



June 03, 2025

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

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

Dear Supervisors/Commissioners:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

56 June 3, 2025

A handwritten signature in black ink that reads "Edward Yen".

EDWARD YEN
EXECUTIVE OFFICER

**ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS OR NOTES FOR THE
ACQUISITION, DEVELOPMENT AND CONSTRUCTION OF THE VETERAN COMMONS
APARTMENTS PROJECT IN THE CITY OF DOWNEY
(DISTRICT 4) (3 VOTES)**

SUBJECT

This letter requests that the Board of Supervisors of the County of Los Angeles (County) and the Board of Commissioners of the Los Angeles County Development Authority (LACDA) approve resolutions authorizing and actions facilitating the issuance, sale, and delivery of multifamily housing revenue bonds or notes (collectively, Bonds) by the LACDA to finance the site acquisition, development, and construction of Veteran Commons Apartments (Project), a 100-unit (including one manager unit) affordable housing project to be owned and operated by Veteran Commons, L.P. (Borrower) and located at 11269 Garfield Avenue in the City of Downey.

IT IS RECOMMENDED THAT THE BOARD:

1. Pursuant to Section 147(f) of the Internal Revenue Code, approve the plan of financing of the construction of the Project by the LACDA, located at 11269 Garfield Avenue in the City of Downey, to be owned and operated by the Borrower, and the issues of the below defined Project Bonds following the Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing held by the LACDA.

2. Adopt and instruct the Chair to sign the attached Resolution approving the plan of financing and authorizing the issuance of Bonds by the LACDA in an aggregate principal amount not exceeding \$44,000,000 to assist the Borrower to finance the site acquisition, construction and development of the Project.

3. Delegate authority to the LACDA to act as the agent of the County and to negotiate and execute an Interlocal Cooperation Agreement between the County and the City of Downey (Cooperation Agreement).

4. Find that the adoption of the Resolution approving a plan of financing and authorizing issuance of the Bonds is not subject to the provisions of the California Environmental Quality Act (CEQA) because the actions will not have the potential of causing a significant effect on the environment.

IT IS RECOMMENDED THAT THE BOARD OF COMMISSIONERS OF THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY:

1. Adopt and instruct the Chair to sign the attached Resolution approving the issuance, sale, and delivery of the Bonds by the LACDA to assist the Borrower in development of the Project.

2. Authorize the Executive Director or designee to negotiate, execute, and if necessary, amend or terminate all related documents and take all necessary actions for the issuance, sale, and delivery of the Veteran Commons bonds.

3. Approve the designation to act on behalf of the County and authorize and instruct the Executive Director or designee to negotiate, execute, and if necessary, amend an Interlocal Cooperation Agreement between the County and the City of Downey (Cooperation Agreement).

5. Find that the adoption of the Resolution is not subject to the provisions of the California Environmental Quality Act (CEQA) because the actions will not have the potential of causing a significant effect on the environment.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to approve the plan of financing and authorize the issuance, sale, and delivery of the Bonds by the LACDA, to finance the acquisition, construction, and development of the Project. This development will serve low-income individuals and families with 100 service-enhanced affordable homes ranging in size from one to three bedrooms. The modern campus-like collection of three buildings, slated for the corner of Gardendale Street and Garfield Avenue on the southwest border of Downey, will set the stage for the area's future as a major transit hub, with a station on Metro's future West Santa Ana rail line just a quarter mile from the site.

The target population is homeless veterans earning between 30% and 50% of the area median income and families earning between 30% and 60% of the area median income. Onsite amenities include an outdoor courtyard, native landscaping, ample shade trees, a barbeque, play areas for children, a roof garden, laundry rooms, a community room with a teaching kitchen and computer desk, secure bicycle storage, and onsite property management.

This action will also authorize the LACDA, on behalf of the County, to enter into a Cooperation Agreement with the City of Downey on the County's behalf as required by California Health and

Safety Code Section 52086. Execution of the Cooperation Agreement will authorize issuance of the Bonds by the LACDA for development on the Project Site which is in the City of Downey.

FISCAL IMPACT/FINANCING

There is no impact on the County General Fund. The Bonds will be repaid solely through project rent revenues collected by the Borrower, or an approved designee. The Borrower will pay all fees and related costs for the Bonds. No financial obligations are placed on the County or LACDA for project financing costs or debt repayment.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On April 9, 2024, the Board of Commissioners adopted an inducement resolution declaring the intent of the LACDA to undertake the financing of the Bonds in accordance with U.S. Treasury Department regulations. This action established a base date after which costs incurred by the Borrower for the Project could be included in the acquisition and permanent financing obtained prior to the issuance of the Bonds.

The LACDA is authorized to issue multifamily revenue bonds or notes to assist in financing for nonprofit public benefit organizations or for-profit corporations with a public benefit projects, including the Borrower. In order for the LACDA to issue the Bonds, the LACDA and the County must execute the following actions: (1) The LACDA must conduct a public hearing to satisfy the public approval requirement of Section 147(f) of the Internal Revenue Code; and (2) the County must approve a Resolution approving the plan of financing and authorizing the LACDA to issue the Bonds. Although the LACDA will be issuing the Bonds at the request of the Borrower, the financing cannot proceed without the approval of the applicable elected legislative body and execution of the Cooperation Agreement between the County and the City of Downey.

On February 18, 2025, following proper notice, the LACDA conducted a telephonic TEFRA public hearing regarding the plan of financing, including the issuance of the Bonds and the nature or location of the Project at its office located at 700 West Main Street in Alhambra and provided an opportunity for all interested persons to speak or submit written comments. No comments were received at the hearing concerning the issuance of the Bonds or the nature and location of the Project.

The attached Resolutions were prepared by Kutak Rock LLP, LACDA Bond Counsel, and approved as to form by County Counsel. Outside of adopting the required Resolutions, no other participation or activity of the County or the Board of Supervisors/Commissioners with respect to the issuance of the Bonds will be required.

Pursuant to California Government Code Section 5852.1, required public disclosure documents for issuance of the Bonds are also attached. All documents related to this action will be approved as to form by County Counsel prior to execution by the authorized parties.

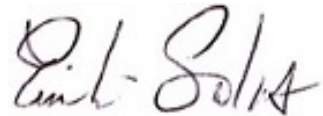
ENVIRONMENTAL DOCUMENTATION

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) 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 will facilitate financing for Project, which will expand the supply of affordable housing in the County with long-term affordability.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Emilio Salas". The signature is fluid and cursive, with the first name "Emilio" and last name "Salas" clearly distinguishable.

Emilio Salas

Executive Director

ES:TM:LK:ML

Enclosures

PUBLIC DISCLOSURES RELATING TO CONDUIT REVENUE OBLIGATIONS

Pursuant to California Government Code Section 5852.1, the borrower (the "Borrower") identified below has provided the following required information to the Los Angeles County Development Authority (the "LACDA") prior to the LACDA's regular meeting (the "Meeting") of its Board of Commissioners (the "Board of Commissioners"), at which Meeting the Board will consider the authorization of conduit multifamily housing revenue bond (the "Bond") as identified below.

1. Name of Borrower: Veteran Commons, L.P.
2. Board of Commissioners Meeting Date: June 3, 2025
3. Name of Conduit Revenue Obligations: Los Angeles County Development Authority Multifamily Housing Revenue Bond (Veteran Commons) 2025 Series A-1 (the "Tax-Exempt Bond") and Los Angeles County Development Authority Multifamily Housing Revenue Bond (Veteran Commons) 2025 Taxable Series A-2 (the "Taxable Bond" and, together with the Tax-Exempt Bond, the "Bonds").
4. ☒ Private Placement Lender or Bond Purchaser, ☐ Underwriter or ☐ Financial Advisor (mark one) engaged by the Borrower presented the Borrower with the following required good faith estimates relating to the Bonds, and such good faith estimates have been presented to the governing board or official(s) of the Borrower with authority to obligate the Borrower in connection with the financing:
 - (A) The true interest cost of the Tax-Exempt Bond, which means the rate necessary to discount the amounts payable on the respective principal and interest payment dates to the purchase price received for the new issue of Tax-Exempt Bond (to the nearest ten-thousandth of one percent): 6.37%. The true interest cost of the Taxable Bond, which means the rate necessary to discount the amounts payable on the respective principal and interest payment dates to the purchase price received for the new issue of Taxable Bond (to the nearest ten-thousandth of one percent): 7.32%.
 - (B) The finance charge of the Tax-Exempt Bond, which means the sum of all fees and charges paid to third parties: \$410,716. The finance charge of the Taxable Bond, which means the sum of all fees and charges paid to third parties: \$19,000.
 - (C) The amount of proceeds received by the LACDA for sale of the Tax-Exempt Bond less the finance charge of the Tax-Exempt Bond described in subparagraph (B) and any reserves or capitalized interest paid or funded with proceeds of the Tax-Exempt Bond: \$34,045,000. The amount of proceeds received by the LACDA for sale of the Taxable Bond less the finance charge of the Taxable Bond described in subparagraph (B) and any reserves or capitalized interest paid or funded with proceeds of the Taxable Bond: \$3,026,524.
 - (D) The total payment amount, which means the sum total of all payments the Borrower will make to pay debt service on the Bond plus the finance charge of the Tax-Exempt Bond described in subparagraph (B) not paid with the proceeds of the Tax-Exempt Bond (which total payment amount shall be calculated to the final maturity of the Tax-Exempt Bond): \$38,776,716. The total payment amount, which means the sum total of all payments the Borrower will make to pay debt service on

the Taxable Bond plus the finance charge of the Taxable Bond described in subparagraph (B) not paid with the proceeds of the Taxable Bond (which total payment amount shall be calculated to the final maturity of the Taxable Bond): \$3,423,524.

This document has been made available to the public at the Meeting of the Board of Commissioners.

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

WHEREAS, the Los Angeles County Development Authority (the “LACDA”), has indicated its intent to adopt a plan of financing to sell and issue multifamily housing revenue bonds or notes in one or more series issued from time to time, and at no time to exceed \$44,000,000 in outstanding aggregate principal amount (the “Bonds”), in order to assist in financing (including reimbursement of Borrower’s expenditures) the acquisition, construction, development or rehabilitation of a multifamily rental housing development consisting of 100 units (including one manager unit) located at 11269 Garfield Avenue, in the City of Downey and in the County of Los Angeles (the “Project”), to be owned by Veteran Commons, L.P., a California limited partnership (the “Borrower”) formed by Abode Communities and/or PATH Ventures (or an affiliate, assign or designee approved by LACDA) and such intent was adopted by a resolution of the LACDA Board of Commissioners on April 9, 2024; and

WHEREAS, pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended (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 or notes are expected to be issued and by each governmental unit having jurisdiction over the area in which any facility financed by such bonds or notes 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 (the “County”) and is within the City of Downey (the “City”); and

WHEREAS, the City has approved or will approve the issuance by the LACDA of the Bonds for the Project within the City;

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

WHEREAS, pursuant to Section 147(f) of the Code, the LACDA has, following notice duly given, held a public hearing regarding the plan of financing and the issuance of such Bonds on February 18, 2025, and now desires that the Board approves the issuance of such Bonds within the County of Los Angeles; 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. Pursuant to and solely for the purpose of Section 147(f) of the Code, this Board hereby approves the plan of financing and the issuance of the Bonds by the LACDA in one or more series 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 LACDA is hereby authorized and directed to take whatever further action relating to the aforesaid financial assistance may be deemed reasonable and desirable, provided that the terms and conditions under which the Bonds are to be issued and sold shall be approved by the LACDA in the manner provided by law prior to the sale thereof.
4. The proposed form of Interlocal Cooperation Agreement, in the form presented to this meeting, is hereby approved. The Chair of the Board of Commissioners and the Executive Director of the LACDA or his designee are each hereby authorized and directed, for and in the name of the LACDA and on behalf of the County of Los Angeles, to execute and deliver the Interlocal Cooperation Agreement in substantially said form, with such additions thereto or changes therein as such officer may approve or recommend upon consultation with counsel to the LACDA and Bond Counsel to the LACDA, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of such Interlocal Cooperation Agreement.
5. The Executive Officer of the Board or a deputy thereof is directed to certify and deliver a copy of this Resolution to the LACDA.
6. 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 3rd day of June, 2025, by the following vote:

AYES: Supervisors Solis, Mitchell, Horvath, Hahn, and Barger

NOES: 0

ABSENT: 0

ABSTAIN: 0



By Karmyn Barger
Chair of the Board of Supervisors

ATTEST:

EDWARD YEN,
Executive Officer
of the Board of Supervisors

By: Maxine Olejda
Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON,
County Counsel

By: Behnaz Jashatovan
Deputy

RESOLUTION AUTHORIZING THE ISSUANCE AND DELIVERY OF ONE OR MORE SERIES OF MULTIFAMILY HOUSING REVENUE BONDS OR NOTES IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$41,045,000 FOR THE PURPOSE OF MAKING A LOAN TO PROVIDE FINANCING FOR A MULTIFAMILY RENTAL HOUSING PROJECT KNOWN AS VETERAN COMMONS, DETERMINING AND PRESCRIBING CERTAIN MATTERS RELATING THERETO, AND APPROVING AND AUTHORIZING THE EXECUTION OF RELATED DOCUMENTS, AGREEMENTS AND ACTIONS.

WHEREAS, the Los Angeles County Development Authority (the “LACDA”) is authorized and empowered by the provisions of Section 34312.3 of the Health and Safety Code of the State of California (the “Act”) to issue and sell revenue bonds or notes for the purpose of making loans or otherwise providing funds to finance the acquisition, construction, rehabilitation and development of multifamily residential rental housing projects, including units for households meeting the income limits set forth in the Act; and

WHEREAS, there has been prepared and presented to this Board for consideration at this meeting the documentation required for the issuance of one or more series of bonds or notes for the financing of the acquisition, development and construction of a multifamily rental housing development consisting of 100 total units located at 11269 Garfield Avenue, in the City of Downey, in Los Angeles County (the “Project”), to be known as Veteran Commons and to be owned by Veteran Commons, L.P. (or an affiliate or assign thereof, the “Borrower”); and

WHEREAS, the LACDA proposes to issue, pursuant to and in accordance with the Act, its Multifamily Housing Revenue Bond (Veteran Commons) 2025 Series D-1 (the “Tax-Exempt Bond”) with a principal amount not to exceed \$34,045,000; and

WHEREAS, the LACDA proposes to issue, pursuant to and in accordance with the Act, its Multifamily Housing Revenue Bond (Veteran Commons) 2025 Taxable Series D-2 (the “Taxable Bond” and together with the Tax-Exempt Bond, the “Bonds”) with a principal amount not to exceed \$7,000,000 and

WHEREAS, the Project is located within the City of Downey (the “City”) and the County of Los Angeles; and

WHEREAS, the City has agreed to allow the LACDA to issue the Bonds to finance the Project pursuant to an agreement authorized by the Act; and

WHEREAS, pursuant to Section 5852.1 of the California Government Code, this Board has received the following information as a good faith estimate of the cost of the Project financing and the LACDA has disclosed such information in accordance with Section 5852.1 of the California Government Code: (a) the true interest cost of the Bonds; (b) the finance charge of the Bonds, including all third party expenses; (c) the amount of proceeds received by the LACDA for the sale of the Bonds less the finance charge of the Bonds and any reserves or capitalized interest paid or funded with proceeds of the Bonds; and (d) the total payment amount; and

WHEREAS, it appears that each of the documents and instruments above referred to which are now before this meeting is in appropriate form and is an appropriate instrument to be executed and delivered for the purposes intended.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Los Angeles County Development Authority, as follows:

1. It is hereby found and determined that it is necessary and desirable for the LACDA to provide financing for the Project through the issuance and delivery of the Bonds in order to assist in the acquisition, construction and development of the type of dwelling units provided by the Project.

2. For the purpose of raising moneys with which to effectuate financing for the Project, the LACDA hereby determines to issue revenue bonds of the LACDA to be designated as “Los Angeles County Development Authority Multifamily Housing Revenue Bond (Veteran Commons) 2025 Series D-1” (or such other name or series designation as may be designated by officers or agents of the LACDA), in one or more series or subseries, each with an appropriate series designation, in an aggregate maximum principal amount not to exceed \$34,045,000 and “Los Angeles County Development Authority Multifamily Housing Revenue Bond (Veteran Commons) 2025 Taxable Series D-2” (or such other name or series designation as may be designated by officers or agents of the LACDA), in one or more series or subseries, each with an appropriate series designation, in an aggregate principal amount not to exceed \$7,000,000. The Bonds shall bear interest at the interest rates set forth in or determined in accordance with an indenture of trust (the “Indenture”), maturing as provided in the Indenture, but not later than 40 years from the date of issue. The Bonds shall be in substantially the forms set forth in the Indenture, with such appropriate variations, omissions, insertions and provisions as are permitted or required by the Indenture, which shall be appropriately completed when the Bonds are prepared.

The Bonds shall be limited obligations of the LACDA payable solely from the revenues, receipts and other moneys pledged therefor under the Indenture.

The Bonds shall be executed on behalf of the LACDA by the manual or facsimile signature of the Chair of this Board or the Executive Director of the LACDA.

3. The proposed form of Indenture, providing for the issuance of the Bonds, in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the LACDA or his or her designee are each hereby authorized and directed, for and in the name and on behalf of the LACDA, to execute and deliver the Indenture, in substantially said form, with such additions thereto or changes therein as such officer may approve or recommend upon consultation with counsel to the LACDA and Bond Counsel to the LACDA (provided that such additions or changes shall not authorize an aggregate principal amount of the Bonds in excess of the amount stated above or result in an initial interest rate on the Bonds in excess of 9%), the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Indenture. The proposed forms of the Bonds, as set forth in the Indenture, are hereby

approved, and the Chair of the Board and Executive Director of the LACDA or his or her designee are hereby authorized and directed to execute, by manual or facsimile signatures of such officers, and, if deemed necessary or desirable, a trustee (the "Trustee") to be designated by the LACDA in the Indenture or an authenticating agent is hereby authorized and directed to authenticate, by manual signatures of one or more authorized officers of the Trustee or an authenticating agent, if applicable, the Bonds in substantially such form, and the LACDA or the Trustee, as applicable, is hereby authorized and directed to deliver the Bonds to the purchaser, which shall be JPMorgan Chase Bank, N.A., or an affiliate thereof, in accordance with the Indenture. The Bonds may, if so provided in the Indenture, be issued as "draw down" bonds to be funded over time as provided in the Indenture. The date, maturity date, interest rate or rates, interest payment dates, denominations, form, registration privileges, manner of execution, place of payment, terms of redemption and other terms of the Bonds shall be as provided in the Indenture as finally executed; provided, however, that the principal amount of the Tax-Exempt Bond shall not exceed \$34,045,000 and the principal amount of the Taxable Bond shall not exceed \$7,000,000.

4. The proposed form of Loan Agreement (the "Loan Agreement"), in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the LACDA or his or her designee are each hereby authorized and directed, for and in the name and on behalf of the LACDA, to execute and deliver the Loan Agreement, with such additions or changes in said document as such officer may recommend or approve upon consultation with counsel to the LACDA and Bond Counsel to the LACDA, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Loan Agreement.

5. The proposed form of Regulatory Agreement and Declaration of Restrictive Covenants (the "Regulatory Agreement") in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the LACDA or his or her designee are each hereby authorized and directed, for and in the name and on behalf of the LACDA, to execute and deliver the Regulatory Agreement, with such additions or changes in said document as such officer may recommend or approve upon consultation with counsel to the LACDA and Bond Counsel to the LACDA, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Regulatory Agreement.

6. This Board hereby appoints the Executive Director of the LACDA or her designee as administrator/manager with respect to the Project and other matters arising in connection with the Bonds (the "Administrator").

7. All consents, approvals, notices, orders, requests and other actions permitted or required by any of the documents authorized by this resolution, whether before or after the issuance of the Bonds, including without limitation any of the foregoing which may be necessary or desirable in connection with any default under or amendment of such documents, any transfer or other disposition of the Project or any redemption of the Bonds, may be given or taken by the Administrator without further authorization by this Board, and the Administrator is hereby authorized and directed to

give any such consent, approval, notice, order or request and to take any such action which such officer may deem necessary or desirable to further the purposes of this resolution.

8. All actions heretofore taken by the officers and agents of the LACDA with respect to the issuance and delivery of the Bonds are hereby approved, confirmed and ratified, and the proper officers of the LACDA are hereby authorized and directed, for and in the name and on behalf of the LACDA to do any and all things and take any and all actions and execute and deliver any and all certificates, agreements and other documents, including but not limited to those described in the Indenture and the other documents herein approved, including an interlocal cooperation agreement with the City, which they, or any of them, may deem necessary or advisable in order to consummate the lawful issuance and delivery of the Bonds and to effectuate the purposes thereof and of the documents herein approved in accordance with this resolution and resolutions heretofore adopted by the LACDA.

9. All resolutions or parts thereto in conflict herewith are, to the extent of such conflict, hereby repealed.

10. This resolution shall take effect upon its adoption.

PASSED AND ADOPTED by the Board of Commissioners of the Los Angeles County Development Authority, State of California, this ____ day of _____, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

By: _____
Chair of the Board of Commissioners

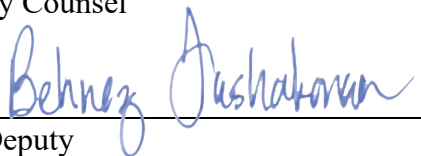
ATTEST:

EDWARD YEN
Executive Officer
of the Board of Commissioners

By: _____
Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By:  _____
Deputy