
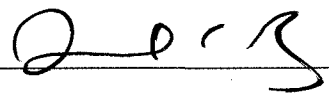


MOTION

I MOVE that the matter of the MOTION (WESSON - RYU) and RESOLUTION relative to issuing Multifamily Housing Revenue Bonds in an amount not to exceed \$28,000,000 to finance the construction of the 142-unit multifamily housing project (Project) located at 639 South Commonwealth Avenue, Item No. 2 on today's Council Agenda (C.F. 18-0818), BE AMENDED to adopt the attached Resolution in lieu of the Resolution attached to the file.

PRESENTED BY:   
HERB J. WESSON, JR.  
Councilmember, 10<sup>th</sup> District

SECONDED BY: 

September 18, 2018

abg



**ORIGINAL**

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Friday, September 21, 2018, a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986 will be held with respect to a proposed plan of financing providing for the issuance by the California Municipal Finance Authority (the "Authority") of its revenue bonds in one or more series issued from time to time, including bonds issued to refund such revenue bonds in one or more series from time to time, in an amount not to exceed \$28,000,000 (the "Bonds"). The proceeds of the Bonds will be used to: (1) finance or refinance the acquisition, rehabilitation, improvement and equipping of Sheraton Town House Apartments, a 142-unit multifamily rental housing project located at 639 South Commonwealth Avenue, Los Angeles, California; and (2) pay certain expenses incurred in connection with the issuance of the Bonds. The facilities are to be owned by Sheraton Town House Preservation, LP (the "Borrower") and operated by The Monfric Group.

The Bonds and the obligation to pay principal of and interest thereon and any redemption premium with respect thereto do not constitute indebtedness or an obligation of the Authority, the State of California or any political subdivision thereof, within the meaning of any constitutional or statutory debt limitation, or a charge against the general credit or taxing powers of any of them. The Bonds shall be a limited obligation of the Authority, payable solely from certain revenues duly pledged therefor and generally representing amounts paid by the Borrower.

The hearing will commence at 10:00 a.m. or as soon thereafter as the matter can be heard, and will be held at 200 N. Spring Street, Room 340, Los Angeles, California 90012. Interested persons wishing to express their views on the issuance of the Bonds or on the nature and location of the facilities proposed to be financed or refinanced may attend the public hearing or, prior to the time of the hearing, submit written comments.

Additional information concerning the above matter may be obtained from, and written comments should be addressed to, City Clerk, City of Los Angeles, 200 N. Spring Street, Room 300, Los Angeles, CA 90012.

Dated: September 7, 2018

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES APPROVING THE ISSUANCE OF THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY MULTIFAMILY HOUSING REVENUE BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$28,000,000 FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION, REHABILITATION, IMPROVEMENT AND EQUIPPING OF SHERATON TOWN HOUSE APARTMENTS AND CERTAIN OTHER MATTERS RELATING THERETO**

**WHEREAS**, Sheraton Town House Preservation, LP (the “Borrower”) has requested that the California Municipal Finance Authority (the “Authority”) adopt a plan of financing providing for the issuance of one or more series of revenue bonds issued from time to time, including bonds issued to refund such revenue bonds in one or more series from time to time, in an aggregate principal amount not to exceed \$28,000,000 (the “Bonds”) for the acquisition, rehabilitation, improvement and equipping of a 142-unit multifamily rental housing project located at 639 South Commonwealth Avenue, Los Angeles, California, generally known as Sheraton Town House Apartments (the “Project”) and operated by The Monfric Group; and

**WHEREAS**, pursuant to Section 147(f) of the Internal Revenue Code of 1986 (the “Code”), the issuance of the Bonds by the Authority must be approved by the City of Los Angeles (the “City”) because the Project is located within the territorial limits of the City; and

**WHEREAS**, the City Council of the City (the “City Council”) is the elected legislative body of the City and is one of the “applicable elected representatives” required to approve 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 has, following notice duly given, held a public hearing regarding the issuance of the Bonds, and 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 foregoing resolutions are true and correct.

Section 2. 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.

Section 3. The issuance of the Bonds shall be subject to the approval of the Authority of all financing documents relating thereto to which the Authority is a party. The City shall have no responsibility or liability whatsoever with respect to the Bonds.

Section 4. The adoption of this Resolution shall not obligate the City or any department thereof to (i) provide any financing to acquire or construct the Project or any refinancing of the Project; (ii) approve any application or request for or take any other action in connection with any planning approval, permit or other action necessary for the acquisition, construction, rehabilitation, installation or operation of the Project; (iii) make any contribution or advance any funds whatsoever to the Authority; or (iv) take any further action with respect to the Authority or its membership therein.

Section 5. 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 6. 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 \_\_\_\_\_, 2018.

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

[SEAL]

Attest:

By: \_\_\_\_\_  
City Clerk