



## Legislation Details (With Text)

**File #:** ID19-1970    **Version:** 1    **Name:** TEFRA Hearing - CSCDA - Pleasant Village Apartments  
**Type:** Action Item    **Status:** Passed  
**File created:** 7/3/2019    **In control:** City Council  
**On agenda:** 8/15/2019    **Final action:** 8/15/2019  
**Title:** TEFRA HEARING - To hear and consider information concerning the proposed issuance of Multifamily Housing Revenue Bonds by California Statewide Communities Development Authority for the purpose of financing or refinancing the acquisition, rehabilitation, improvement and equipping of Pleasant Village Apartments  
1. \*\*\*RESOLUTION - Approving the issuance by the California Statewide Communities Development Authority of Multifamily Housing Revenue Bonds, in an aggregate principal amount not to exceed \$15 million for the purpose of financing or refinancing the acquisition, rehabilitation, improvement and equipping of Pleasant Village Apartments and certain other matters relating thereto (Subject to Mayor's veto).  
**Sponsors:** Finance Department  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Pleasant Village Resolution - Final.pdf, 2. Publication Notice - Published 20190730.pdf

Date	Ver.	Action By	Action	Result
8/15/2019	1	City Council	adopted	Pass

## REPORT TO THE CITY COUNCIL

**August 15, 2019**

**FROM:** MICHAEL LIMA, Finance Director/City Controller  
Finance Department

**BY:** PHILLIP HARDCASTLE, Principal Accountant - Debt Administration  
Finance Department

### SUBJECT

TEFRA HEARING - To hear and consider information concerning the proposed issuance of Multifamily Housing Revenue Bonds by California Statewide Communities Development Authority for the purpose of financing or refinancing the acquisition, rehabilitation, improvement and equipping of Pleasant Village Apartments

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## RECOMMENDATION

Staff recommends that the Council first hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing and then, upon conclusion, adopt the accompanying Resolution approving the issuance of the Multifamily Housing Revenue Bonds (Bonds) by the California Statewide Communities Development Authority (CSCDA) on behalf of Pleasant Village Preservation, L.P. and 21 Alpha Group, LLC (collectively, Borrower), in the aggregate principal amount not to exceed \$15 million for the purpose of financing or refinancing the acquisition, rehabilitation, improvement and equipping of Pleasant Village Apartments (Project).

## **EXECUTIVE SUMMARY**

The Borrower is seeking to obtain financing or refinancing for the acquisition, rehabilitation, improvement and equipping of the Project, with an amount of not to exceed \$15 million for the Project, located at 3669 North Pleasant Avenue. The new tax exempt bonds will be issued by CSCDA. As a jurisdiction in which the facilities are located, the City Council must hold a public hearing in accordance with Section 147(f) of the Internal Revenue Code, for the purpose of receiving any public testimony regarding the project before it considers authorizing CSCDA to issue Bonds for such purposes.

Should the City authorize the issuance of Bonds, the City would have no obligation or liability associated with these facilities or with these Bonds.

## **BACKGROUND**

The City has received a request by CSCDA to hold a public hearing regarding a proposed bond issuance for the purpose of financing or refinancing of the acquisition, rehabilitation, improvement and equipping of the Project located at 3669 North Pleasant Avenue in Fresno Council District 1. The new tax exempt Bonds will be issued by CSCDA, in an amount not to exceed \$15 million. Upon conclusion of the public hearing, the City is then requested to authorize CSCDA to proceed with the issuance of the Bonds.

CSCDA is a joint exercise of powers authority sponsored by the League of California Cities and California State Association of Counties comprised of over 500 California cities, counties and special districts, including the City of Fresno. The Authority, pursuant to its Amended and Restated Joint Exercise of Powers Agreement is authorized to assist in the financing of facilities for multifamily housing projects.

The Borrower is a partnership wishing to acquire and rehabilitate the Project as a qualified residential rental project pursuant to Section 142(a)(7) of the Internal Revenue Code of 1986 (Code). Proceeds from the \$15 million bond issuance will be used to finance or refinance the acquisition, rehabilitation, improvement and equipping of the Project.

In order to initiate such a financing under TEFRA requirements, the City in which the proposed facilities are located must (1) conduct a public hearing and (2) approve CSCDA issuance of indebtedness. Therefore, although CSCDA will be the issuer of the Bonds for the Borrower, the financing cannot proceed without the City of Fresno's approval of the financings. This hearing was noticed on the City of Fresno website ([www.fresno.gov](http://www.fresno.gov)) on July 30, 2019. No written testimony

regarding this proposed bond issuance has been received as of this date of this hearing.

## **ENVIRONMENTAL FINDINGS**

This item is not a project of the City of Fresno and as such, for purposes of this hearing, the California Environmental Quality Act requirements are not applicable.

## **LOCAL PREFERENCE**

Local preference was not considered because this resolution does not include a bid or award of a construction or service contract.

## **FISCAL IMPACT**

The City has no obligation or liability associated with the requested financing. The Bonds will not constitute indebtedness or obligation of, and will not involve a pledge of the good faith and credit of the City. The Bonds will be limited obligations of the Issuer payable only from loan repayments to be made to the Issuer from certain funds and accounts established by or pursuant to the bond indenture (s) under which the Bonds will be issued.

Attachment: Resolution  
Notice of Public Hearing