



January 07, 2025

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:

**ADOPT RESOLUTION APPROVING ISSUANCE OF TAX-EXEMPT MULTIFAMILY HOUSING  
MORTGAGE REVENUE BONDS FOR MULTIFAMILY HOUSING IN UNINCORPORATED WEST  
LOS ANGELES  
(DISTRICT 3) (3 VOTE)**

**SUBJECT**

This letter requests that the Board of Supervisors adopt a Resolution approving the reissuance of Multifamily Housing Mortgage Revenue Bonds (Bonds) by the City of Los Angeles (City) to finance the acquisition, construction and rehabilitation of Building 205 Apartments and Building 208 Apartments located on the Veteran Affairs campus in unincorporated West Los Angeles. The Projects will provide a total of 120 units reserved for homeless veterans.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that adoption of the 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 City's issuance of Multifamily Housing Mortgage Revenue Bonds and related actions in an aggregate amount not to exceed \$22,800,000 to assist Building 205 Preservation LP to finance the acquisition and rehabilitation of a 68-unit multifamily rental housing development to be located at 11301 Wilshire Boulevard in Building 205 in unincorporated West Los Angeles; and in an aggregate amount not to exceed \$20,575,000 to assist Building 208 Preservation LP to finance the acquisition and rehabilitation of a 54-unit multifamily rental housing development to be located at 11301 Wilshire Boulevard in Building 208 in unincorporated West Los Angeles.

## **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The actions will authorize the issuance of tax-exempt Multifamily Housing Mortgage Revenue Bonds by the City, which will finance the acquisition and rehabilitation of two sites located in unincorporated West Los Angeles. This approval authorizes the City to reissue Bonds for the Projects but does not commit the County to approving, financing, or authorizing the rehabilitation.

The Projects will include 120 fully furnished studio and one-bedroom units ranging from 316 to 737 square feet. Building 205 Apartments is an existing three-story building, to be comprised of 32 studio units and 36 one-bedroom units, for a total of 68 units, including one manager's unit. Building 208 Apartments is an existing three-story building, to be comprised of 26 studio units and 28 one-bedroom units, for a total of 54 units, including one manager's unit. The Projects will include units for individuals with mobility, aural, and/or visual disabilities. The Projects will feature onsite amenities that the residents will be able to take advantage of. The Projects will include amenities such as indoor and outdoor community areas, bocce ball courts, laundry facilities, smart TVs, and paid Wi-Fi and utilities. The Projects will be reserved for homeless veterans earning between 50% to 60% of the Area Median Income (AMI) and veterans receiving project-based Veterans Affairs Supportive Housing (VASH) vouchers.

## **FISCAL IMPACT/FINANCING**

There is no impact on the County General Fund. The Bonds will be repaid solely through rent revenues collected by Building 205 Preservation LP and Building 208 Preservation LP (Borrowers). The Borrowers will pay all fees and related costs.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Pursuant to the provisions of Chapter 7 of Part 5 of Division 31 of the Health and Safety Code of the State of California (Code), the City is permitted to issue Bonds for the purpose of financing the acquisition, construction and rehabilitation of the multifamily rental housing located in unincorporated West Los Angeles, and the County may issue such bonds for multifamily rental housing throughout the County. The Code allows a county and one or more cities within a county to enter into agreements for the purpose of financing multifamily rental housing developments. The County has executed an Interlocal Cooperation Agreement with the City to facilitate the City's issuance of bonds within the County for the Projects.

The attached Resolution authorizes the City to issue the Bonds for the Projects. Adoption of the Resolution by your Board is required by the California Debt Limit Allocation Committee for a private activity bond allocation.

On April 14, 2020, the Board of Supervisors adopted a resolution approving the issuance of Multifamily Housing Mortgage Revenue Bonds and related actions in accordance with Section 147(f) of the Internal Revenue Code of 1986 (the "Code"). This action provided approval by the applicable elected representative of the governmental unit on whose behalf the Bonds were issued after a public hearing was held following a reasonable public notice.

On June 7, 2024, the Los Angeles Housing Department conducted a public hearing regarding the issuance of multifamily bonds to finance the Projects, 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.

The Honorable Board of Supervisors

1/7/2025

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The Resolution was prepared by Kutak Rock, Los Angeles County Development Authority Bond Counsel, and approved as to form by County Counsel.

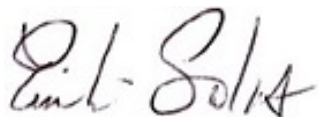
**ENVIRONMENTAL DOCUMENTATION**

The proposed action not a project pursuant to CEQA because the activities are excluded from the definition of a project by Section 15378 (b) 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 Projects, which will increase the supply of long term affordable multifamily housing in the County.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Emilio Salas". The signature is written in a cursive, somewhat stylized font.

Emilio Salas

Executive Director

ES:LK

Enclosures

## **RESOLUTION**

### **RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES APPROVING THE ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS BY THE CITY OF LOS ANGELES AND RELATED ACTIONS IN THE COUNTY OF LOS ANGELES**

WHEREAS, both the County of Los Angeles (the “County”) and the City of Los Angeles (the “City”) are authorized, pursuant to the provisions of Chapter 7 of Part 5 of Division 31 of the Health and Safety Code of the State of California (the “Act”), to issue their revenue bonds for the purpose of providing permanent financing for the acquisition, construction and rehabilitation of multifamily rental housing for persons and families of low or moderate income; and

WHEREAS, the City previously issued, pursuant to its resolutions adopted by its City Council on April 7, 2020, its Multifamily Housing Revenue Bond (Building 205 Apartments) Series 2020G in a maximum principal amount of \$20,500,000 (the “2020 Building 205 Bond”) and its Multifamily Housing Revenue Bond (Building 208 Apartments) Series 2020H in a maximum principal amount of \$18,500,000 (the “2020 Building 208 Bond” and together with the 2020 Building 205 Bond, the “2020 Bonds”), and pursuant to its resolution adopted by its City Council on March 24, 2023, its Subordinate Multifamily Housing Revenue Bond (Building 205 Apartments) Series 2023J in a maximum principal amount of \$2,300,000 (the “2023 Building 205 Bond” and together with the 2020 Building 205 Bond, the “Building 205 Bonds”) and its Subordinate Multifamily Housing Revenue Bond (Building 208 Apartments) Series 2023K in a maximum principal amount of \$2,075,000 (the “2023 Building 208 Bond” and together with the 2020 Building 208 Bond, the “Building 208 Bonds” and collectively with the Building 205 Bonds, the “Bonds”), each pursuant to a plan of financing, to finance the acquisition and construction of the multifamily rental housing projects described in Exhibit A attached hereto (each a “Project” and collectively the “Projects”); and

WHEREAS, Building 205 Preservation, LP and Building 208 Preservation, LP, the California limited partnerships formed to own the Projects have requested the City to approve certain modifications to the Indenture and certain other loan documents to increase the permanent loan amounts of the respective Bonds (the “Amendments”); and

WHEREAS, pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”), the Amendments will cause the Bonds to be “reissued” under the Code; and

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

WHEREAS, pursuant to the Code the Bonds are required to be approved 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 Projects are located within the County but not within the City; and

WHEREAS, this Board of Supervisors (the “Board”) is the elected legislative body of the County and is the applicable elected representative of the governmental unit 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 in the *Los Angeles Times*, which is a newspaper of general circulation in the City and the County, on January 7, 2020, to the effect that a public hearing would be held with respect to the Projects on January 21, 2020, 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, through June 7, 2024, to the effect that a public hearing would be held with respect to the Projects on June 7, 2024, regarding the issuance and/or reissuance of the Bonds; and

WHEREAS, the Los Angeles Housing Department has held said public hearings regarding the plan of financing on such dates, at which time an opportunity was provided to present arguments both for and against the issuance and/or reissuance of the Bonds; and

WHEREAS, the minutes of said hearings, together with any written comments received in connection therewith, have been presented to the County; and

WHEREAS, the City and Borrowers have requested the County to approve reissuance of the Bonds for purposes of Section 147(f) of the Code;

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. Pursuant to and solely for purposes of Section 147(f) of the Code, this Board hereby approves the plan of financing and the reissuance of the Bonds by the City in one or more series to finance the costs of the Projects. 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 governmental unit having jurisdiction over the area in which the Projects are located, in accordance with Section 147(f) of the Code.
3. The Executive Officer of the Board or a deputy thereof is directed to certify and deliver a copy of this Resolution to the City.
4. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the Board of Supervisors of the County of Los Angeles, State of California this 7th day of January, 2025 by the following vote:

AYES: [Supervisors Solis, Mitchell, Horvath, Hahn and Barger](#)

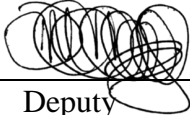
NOES: [None](#)

ABSENT: [None](#)

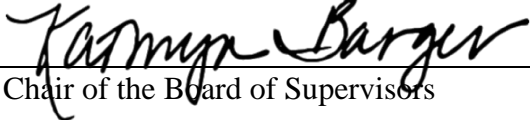
ABSTAIN: [None](#)

ATTEST:

EDWARD YEN,  
Executive Officer  
of the Board of Supervisors

By:   
Deputy



By   
Chair of the Board of Supervisors

APPROVED AS TO FORM:

DAWYN R. HARRISON,  
County Counsel

By: \_\_\_\_\_  
Deputy

**EXHIBIT A**  
**PROJECTS**

<b>Project Name:</b>	<b>Address</b>	<b>#Units:</b>	<b>Project Sponsor</b>	<b>Maximum Amount:</b>
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