

MOTION

New Dana Strand IV-B, L.P. and New Dana Strand IV-A, L.P. have requested that the City of Los Angeles through the Los Angeles Housing and Community Investment Department (HCIDLA) issue Multifamily Housing Revenue Bonds, to finance the development of two affordable housing projects as follows:

Project Name	Address	Bond Amount
Vista del Mar Apts.	340 Hawaiian Ave, Los Angeles, CA 90744	\$30,600,000
Camino del Mar Apts. (scattered site)	<p>Site A: the lot on the Northwest corner of the intersection of Hawaiian Avenue and West "D" Street, Los Angeles, CA 90744</p> <p>Site B: the lot on the South side of West "E" Street bounded on the East by North Wilmington Boulevard and on the West by King Avenue and the lot on the North side of West "E" Street bounded on the East by North Wilmington Boulevard and on the West by King Avenue, Los Angeles, CA 90744</p> <p>Site C: the lot on the North side of West "D" Street bounded on the East by North Wilmington Boulevard and on the West by King Avenue, Los Angeles, CA 90744</p>	\$30,600,000

The developers have pledged to comply with all City and HCIDLA bond policies related to the work described in the attached staff reports including, but not limited to, payment of prevailing wages for labor, compliance with relocation requirements of existing tenants, and project compliance monitoring with the HCIDLA.

In accordance with the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) and as part of the bond issuance process, HCIDLA conducted the required public hearing on January 28, 2016, respectively. Notice of the public hearing was published in the Los Angeles Times, as noted in the attached Resolution. The HCIDLA is required to provide proof to the California Debt Limit Allocation Committee, that a TEFRA hearing was conducted as part of the application process.

The bond debt is payable solely from revenues or other funds provided by the Borrower. The City does not incur liability for repayment of the bonds. The City is a conduit issuer and is required by federal law to review and approve all projects within its jurisdiction and conduct a public hearing. To allow the loan to be incurred in accordance with CDLAC requirements, the Council should approve the minutes of the hearing and adopt the required Resolution (attached).

I THEREFORE MOVE that the City Council:

1. Instruct the City Clerk, in accordance with the TEFRA requirements to schedule and place on the next available City Council agenda, consideration of the results of the TEFRA public hearing for the Camino del Mar Apartments and Vista del Mar Apartments held on January 28, 2016, respectively, and



FEB 05 2016

2. Adopt the attached Resolution and minutes of the public hearing held in accordance with Section 142 of the Internal Revenue Code of 1986, as amended, and Section 147(f) of the Code setting the official intent of the City to issue Multifamily Housing Revenue Bonds in the amount not to exceed \$30,600,000 for the Camino del Mar Apartments and up to \$30,600,000 for the Vista del Mar Apartments.

PRESENTED BY: Joe Buscaino (gc)
JOE BUSCAINO
Councilmember, 15th District

SECONDED BY: [Signature]

ORIGINAL

RESOLUTION

CITY OF LOS ANGELES

A RESOLUTION APPROVING FOR PURPOSES OF SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986 THE ISSUANCE OF BONDS BY THE CITY OF LOS ANGELES TO FINANCE THE ACQUISITION, REHABILITATION, CONSTRUCTION AND EQUIPPING OF MULTIFAMILY RESIDENTIAL RENTAL PROJECTS LOCATED WITHIN THE CITY OF LOS ANGELES.

WHEREAS, the City of Los Angeles (the "City") is authorized, pursuant to Section 248, as amended, of the City Charter of the City and Article 6.3 of Chapter 1 of Division 11 of the Los Angeles Administrative Code, as amended (collectively, the "Law"), and in accordance with Chapter 7 of Part 5 of Division 31 (commencing with Section 52075) of the Health and Safety Code of the State of California (the "Act"), to issue its revenue bonds for the purpose of providing financing for the acquisition, construction, rehabilitation and equipping of multifamily rental housing for persons and families of low or moderate income; and

WHEREAS, the City intends to issue for federal income tax purposes certain bonds (the "Bonds") the proceeds of which will be used to finance the acquisition, construction, rehabilitation and equipping of the multifamily rental housing projects described in paragraph 6 hereof (the "Projects"); and

WHEREAS, the Projects are located wholly within the City; and

WHEREAS, it is in the public interest and for the public benefit that the City authorize the financing of the Projects, and it is within the powers of the City to provide for such financing and the issuance of the Bonds; and

WHEREAS, the interest on the Bonds may qualify for a federal tax exemption under Section 142(a)(7) of the Internal Revenue Code of 1986 (the "Code"), only if the Bonds are approved in accordance with Section 147(f) of the Code; and

WHEREAS, pursuant to the Code, Bonds are required to be approved, following a public hearing, by an elected representative of the issuer of the Bonds (or of the governmental unit on behalf of which the Bonds are issued) and an elected representative of the governmental unit having jurisdiction over the area in which the relevant Projects are located; and

WHEREAS, this City Council is the elected legislative body of the City and is the applicable elected representative required to approve the issuance of the Bonds within the meaning of Section 147(f) of the Code; and

WHEREAS, pursuant to Section 147(f) of the Code, the City caused a notice to appear in the *Los Angeles Times*, which is a newspaper of general circulation in the City, on January 14, 2016, to the effect that a public hearing would be held with respect to the Projects on January 28, 2016 regarding the issuance of the Bonds; and

WHEREAS, the Los Angeles Housing and Community Investment Department held said public hearing on such date, at which time an opportunity was provided to present arguments both for and against the issuance of the Bonds; and

WHEREAS, the minutes of said hearing have been presented to this City Council;

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

1. The recitals hereinabove set forth are true and correct, and this City Council so finds. This Resolution is being adopted pursuant to the Law and the Act.

2. Pursuant to and solely for purposes of Section 147(f) of the Code, the City Council hereby approves the issuance of the Bonds by the City in one or more series to finance the Projects. It is intended that this Resolution constitute approval of the Bonds: (a) by the applicable elected representative of the issuer of the Bonds; and (b) by the applicable elected representative of the governmental unit having jurisdiction over the area in which the Projects are located, in accordance with said Section 147(f).

3. Pursuant to the Law and in accordance with the Act, the City hereby authorizes the Los Angeles Housing and Community Investment Department to proceed with a mortgage revenue bond program designed to provide housing within the City of Los Angeles for low and moderate income persons through the issuance of the Bonds for the Projects, in one or more series and in amounts not to exceed those specified in paragraph 6 hereof.

4. Notwithstanding anything to the contrary hereof, the City shall be under no obligation to issue any portion of the Bonds described in paragraph 6 hereof to be issued by the City for the Projects prior to review and approval by the City and the City Attorney of the documents, terms and conditions relating to such Bonds.

5. [Reserved].

6. The "Projects" referred to hereof is as follows:

Project Name:	Address	#Units:	Project Sponsor	Maximum Amount:
Camino del Mar Apartments (Scattered Site)	Site A: the lot on the Northwest corner of the intersection of Hawaiian Avenue and West "D" Street, Los Angeles, CA 90744 Site B: the lot on the South side of West "E" Street bounded on the East by North Wilmington Boulevard and on the West by King Avenue and the lot on the North side of West "E" Street bounded on the East by North	88 (including 1 manager unit)	New Dana Strand IV-A, L.P.	\$30,600,000

	<p>Wilmington Boulevard and on the West by King Avenue, Los Angeles, CA 90744</p> <p>Site C: the lot on the North side of West "D" Street bounded on the East by North Wilmington Boulevard and on the West by King Avenue, Los Angeles, CA 90744</p>			
Vista del Mar Apartments	340 Hawaiian Ave, Los Angeles, CA 90744	88 (including 1 manager unit)	New Dana Strand IV-B, L.P.	\$30,600,000

7. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this ___ day of _____, 2016 at Los Angeles, California.

I certify that the foregoing Resolution was adopted by the Council of the City of Los Angeles at its meeting on _____, 2016.

By _____
 Title _____

TEFRA PUBLIC HEARING MEETING MINUTES

THURSDAY – JANUARY 28, 2016

10:00 AM

THE LOS ANGELES HOUSING AND COMMUNITY INVESTMENT

DEPARTMENT

1200 WEST 7TH STREET, ROOM 801

APOLINAR ABRAJAN, CHAIR

This meeting is to conduct the required Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) Public Hearing for the Vista del Mar Apartments and Camino del Mar Apartments.

This meeting is called to order on Thursday, January 28, 2016 at 10:00 a.m. in Room 801 of the Los Angeles Housing and Community Investment Department.

A notice of this hearing was published in the Los Angeles Times on January 14, 2016. The purpose of this meeting is to hear public comments regarding the subject Multifamily Revenue Bonds.

The City of Los Angeles Housing and Community Investment Department representatives present were Apolinar Abrajan, Bruce Ortiz, and Carmen Erives.


The time is now 10:30 a.m. and seeing no other representatives from the public are present, this meeting is now adjourned.

I declare under penalty of perjury that this is a true and exact copy of the TEFRA hearing held for the above referenced project on January 28, 2016 at Los Angeles, California.

CITY OF LOS ANGELES

Los Angeles Housing and Community Investment Department

RUSHMORE D. CERVANTES, General Manager



Apolinar Abrajan, FDO-I

Affordable Housing Bond Program



Eric Garcetti, Mayor
 Rushmore D. Cervantes, General Manager
 Eric Garcetti, Mayor
 Rushmore D. Cervantes, Interim General Manager

Housing Development Bureau
 115 North 7th Street - Los Angeles, CA 90017
 Phone: 213 805 8610
 Fax: 213 805 8610

**AFFORDABLE HOUSING BOND PROGRAM
 TEFRA STAFF REPORT**

Camino del Mar Apartments – CD 15

BACKGROUND

HCIDLA evidenced the official intent of the City of Los Angeles (the “City”) to issue its tax-exempt revenue bonds (“Bonds”) and induced the project on December 23, 2015 in the principal amount of \$30,600,000. The project was induced pursuant to the authority granted to the HCID General Manager by the City Council of the City of Los Angeles, by resolution of the City Council approved on April 20, 2005 (CF# 04-2646). Prior to the issuance of the bonds, HCID shall submit for Mayoral and Council approval the final financial structure of the bonds for this project.

PROJECT INFORMATION

The subject site is vacant land located at 340 Hawaiian Ave Lot 1; 340 Hawaiian Ave Lots 2-3; and 340 Hawaiian Ave Lot 4., Los Angeles, CA 90744 in Council District Fifteen. The proposal entails the new construction of a multi-story apartment complex. When completed, the project will provide affordable housing for families. Some of the amenities will include: landscaped courtyards, barbecue areas, laundry rooms, community rooms, and an on-site property management office.

The proposed Sponsor/Borrower is New Dana Strand IV-A, L.P., a California limited partnership which includes New Dana Strand IV-A MGP, LLC, its General Partner, Mercy Housing Calwest, a non-profit entity, its Managing General Partner, and South of Market Mercy Housing, its Limited Partner.

Units Mix:

UNIT TYPE	50% AMI	60% AMI	Mgr.	TOTAL
1-Bedroom	3	9		12
2-Bedroom	3	17	1	21
3-Bedroom	7	48		55
TOTAL	13	74	1	88

PREVAILING WAGES

The labor costs are subject to the higher of the State prevailing wages or City living wages for projects using tax-exempt bonds located within the City of Los Angeles. Federal Davis Bacon wages will apply when applicable.

FISCAL IMPACT STATEMENT

There will be no impact on the City’s General Fund related to the issuance of the bonds. The City is a conduit issuer of the tax-exempt bonds. The bond debt is payable solely from revenues or other funds provided by the Borrower. The City does not incur liability for repayment of the bonds.



Los Angeles
HOUSING+COMMUNITY
 Investment Department
 Housing Development Bureau
 10 West 7th Street, Los Angeles, CA 90017
 213.608.6638 / Fax 213.905.8610
 hci.aclt.org



Eric Garcetti, Mayor
 Rushmore D. Cervantes, General Manager
 Eric Garcetti, Mayor
 Rushmore D. Cervantes, Interim General Manager

**AFFORDABLE HOUSING BOND PROGRAM
 TEFRA STAFF REPORT**

Vista del Mar Apartments – CD 15

BACKGROUND

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The subject site is vacant land located at 340 Hawaiian Avenue, Los Angeles, CA 90744 in Council District Fifteen. The proposal entails the new construction of a multi-story apartment complex. When completed, the project will provide affordable housing for families. Some of the amenities will include: landscaped courtyards, barbecue areas, laundry rooms, community rooms, and an on-site property management office.

The proposed Sponsor/Borrower is New Dana Strand IV-B, L.P., a California limited partnership which includes New Dana Strand IV-B MGP, LLC, its Managing General Partner, Mercy Housing Calwest, a non-profit entity, its General Partner, and Abode Community Housing, its Limited Partner.

Units Mix:

UNIT TYPE	50% AMI	60% AMI	Mgr.	TOTAL
1-Bedroom	2	10		12
2-Bedroom	2	18	1	21
3-Bedroom	6	49		55
TOTAL	10	77	1	88

PREVAILING WAGES

The labor costs are subject to the higher of the State prevailing wages or City living wages for projects using tax-exempt bonds located within the City of Los Angeles. Federal Davis Bacon wages will apply when applicable.

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