

HOUSING COMMITTEE REPORT and RESOLUTION relative to issuing tax-exempt multifamily conduit revenue bonds for the development of the Beverly Terrace Apartments.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. ADOPT the accompanying RESOLUTION authorizing the issuance of up to \$10,500,000 in tax-exempt multifamily conduit revenue bonds for the development of the Beverly Terrace Apartments, 40 units of affordable housing located at 3314-3330 West Beverly Boulevard.
2. AUTHORIZE the General Manager, Los Angeles Housing and Community Investment Department (HCIDLA), or designee, to negotiate and execute relevant bond documents for the Beverly Terrace Apartments, subject to the approval of the City Attorney as to form and legality.
3. INCREASE the obligation for the Beverly Terrace Apartments to \$6,332,409 from \$6,016,700 by adding an additional obligation of \$315,709 from the following HOME funding source:

<u>Project</u>	<u>Fund</u>	<u>Account</u>	<u>Title</u>	<u>Amount</u>
Beverly Terrace	561/43	43M008	AHTF	\$315,709

4. AUTHORIZE the General Manager, HCIDLA, or designee, to negotiate and execute amendments to the loan documents related to the existing HCIDLA loan, subject to the approval of the City Attorney as to form and legality; revisions will include but are not limited to interest rate, loan and affordability terms, increases in the loan amount.

Fiscal Impact Statement: The HCIDLA reports that this action will not impact the General Fund. The City is a conduit issuer and will not incur liability for repayment of the bonds. The bonds are a limited obligation payable strictly from revenue from the project. The City will not be obligated to make payments on the bonds.

Community Impact Statement: None submitted.

### SUMMARY

In a report to the Mayor dated November 18, 2015, HCIDLA requests authority to issue tax-exempt multifamily conduit revenue bonds for the development of the Beverly Terrace Apartments. HCIDLA reports that the project involves the new construction of 40 units that will provide affordable housing for homeless individuals and young parents with mental illnesses. The site amenities include an onsite childcare center, a playground for the childcare center and the tenants' children, a rooftop garden and seating area, an onsite laundry facility, and parking. The HCIDLA report includes financing rates, funding sources and uses, and tenant affordability restrictions.

At its meeting held December 2, 2015, the Housing Committee recommended that Council approve HCIDLA's request to issue the bonds and to approve the related actions above.

Respectfully Submitted,

HOUSING COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
CEDILLO:	YES <i>J. Cedillo</i>
FUENTES:	YES
HUIZAR:	YES
PRICE:	ABSENT
HARRIS-DAWSON:	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**