

BB

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

#51

MOTION

Grand Avenue M Housing Partners, LLC and Grand Avenue M Urban Housing, LLC (collectively, the Sponsor), have requested that the City of Los Angeles (City) through the Los Angeles Housing Department (LAHD) issue or reissue Multifamily Housing Revenue Bonds or Notes, in an amount not to exceed \$102,905,000 to finance and/or refinance the acquisition, construction, rehabilitation, and equipping of a 271-unit multifamily housing development known as The Emerson (Project). The Project is located at 225 South Grand Avenue in Council District 14 and will provide 55 units of affordable housing.

In accordance with the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) and as part of the bond issuance process, LAHD conducted the required public hearing on April 17, 2025. Notice of the public hearing was published on April 9, 2025. LAHD 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 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 LAHD.

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 issued 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 consider the attached results of the TEFRA public hearing held on April 17, 2025 for The Emerson and adopt the attached TEFRA Resolution approving the issuance or reissuance of bonds in an amount not to exceed \$102,905,000 to finance and/or refinance the acquisition, construction, rehabilitation, and equipping of a 271-unit multifamily housing development located at 225 South Grand Avenue in Council District 14.

PRESENTED BY:

SABEL JURADO

Councilmember, 14th District

SECONDED BY:

ORIGINAL

MAY 20 2025

RESOLUTION

A RESOLUTION APPROVING FOR PURPOSES OF SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986 THE ISSUANCE OR REISSUANCE OF BONDS OR NOTES BY THE CITY OF LOS ANGELES TO FINANCE OR REFINANCE 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 or reissue 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 or refinance 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 or refinancing of the Project, and it is within the powers of the City to provide for such financing or refinancing 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 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 on the website of the Los Angeles Housing Department (<https://housing2.lacity.org/highlights>) commencing on April 9, 2025, and continuing until not earlier than April 17, 2025, to the effect that a public hearing would be held on April 17, 2025, regarding the Project and the issuance or reissuance of the Bonds, pursuant to a plan of financing in an amount not to exceed \$102,905,000; 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 amount of \$102,905,000 and a like amount of refunding bonds, pursuant to a plan of financing, to finance or refinance 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 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 Project, in one or more series and in an amount not to exceed \$102,905,000.
4. Notwithstanding anything to the contrary hereon, the City shall be under no obligation to issue any portion of the Bonds described herein to be issued or reissued 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:

Project Name	# of Units	Address	Owner
The Emerson (formerly Parcel M Grand Avenue Apartments)	271 (including 1 manager unit)	225 South Grand Avenue, Los Angeles, CA 90012	Grand Avenue M Housing Partners, LLC and Grand Avenue M Urban Housing, LLC

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

TEFRA PUBLIC HEARING MEETING MINUTES
THURSDAY – APRIL 17, 2025
11:30 AM
LOS ANGELES HOUSING DEPARTMENT
BY TELECONFERENCE
Robert Vergara, CHAIR

This meeting was conducted to meet the required Tax Equity and Fiscal Responsibility Act of 1982 (“TEFRA”) Public Hearing for Locke Lofts, Main Street Apartments, The Emerson (formerly Parcel M Grand Avenue Apartments), and Washington Crossing (formerly Washington Arts Collective).

This meeting was called to order on Thursday, April 17, 2025 at 11:33 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 April 9, 2025 (the “Notice”). The purpose of this meeting was to hear public comments regarding the City of Los Angeles’ proposed reissuance of multifamily housing revenue bonds or notes for the above referenced project.

The Los Angeles Housing Department representatives present were Robert Vergara, Cecilia Rosales, Dianne Mattingly, Peter Havas, Adam Miller, and Adelina Kocharyan. All representatives were present via teleconference as described in the Notice. A representative from the California Municipal Finance Authority, Anthony Stubbs; and Jonathan Shum from Related.

By 12:03 p.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 April 17, 2025 at Los Angeles, California.

CITY OF LOS ANGELES

Los Angeles Housing Department

Trena Johnson Hall, General Manager

Robert Vergara

Digitally signed by Robert Vergara
Date: 2025.04.17 12:10:32 -07'00'

Robert Vergara, Financial Development Officer II, LAHD