

Key Terms and Acronyms Used in the Staff Report

AFR:	Applicable Federal Interest Rate
AMI:	Area Median Income
Authority:	The Housing Authority of the City of Hayward
The Bonds:	Tax-Exempt Multifamily Housing Revenue Bonds
CDBG:	Federal Community Development Block Grant Program
CDLAC:	California Debt Limit Allocation Committee
CEQA:	California Environmental Quality Act
Closing:	Expected date the Project financing is expected to close (February 1, 2016)
The Code:	The Internal Revenue Code of 1986
Eden:	Eden Housing, Inc.
Former RDA:	Former Redevelopment Agency of the City of Hayward
HOME:	Federal HOME Investment Partnerships Program
HUD:	U.S. Department of Housing and Urban Development
NEPA:	National Environmental Protection Act
RHNA:	Regional Housing Needs Allocation
Tax Credits:	Low-Income Housing Tax Credits
TCAC:	State of California Tax Credit Allocation Committee
TEFRA Hearing:	Tax Equity and Fiscal Responsibility Act of 1982 public hearing