

CITY COUNCIL MEETING

FEBRUARY 8, 2022

PRESENTATIONS

PUBLIC HEARING

ITEM #2

PH 22-006

**ANDINA AFFORDABLE
HOUSING PROJECT
TEFRA HEARING
PUBLIC TAX
&
EQUITY FISCAL
RESPONSIBILITY
ACT HEARING**

Andina Affordable Housing Project TEFRA Hearing

Tax and Equity Fiscal Responsibility Act(TEFRA)



- ▶ Required by Required by the Internal Revenue Code of 1986
- ▶ Issuance of Tax-Exempt Multifamily Housing Revenue bonds not to exceed \$45 Million
- ▶ The bonds are not the liability of the City in any way shape or form

Andina Apartments Affordable Housing Project Information



- ▶ Convert property from market rate to mixed income housing:
 - ▶ 55% restricted for low income
 - ▶ 20% restricted for very low income
 - ▶ Remaining units subject to RRSO rent increase limits

Displacement & Minimizing Impact on Current Residents



- ▶ Existing tenants protected under RRSO Just Cause Eviction Protection regardless of income level
- ▶ 22 Units available to tenants available without income requirements
- ▶ Project has potential to reduce rents for 53 tenants
- ▶ Further protection offered by developer limiting rent increases to 5% annually

Questions & Council Consideration of Resolution