

MOTION

8811 Sepulveda, L.P. (Borrower), a California limited partnership, has requested that the California Public Finance Authority (CalPFA) issue one or more series of revenue bonds or notes in an aggregate principal amount not to exceed \$135,000,000 for the acquisition, development, improvement, and equipping of a 356-unit affordable rental housing project called Sepulveda Apartments (Project) at 8811 Sepulveda Boulevard in Council District 6.

As a condition to the City's approval of the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) Resolution for the Project, the Owner of the property shall enter into an ADA regulatory agreement (ADA Regulatory Agreement) with the City, which the ADA Regulatory Agreement shall be recorded, to affirm that (a) the Project will comply with the Americans with Disabilities Act, 42 U.S.C. Section 12101 et seq. and the 2010 ADA Standards, Chapter 11A of Title 24 of the California Code of Regulations, Section 504 of the Rehabilitation Act of 1973, the Fair Housing Act of 1968, and the California Building Codes; (b) the Owner will not discriminate in its programs, services, or activities on the basis of disability or on the basis of a person's relationship to, or association with, a person who has a disability; and (c) the Owner will provide reasonable accommodation upon request to ensure equal access and effective communication to its programs, services, and activities.

In accordance with the Tax Equity and Financial Responsibility Act of 1982 a public hearing is required to move forward with bond issuance. The City does not incur liability for repayment of the bond. Nothing in this Motion precludes any approval otherwise required by the City. The Project will be funded primarily through Federal Low-Income Housing Tax Credits and tax-exempt bonds.

I THEREFORE MOVE that the Council waive the City of Los Angeles Multifamily Bond policy to allow the California Public Finance Authority (CalPFA) to issue bonds not to exceed \$135,000,000 for acquisition, development, improvement, and equipping of a 356-unit affordable rental housing project located at 8811 Sepulveda Boulevard in Council District 6; instruct the Los Angeles Housing and Community Investment Department (HCID) to execute and enforce the terms of the ADA Regulatory Agreement with the Borrower; and hold a TEFRA Hearing and consideration of the attached TEFRA Resolution for the City Council Meeting to be held on November 5, 2019 at 10:00a.m., located at 200 North Spring Street, Room 340, Los Angeles, California 90012.

PRESENTED BY:

Nury Martinez
NURY MARTINEZ
Councilwoman, 6th District

SECONDED BY:

Gi Cecilia

ORIGINAL

RESOLUTION _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES APPROVING THE ISSUANCE BY THE CALIFORNIA PUBLIC FINANCE AUTHORITY OF MULTIFAMILY HOUSING REVENUE BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$135,000,000 FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION AND CONSTRUCTION OF SEPULVEDA APARTMENTS AND CERTAIN OTHER MATTERS RELATING THERETO

WHEREAS, 8811 Sepulveda LP or a partnership of which Meta Housing Corporation (the "Developer") or a related person to the Developer is the general partner, has requested that the California Public Finance Authority (the "Authority") adopt a plan of financing providing for the issuance of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Internal Revenue Code of 1986 (the "Code") in one or more series issued from time to time, including bonds issued to refund such exempt facility bonds in one or more series from time to time, and at no time to exceed \$135,000,000 in outstanding aggregate principal amount (the "Bonds"), to finance or refinance the acquisition, construction, improvement and equipping of a 356-unit multifamily rental housing project located at 8811 Sepulveda Boulevard, Los Angeles, California (the "Project"); and

WHEREAS, pursuant to Section 147(f) of 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 the applicable elected representative 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 12 of the Joint Exercise of Powers Agreement Relating to the California Public Finance Authority, dated as of May 12, 2015 (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; and

WHEREAS, the City Council understands that its actions in holding this public hearing and in approving this Resolution do not obligate the City in any manner for payment of the principal, interest, fees or any other costs associated with the issuance of the Bonds, and said City Council expressly conditions its approval of this Resolution on that understanding.

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 for the purposes of financing the Project. 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 12 of the Agreement.

Section 2. The officers of the City Council are hereby authorized and directed, jointly and severally, to do any and all things and execute and deliver any and all documents, certificates and other instruments 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. Any actions heretofore taken by such officers are hereby ratified and approved.

Section 3. The City Council expressly conditions its approval of this Resolution on its understanding that the City shall have no obligation whatsoever to pay any principal, interest, fees or any other costs associated with the Authority's issuance of the Loan for the financing of the Project.

Section 4. This Resolution shall take effect from and after its passage and approval.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Los Angeles held on this ____ day of _____, 2019, by the following vote:

AYES:

NOES:

ABSENT:

MAYOR

ATTEST:

CLERK