

14-1632
CB 13

TO CITY CLERK FOR PLACEMENT ON NEXT
REGULAR COUNCIL AGENDA TO BE POSTED #53
MOTION

FDC Ursitti Temple, LLC, a limited liability company and joint venture comprised of Search to Involve Pilipino Americans (SIPA), a California nonprofit public benefit corporation and Fallbrook Capital, a major tax credit investment corporation that has invested in several thousand affordable housing units throughout the country, has requested that the California Municipal Finance Authority (CMFA) issue one or more series of revenue bonds in an aggregate principal not to exceed fifteen million dollars (\$15,000,000) for the purpose of financing the construction, development, and equipping of a 73-unit mixed-use affordable housing facility located at 3200 West Temple Street Los Angeles, CA 90026. The project will cater to low-income individuals with an average median income at or below 60 percent. The first floor of the proposed housing complex will feature a 5,000 square foot community center which SIPA will utilize to house its administrative operations as well as provide its residents and the surrounding community with social service programs such as case management, employment assistance, alcohol and drug abuse services, housing placement, youth programs, and outreach.

The project will be funded primarily through 4 percent Federal Low Income Housing Tax Credits. No City funds will be directed to this project. Furthermore, FDC Ursitti Temple, LLC will ensure compliance with the City's prevailing wage requirement.

I THEREFORE MOVE that the Council:

1. Waive all City of Los Angeles Bond policies to allow the California Municipal Finance Authority (CMFA) to issue the bonds on behalf of the project.
2. Instruct the City Clerk to schedule a TEFRA Hearing on the agenda for the City Council Meeting to be held on Tuesday, December 16, 2014 at 10:00am located at 200 N. Spring Street, Room 340, Los Angeles, CA 90012.
3. Instruct the City Clerk to place on the Agenda for the City Council Meeting to be held on Tuesday, December 16, 2014 consideration of the TEFRA hearing results and adoption of the attached TEFRA hearing Resolution to follow the conduct of the public hearing.

PRESENTED BY: Mitch O'Farrell
MITCH O'FARRELL
Councilmember, 13th District

SECONDED BY: Paul Kubonis

DEC - 2 2014
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ORIGINAL

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES APPROVING THE ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY IN A PRINCIPAL AMOUNT NOT TO EXCEED \$15,000,000 FOR THE PURPOSE OF FINANCING THE ACQUISITION AND CONSTRUCTION OF A MULTIFAMILY HOUSING FACILITY TO BE LOCATED AT 3200 WEST TEMPLE STREET

WHEREAS, the City of Los Angeles (the “City”) is a member of the California Municipal Finance Authority, a joint powers authority organized and existing under the laws of the State of California (the “Authority”); and

WHEREAS, FDC Ursitti Temple, LLC (“FDC”) has requested that the Authority issue one or more series of revenue bonds in an aggregate principal amount not to exceed \$15,000,000 (the “Bonds”), and lend the proceeds of the Bonds to FDC or another entity established by FDC (the “Borrower”) for the purpose of financing the costs of the acquisition and construction of a 73 unit multifamily residential rental facility to be located at 3200 West Temple Street in the City (the “Project”), which Project is to be owned by the Borrower; and

WHEREAS, section 147(f) of the Internal Revenue Code of 1986 (the “Code”) requires that an “applicable elected representative” with respect to the Project approve the issuance of the Bonds after a public hearing has been held regarding the financing of the Project; and

WHEREAS, the City Council of the City (the “City Council”) is the elected legislative body of the City and is an “applicable elected representative” with respect to the approval of the issuance of the Bonds under section 147(f) of the Code; and

WHEREAS, the Authority has requested that the City Council approve the issuance of the Bonds by the Authority in order to satisfy the public approval requirement of section 147(f) of the Code and the requirements of Section 4 of the Joint Exercise of Powers Agreement Relating to the California Municipal Finance Authority, dated as of January 1, 2004 (the “Agreement”), among certain local agencies, including the City; and

WHEREAS, pursuant to section 147(f) of the Code, the City Council of the City has, following notice duly given, held a public hearing regarding the issuance of the Bonds at which all those interested in speaking with respect to the financing of the Project were heard, and the City Council now desires to approve the issuance of the Bonds by the Authority.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Los Angeles, as follows:

Section 1. The City Council hereby approves the issuance of the Bonds by the Authority. It is the purpose and intent of the City Council that this Resolution constitute approval of the issuance of the Bonds by the Authority for the purposes of (a) section 147(f) of the Code, by the applicable elected representative of the governmental unit having jurisdiction over the area in which the Project is located, in accordance with said section 147(f), and (b) Section 4 of the Agreement; *provided, however*, that this Resolution shall not constitute an approval by the City Council of the Project for any other purpose.

Section 2. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this Resolution and the financing transaction approved hereby.

Section 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Los Angeles this ____ day of _____, 201__.

AYES:

NOES:

ABSTAIN:

ABSENT:

[SEAL]

Attest:

By: _____
City Clerk