

Building 205 Preservation, LP, a California limited partnership (Sponsor), previously requested that the City of Los Angeles (City) through the Los Angeles Housing Department (LAHD) issue Multifamily Housing Revenue Bonds, in an aggregate amount not to exceed \$23,000,000 to finance the new construction of the 68-unit multifamily housing development known as Building 205 (Project) located at 11301 Wilshire Boulevard in Council District 11. The Project will provide 67 units of affordable housing and one manager unit.

In accordance with the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) and as part of the bond "reissuance" process, LAHD conducted the required public hearing on June 7, 2024. Notice of the public hearing was published on May 31, 2024. The Sponsor has pledged to comply with all City and LAHD bond policies related to the work described in this Motion, including but not limited to payment of prevailing wages for labor and project monitoring with the LAHD.

The Sponsor has requested the City to approve certain modifications to the bond documents to increase the permanent loan amount of the Bonds which amendments will cause the Bonds to be "reissued" under the Code.

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 reissued in accordance with federal requirements, the Council should approve the minutes of the hearing and adopt the required Resolution (attached).

I THEREFORE MOVE that the City Council consider the attached results of the TEFRA public hearing held on June 7, 2024 for Building 205 and adopt the attached TEFRA Resolution and Minutes to approve the reissuance of bonds in an amount not to exceed \$23,000,000 for the new construction of a 68-unit multifamily housing development located at 11301 Wilshire Boulevard in Council District 11.

PRESENTED BY:

Traci Park
TRACI PARK
Councilmember, 11th District

SECONDED BY:

Paul Kurbovic

ORIGINAL

JUN 21 2024

RESOLUTION

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/OR EQUIPPING OF MULTIFAMILY RESIDENTIAL RENTAL PROJECTS LOCATED WITHIN THE COUNTY 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 or notes 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 or reissue 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 the multifamily rental housing projects described in paragraph 6 hereof (the "Projects"); and

WHEREAS, the Projects are located within the County of Los Angeles (the "County") but not within the City; and

WHEREAS, the County has previously consented to the City's issuance of the Bonds to finance the Projects pursuant to an agreement authorized by the Act; 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 as conveyed by the County under the Act to provide for such financing and the issuance or reissuance 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 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 or reissuance of the Bonds on behalf of the issuer of the Bonds within the meaning of Section 147(f) of the Code; and

WHEREAS, the County has agreed to approve the issuance or reissuance of the Bonds on behalf of the governmental unit having jurisdiction over the area in which the Projects are located for purposes 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 September 28, 2018, to the effect that a public hearing would be held with respect to the Projects on October 12, 2018 regarding the issuance of the Bonds; and

WHEREAS, pursuant to Section 147(f) of the Code, the City caused a notice to appear on the Los Angeles Housing Department website <https://housing2.lacity.org> on and after May 31, 2024, to the effect that a public hearing would be held with respect to the Projects on June 7, 2024, regarding the issuance or reissuance of the Bonds; and

WHEREAS, the Los Angeles Housing Department held said public hearing on such date, at which time an opportunity was provided to present arguments both for and against the issuance or reissuance 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 or reissuance of the Bonds by the City in one or more series up to the maximum amounts specified in paragraph 6 below and a like amount of refunding bonds, pursuant to a plan of financing, to finance or refinance the Projects. It is intended that this Resolution constitute approval of the Bonds by the applicable elected representative of the issuer of the Bonds 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 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 or reissuance of the Bonds for the Projects, in one or more series, pursuant to a plan of finance 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 or reissued 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:
Building 205	11301 Wilshire Boulevard, Building 205, Los Angeles, CA 90073	68 (including 1 manager unit)	Building 205 Preservation, LP	\$23,000,000
Building 208	11301 Wilshire Boulevard, Building 208, Los Angeles, CA 90073	54 (including 1 manager unit)	Building 208 Preservation, LP	\$20,700,000

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

PASSED AND ADOPTED this ____ day of _____, 2024, 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 _____, 2024.

By _____
Title _____

TEFRA PUBLIC HEARING MEETING MINUTES
FRIDAY – JUNE 7, 2024
9:00 AM
LOS ANGELES HOUSING DEPARTMENT
BY TELECONFERENCE
CONNY GRIFFITH, CHAIR

This meeting was conducted to meet the required Tax Equity and Fiscal Responsibility Act of 1982 (“TEFRA”) Public Hearing for 803 E. 5th St., SP7 Apartments, Prisma, Oatsie’s Place, Southside Senior Housing, Building 205, Building 208, West Third Apartment, Western Avenue Apartments, Broadway Apartments, and Colorado East.

This meeting was called to order on Friday, June 7, 2024 at 9:00 a.m. via teleconference by the Los Angeles Housing Department.

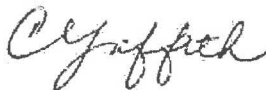
A notice of this hearing was published in various locations on the Los Angeles Housing Department website on May 31st, 2024 (the “Notice”). The purpose of this meeting was to hear public comments regarding the City of Los Angeles’ proposed issuance of multifamily housing revenue bonds or notes for the above referenced projects.

The Los Angeles Housing Department representatives present were Conny Griffith, Arthur McIn III, and Adam R. Miller. All representatives were present via teleconference as described in the Notice.

At 9:05, John, a member of the public attended the meeting to observe the Hearing’s processes. John left after a short while after joining and by 9:30 a.m. there were no other representatives from the public who made themselves available and no public comments were provided, so the meeting was adjourned.

I declare under penalty of perjury that this is a true and exact copy of the TEFRA public hearing meeting minutes regarding the above referenced projects held on June 7, 2024 at Los Angeles, California.

CITY OF LOS ANGELES
Los Angeles Housing Department
ANN SEWILL, General Manager



Digitally signed by Conny
Griffith
Date: 2024.06.12 16:21:20 -07'00'

Conny Griffith, Finance Development Officer II