



**COMMUNITY DEVELOPMENT COMMISSION/
HOUSING AUTHORITY
of the County of Los Angeles**

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**Hilda L. Solis
Mark Ridley-Thomas
Sheila Kuehl
Janice Hahn
Kathryn Barger**
Commissioners

Monique King-Viehlend
Executive Director

February 19, 2019

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

38 February 19, 2019

CELIA ZAVALA
EXECUTIVE OFFICER

**ADOPT RESOLUTION APPROVING ISSUANCE OF TAX-EXEMPT MULTIFAMILY HOUSING
MORTGAGE REVENUE BONDS FOR MULTIFAMILY HOUSING IN THE CITY OF PALMDALE
(DISTRICT 5) (3 VOTES)**

SUBJECT

This letter requests that your Board adopt a Resolution approving the issuance of Multifamily Housing Mortgage Revenue Bonds to finance the site acquisition, construction and development of Juniper Grove Apartments a 101-unit multifamily rental housing development to be located in the City of Palmdale.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that adoption of this Resolution is not subject to the provisions of the California Environmental Quality Act (CEQA) because the action will not have the potential of causing a significant effect on the environment.
2. Adopt and instruct the Chair to sign a Resolution, as required under Section 147(f) of the Internal Revenue Code of 1986, approving the issuance of Multifamily Housing Mortgage Revenue Bonds by the Housing Authority in an amount not to exceed \$35,000,000 to Meta Housing Corporation (Borrower), or an affiliate or assign thereof, to finance the acquisition, construction and development of a 101-unit multifamily rental housing development to be located at the southeast corner of Division Street and Avenue R in the City of Palmdale (Project).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The recommended actions will authorize the issuance of tax-exempt Multifamily Housing Mortgage Revenue Bonds in an aggregate amount not to exceed \$35,000,000 (Bonds) in order to finance the

site acquisition, construction and development of the Project.

The Project, to be located at the southeast corner of Division Street and Avenue R in the City of Palmdale, will consist of 49 one-bedroom units, 27 two-bedroom units and 25 three-bedroom units. Fifty of the units will be reserved for households with incomes that do not exceed 30% of the area median income (AMI) for the Los Angeles Metropolitan Statistical Area, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development (HUD). Five (5) units will be reserved for households with income that do not exceed 50% of the AMI, and 44 units will be reserved for households with incomes that do not exceed 60% of the AMI. The two manager's units will have no affordability requirements. Forty-nine units will be occupied by formerly homeless and mentally ill individuals and fifty units will be occupied by individuals and families. The affordability requirements will remain in effect for 55 years. The developer for the Project is Meta Housing Corporation. The Borrower is a limited partnership, which includes the developer as a partner.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. The Bonds will be repaid solely through rent revenues collected by the Borrower. The Borrower will pay all fees and related costs.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The attached Resolution was prepared by Hawkins Delafield & Wood, Housing Authority Bond Counsel, and approved as to form by County Counsel.

This action does not authorize the sale of the Bonds. The Housing Authority will return to its Board of Commissioners for this authorization at a later date.

On January 18, 2019, the Housing Authority conducted a hearing at its office located at 700 West Main Street in Alhambra regarding the issuance of multifamily bonds to finance the Project, pursuant to Section 147(f) of the Internal Revenue Code. No comments were received at the public hearing concerning the issuance of the Bonds or the nature and location of the Project.

ENVIRONMENTAL DOCUMENTATION

The proposed action is not a project pursuant to CEQA because it is an activity that is excluded from the definition of a project by Section 15378 (b)(5) of the State CEQA guidelines. The proposed action is an administrative activity of government which will not result in direct or indirect physical change to the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The proposed action is a necessary step to provide bond financing for the Project, which will increase the supply of affordable multifamily housing in the County with long-term affordability.

The Honorable Board of Supervisors
2/19/2019
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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Monique King-Viehland". The signature is fluid and cursive, with a large initial "M" and a long, sweeping underline.

MONIQUE KING-VIEHLAND
Executive Director

MKV:LN:DR

Enclosures

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF
LOS ANGELES APPROVING THE ISSUANCE OF MULTIFAMILY HOUSING
REVENUE BONDS AND RELATED ACTIONS

WHEREAS, the Housing Authority of the County of Los Angeles (the “Authority”) intends to adopt a plan of financing to sell and issue multifamily housing revenue bonds in one or more series issued from time to time, and at no time to exceed \$35,000,000 in outstanding aggregate principal amount (the “Bonds”), in order to assist in financing (including reimbursement of Borrower’s expenditures) the acquisition, construction, development and rehabilitation of a multifamily rental housing development consisting of 101 units located at Southeast Corner of Division Street and Avenue R, City of Palmdale, California 93550 in the City of Palmdale and in the County of Los Angeles (the “Project”), to be owned by Juniper Grove Apartments L.P. (or an affiliate, assign or designee); and

WHEREAS, pursuant to Section 147(f) of the Internal Revenue Code of 1986 (the “Code”), the Bonds are required to be approved prior to their issuance by the applicable elected representative of the governmental unit on whose behalf the bonds are expected to be issued and by each governmental unit having jurisdiction over the area in which any facility financed by such bonds is to be located, after a public hearing held following reasonable public notice; and

WHEREAS, the interest on the Bonds may qualify for exclusion from gross income under Section 103 of the Code, only if the Bonds are approved in accordance with Section 147(f) of the Code; and

WHEREAS, the Project is located wholly within the County of Los Angeles, California and is within the City of Palmdale; and

WHEREAS, the City of Palmdale has approved the issuance by the Authority of the Bonds for the Project within the City of Palmdale; and

WHEREAS, this Board of Supervisors (“Board”) is the elected legislative body of the County of Los Angeles (“County”) and is the applicable elected representative of the Authority within the meaning of Section 147(f) of the Code; and

WHEREAS, pursuant to Section 147(f) of the Code, the Authority has, following notice duly given, held a public hearing regarding the plan of financing and the issuance of such Bonds on January 18, 2019, and now desires that the Board approve the issuance of such Bonds; and

WHEREAS, this Board hereby finds and declares that this Resolution is being adopted pursuant to the powers granted by law.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The above recitals, and each of them, are true and correct.
2. This Board hereby approves the plan of financing and the issuance of the Bonds by the Authority to finance costs of the Project. It is the purpose and intent of this

Board that this Resolution constitute approval of the plan of financing and the Bonds by the applicable elected representative of the issuer of the Bonds and the applicable elected representative of the governmental unit having jurisdiction over the area in which the Project is located, in accordance with Section 147(f) of the Code.

3. The Executive Officer-Clerk of the Board of Supervisors or a deputy thereof is directed to certify and deliver a copy of this Resolution to the Authority.

4. This Resolution shall take effect immediately upon its adoption.

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PASSED AND ADOPTED by the Board of Supervisors of the County of Los Angeles, State of California, this 19th day of February, 2019, by the following vote:

AYES: Supervisors Solis, Ridley-Thomas, Kuehl, Barger and Hahn

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

By Jenice Hahn
Chair of the Board of Supervisors

ATTEST:

CELIA ZAVALA,
Executive Officer-Clerk
of the Board of Commissioners

By: Lachelle Smitheman
Deputy



APPROVED AS TO FORM:

MARY C. WICKHAM,
County Counsel

By: Bethz Pachal
Deputy