

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JOSÉ APPROVING AN EXCEPTION TO THE CITY COUNCIL’S MULTIFAMILY HOUSING REVENUE BOND POLICY, NUMBER 1-16, FOR THE ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS FOR STEVENS CREEK PROMENADE ON 4300 STEVENS CREEK BOULEVARD, AND TO USE CALIFORNIA HOUSING FINANCE AGENCY (CALHFA) AS AN ALTERNATE BOND ISSUER, RESULTING IN THE DEVELOPMENT OF 173 NEW AFFORDABLE APARTMENTS

WHEREAS, San José lacks enough affordable housing to meet resident’s needs, with a severe shortage of adequate affordable housing for extremely low-, very low-, and moderate-income households; and

WHEREAS, the City adopted a policy for the issuance of Multifamily Housing Revenue bonds in 2002 (“Council Policy 1-16”) stating the parameters for when the City will serve as the bond issuer for affordable housing developments; and

WHEREAS, the City Council Policy 1-16 states that the City shall be the issuer of all bonds financing multifamily housing rental projects within the City, with specified exceptions; and

WHEREAS, one of these exceptions allows an outside issuer to issue bonds for affordable housing within the City when there are “special circumstances” merited by the circumstances of the project and the financing, and in which case the City will not be the issuer of bonds for the project; and

WHEREAS, due to special circumstances, as described in the Memorandum from Housing and Finance Departments dated as October 16, 2023, staff recommended an exception to the City Council Policy 1-16 for an affordable housing development, Stevens

Creek Promenade, located at 4300 Stevens Creek Boulevard, which approval will result in the development of 173 new affordable apartments to our community; and

WHEREAS, California Housing Finance Agency(“CalHFA”) will be the issuer of bonds for Stevens Creek Promenade and will hold the Tax Equity and Fiscal Responsibility Act of 1986 hearing for the issuance; and

WHEREAS, approval of the recommended exception to the Council Policy 1-16 will enable Stevens Creek Promenade to move forward with CalHFA as their outside bond issuer and their current financing plan as set forth in the Memorandum from the Housing and Finance Departments dated as of October 16, 2023;

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF SAN JOSÉ AS FOLLOWS:

An exception to the City’s Policy for the issuance of Multifamily Housing Revenue Bonds is hereby authorized for Steven Creek Promenade located at 4300 Stevens Creek Boulevard due to special circumstances, thereby allowing a bond issuance for that project by CalHFA.

ADOPTED this _____ day of _____, 2023, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

MATT MAHAN
Mayor

ATTEST:

TONI J. TABER, CMC
City Clerk