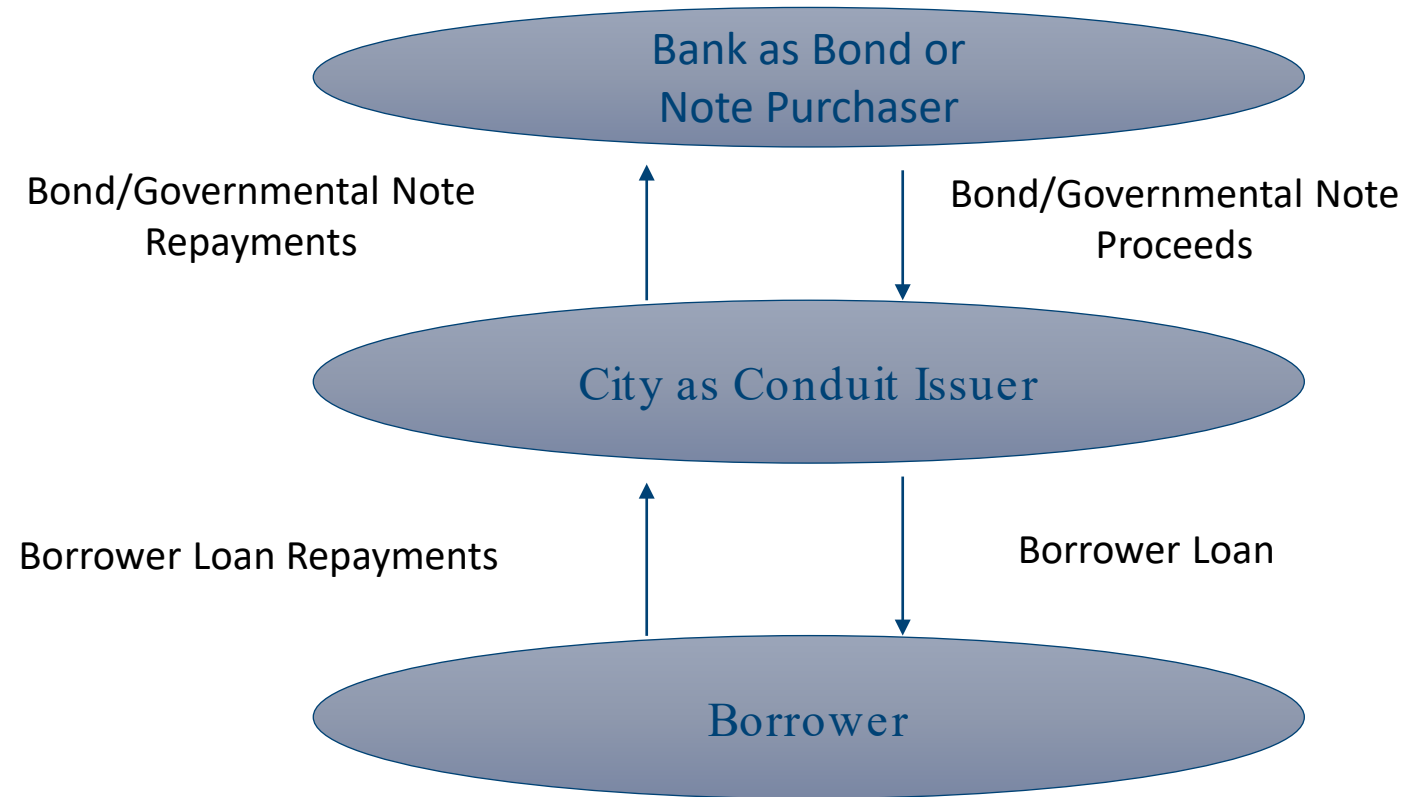


Tax Exempt Notes

- Provide low-cost financing (through tax-exempt notes) for developers along with low-income housing tax credit
- The City is the “conduit issuer” and the City's taxing power and credit are NOT pledged to the notes
- Protect other subordinate loans the City has made to the developer to subsidize housing
- Collect issuance and annual fees to recover some costs
- The borrower is required to fulfill compliance responsibilities



Note Structure





Housing

Approval of the Bond Issuance for the Dry Creek Crossing

October 24, 2023

City Council Item 8.1

Kemit Mawakana

Division Manager, Housing Department

Banu San

Housing Policy Planning Administrator, Housing Department

Qianyu Sun

Deputy Director, Finance Department