

TO CITY CLERK FOR PLACEMENT ON NEXT  
REGULAR CITY COUNCIL AGENDA TO BE POSTED #55

MOTION

East LA Community Corporation, a California corporation ("ELACC"), has requested that the City of Los Angeles through the Housing and Community Investment Department ("HCIDLA") issue Multifamily Housing Revenue Bonds, in the amount not to exceed \$36,625,000 to finance the development of a 96-unit multifamily housing project known as Sun Valley Senior Veterans Apartments (the "Project"). The Project is located at 9041 N. Laurel Canyon Boulevard and 12505-12515 W. Jerome Street, Los Angeles, California 91352, in Council District Six. ELACC has acquired the land necessary to construct the Project, and intends for a limited partnership in which ELACC, or its affiliate, will act as a general partner to develop the Project. The Project will provide 94 units of housing affordable to senior veterans earning 30% and 50% of Area Median Income, including homeless, chronically homeless, and homeless with disabilities, and two manager units. The Project will provide a service-enriched environment with supportive services provided by New Direction for Veterans (NDV), a local non-profit organization focused on serving the veteran community. NDV will also act as a co-general partner in the Project.


The Sponsor has pledged to comply with all City and HCIDLA bond policies related to the work described herein, including but not limited to payment of prevailing wages for labor and project 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 March 20, 2017. Notice of the public hearing was published on March 6, 2017. The HCIDLA is required to provide proof to the California Debt Limit Allocation Committee (CDLAC) that a TEFRA hearing has been conducted as part of the application process.

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. The bond debt is payable solely from revenues or other funds provided by the Sponsor. The City does not incur liability for repayment of the bonds. To allow the bonds 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:

- 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 Sun Valley Senior Veterans Apartments, held on March 20, 2017.
- 1. Adopt the attached TEFRA 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 \$36,625,000, to finance the acquisition and construction of the above Project. The Sponsor has pledged to comply with all applicable City policies.

PRESENTED BY: 

SECONDED BY: 

ORIGINAL

  
MAY 19 2017

**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 OR NOTES BY THE CITY OF LOS ANGELES TO FINANCE THE ACQUISITION, REHABILITATION, CONSTRUCTION AND EQUIPPING OF A MULTIFAMILY RESIDENTIAL RENTAL PROJECT 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 or notes (the "Bonds") the proceeds of which will be used to finance the acquisition, construction, rehabilitation and equipping of a multifamily rental housing project described in paragraph 6 hereof (the "Project"); and

WHEREAS, the Project is 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 Project, 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 Project is 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 March 6, 2017, to the effect that a public hearing would be held with respect to the Project on March 20, 2017 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, pursuant to a plan of financing, to finance the Project. 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 Project is 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 Project, in one or more series and in an amount not to exceed that 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 Project 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 "Project" referred to hereof is as follows:

<b>Project Name:</b>	<b>Address</b>	<b>#Units:</b>	<b>Project Sponsor</b>	<b>Maximum Amount:</b>
Sun Valley Senior Veterans Apartments	9041 N. Laurel Canyon Boulevard and 12501-12515 W. Jerome Street, Los Angeles, CA 91352	96 (including 2 manager units)	Sun Valley Senior Veterans, L.P.	\$36,625,000

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

PASSED AND ADOPTED this \_\_\_ day of \_\_\_\_\_, 2017 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 \_\_\_\_\_, 2017.

By \_\_\_\_\_  
Title \_\_\_\_\_

**TEFRA PUBLIC HEARING MEETING MINUTES**  
**MONDAY – MARCH 20, 2017**  
**9:00 AM**  
**THE LOS ANGELES**  
**HOUSING + COMMUNITY INVESTMENT DEPARTMENT**  
**1200 W 7<sup>TH</sup> STREET, ROOM 801**  
**LARA TASHJIAN, CHAIR**

This meeting is to conduct the required Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) Public Hearing for the Sun Valley Senior Veterans Apartments.

This meeting is called to order on Monday, March 20, 2017 at 9:00 a.m. in Room 801 of the Los Angeles Housing + Community Investment Department.

A notice of this hearing was published in the Los Angeles Times on March 6, 2017. The purpose of this meeting is to hear public comments regarding the subject Multifamily Revenue Bonds.

The City of Los Angeles Housing + Community Investment Department representative present was Lara Tashjian.

The time is now 9:30 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 March 20, 2017 at Los Angeles, California.

CITY OF LOS ANGELES  
Los Angeles Housing + Community Investment Department  
**RUSHMORE D. CERVANTES, General Manager**

  
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Lara Tashjian, Management Assistant  
Affordable Housing Bond Program