

# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Jacky Morales-Ferrand  
Julia H. Cooper

**SUBJECT:** SEE BELOW

**DATE:** September 23, 2016

Approved

*J. D. Syl*

Date

*9/26/16*

## INFORMATION

**SUBJECT: REPORT ON ACTIVITIES UNDERTAKEN BY THE DIRECTOR OF HOUSING AND THE DIRECTOR OF FINANCE UNDER THE DELEGATION OF AUTHORITY ORDINANCE FOR THE PERIOD OF APRIL 1, 2016 THROUGH JUNE 30, 2016.**

## EXECUTIVE SUMMARY

This memorandum details actions taken under the delegation of authority to the Director of Housing and the Director of Finance for the fourth quarter of FY 2015-16 (April 1, 2016 through June 30, 2016). During this reporting period, the Director of Housing approved the modification of the terms for one (1) miscellaneous action pertaining to a multifamily project. This transaction is listed in Attachment A.

In addition, the Director of Housing approved ten (10) Homebuyer Loans totaling \$300,000. The Director of Housing did not approve any Housing Trust Fund Grants or Rehabilitation Loans during this quarter. The Director of Finance held one (1) TEFRA hearing during this period. This activity is summarized in Attachment B.

## BACKGROUND

On September 4, 1990, the City Council adopted Ordinance No. 23589, which delegated to the Director of Housing certain specified authorities in the administration of the City's comprehensive affordable housing program (the "Delegation of Authority" or "DOA"). On May 23, 2000, the DOA was amended by Ordinance No. 26127 to clarify certain sections and to add several other provisions. On June 25, 2002, the DOA was further amended by Ordinance No. 26657 to add several provisions delegating additional authority to the Director of Housing, the Director of Finance, and the City Manager. Subsequently, the City Manager delegated to the Director of Housing the contract authority granted to the City Manager. Effective July 26, 2007,

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the DOA was further amended by Ordinance No. 28067 to modify certain provisions in order to streamline the Housing Department's process of making and adjusting loans and grants.

The DOA is codified in Chapter 5.06 of the Municipal Code. This Memorandum reports on activities undertaken pursuant to the Administration's delegated authority for the period of April 1, 2016 through June 30, 2016.

### **ANALYSIS**

The DOA authorizes the Director of Housing: to develop and implement additional guidelines for housing programs; to adjust terms on housing loans and grants; to change the funding sources of a loan; to convert loans to grants; to loan or to grant Housing and Homeless funds, Predevelopment funds, and Housing Rehabilitation Program funds; to negotiate and to execute grant agreements necessary to implement Council-approved programs adopted in the Annual Action Plan of the Consolidated Plan; to provide management for, and/or dispose of, properties acquired through direct purchase, foreclosure or deed-in-lieu proceedings; to formalize the City Council's policies and procedures regarding housing loan defaults; to apply for federal or State funding; to determine, within defined parameters, various terms and conditions of loans and grants previously approved by the City Council; to make adjustments, within defined parameters, to loans and grants previously approved by the City Council; and to make other technical changes.

Further, the DOA delegates jointly to the Director of Housing and Director of Finance certain authority related to the City's issuance of tax-exempt, private activity bonds to finance the development of affordable housing projects. The DOA also delegates to the Director of Finance the authority to hold Tax Equity and Fiscal Responsibility Act (TEFRA) hearings on the City's proposed issuance of tax-exempt bonds to finance affordable housing projects.

Attached are charts that detail the actions taken under the DOA during the period of April 1, 2016 through June 30, 2016.

### **COORDINATION**

Preparation of this report has been coordinated with the Office of the City Attorney.

/s/  
JULIA H. COOPER  
Director of Finance

/s/  
JACKY MORALES-FERRAND  
Director of Housing

For more information, contact Jacky Morales-Ferrand, Director of Housing, at (408) 535-3855.

Attachments A & B

**ATTACHMENT A**

**ACTIONS TAKEN BY THE DIRECTOR OF HOUSING  
4th Quarter 2015 – 2016 (Apr. – Jun. 2016)**

#	Date	Action	Muni Code Citation
1	4/12/16	Approved the specific business terms for a conditional rehabilitation grant of \$3,017,000 to Housing for Independent People (HIP) for the two-building property located at 1072 and 1082 Vermont Street. HIP, staffed by Abode Services, will rehabilitate 17 units for lease to extremely low-income veterans eligible for VASH vouchers.	5.06.335

**ATTACHMENT B**

**ACTIONS TAKEN BY THE DIRECTOR OF HOUSING AND FINANCE  
4th Quarter 2015 – 2016 (Apr. – Jun. 2016)**

***Single Family Rehabilitation and Improvement Loans and Grants approved by the Director of Housing***

There were no Rehabilitation Loans or Grants approved by the Director of Housing during this quarter.

***Homebuyer Loans approved by the Director of Housing***

<b>HOMEBUYER LOANS</b>	<b>NUMBER</b>	<b>AMOUNT</b>
BEGIN – Loan Program	10	\$300,000
Neighborhood Stabilization Program 2 (HOME Funds)	0	\$0
<b>TOTAL</b>	<b>10</b>	<b>\$300,000</b>

***Housing Trust Fund Grants approved by the Director of Housing***

There were no Housing Trust Fund Grants during this quarter.

***TEFRA Hearings held by the Director of Finance***

<b>PROJECT NAME</b>	<b>UNITS</b>	<b>LOCATION</b>	<b>BOND AMOUNT</b>	<b>MAYOR'S CERTIFICATE NO.</b>
Don de Dios	70 Units	987 Fair Avenue, San José, CA 95122	\$20,000,000	Certificate No. 2016-1; Executed May 12, 2016