



Legislation Details (With Text)

**File #:** ID 26-419    **Version:** 1    **Name:**  
**Type:** Action Item    **Status:** Passed  
**File created:** 3/31/2026    **In control:** City Council  
**On agenda:** 4/9/2026    **Final action:** 4/9/2026

**Title:** Tax Equity and Financial Responsibility Act (TEFRA) public hearing.  
1. TEFRA HEARING - To hear and consider financing and refinancing the acquisition, development, construction and equipping of a 120-unit (including one manager’s unit) multifamily rental housing project. The new bond will be issued by the California Municipal Finance Authority (Authority). As a jurisdiction in which the facilities are located, the Council must consider authorizing the Authority to issue the obligations for such purposes.  
2. \*\*\*RESOLUTION - Approving a plan of finance including the issuance of exempt facility bonds by the California Municipal Finance Authority in an aggregate outstanding principal amount not to exceed \$16,000,000 to finance and refinance a qualified residential rental project for the benefit of FCTC Family II, LP (or an affiliate), and certain other matters relating thereto (Subject to Mayor’s Veto)

**Sponsors:** Finance Department

**Indexes:**

**Code sections:**

**Attachments:** 1. 26-419 Resolution

Date	Ver.	Action By	Action	Result
4/9/2026	1	City Council	ADOPTED	Pass

**REPORT TO THE CITY COUNCIL**

**FROM:** SANTINO DANISI, MBA, Finance Director/City Controller  
Finance Department

**BY:** LESLIE VELASQUEZ, Principal Accountant - Debt Administration  
Finance Department

**SUBJECT**

Tax Equity and Financial Responsibility Act (TEFRA) public hearing.

1. TEFRA HEARING - To hear and consider financing and refinancing the acquisition, development, construction and equipping of a 120-unit (including one manager’s unit) multifamily rental housing project. The new bond will be issued by the California Municipal Finance Authority (Authority). As a jurisdiction in which the facilities are located, the Council must consider authorizing the Authority to issue the obligations for such purposes.
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## RECOMMENDATION

Staff recommends Council approve the Resolution regarding the issuance of the Bonds by the Authority, for the benefit of FCTC Family II, LP (the “Borrower”), sponsored by Dominus Consortium Family LLC (the “Sponsor”), to provide for the financing of the Project, such adoption is solely for the purposes of satisfying the requirements of TEFRA, the Code and the California Government Code Section 6500 (and following).

## EXECUTIVE SUMMARY

The Borrower and Sponsor are seeking to obtain financing and refinancing of the construction, development and equipping of a 120-unit (including one manager’s unit) multifamily rental housing project (the “Project”). The new bonds will be issued by the Authority. As a jurisdiction in which the facilities are located, the Council must consider authorizing the Authority to issue the obligations 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 obligations.

## BACKGROUND

The Borrower and Sponsor have requested that the Authority participate in the issuance of one or more series of tax-exempt revenue bonds in an aggregate principal amount not to exceed \$16,000,000, (the “Bonds”), pursuant to a plan of financing the Project to be located at 200 North Salma Avenue, in Council District 5, of the City of Fresno, California (the “City”).

An “applicable elected representative” of the jurisdiction in which the Project is to be located is required to approve the proposed plan of finance for the project under section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”), and the City Council of Fresno (the “City Council”) is the elected legislative body of the City and is an “applicable elected representative” for the purposes of Section 147(f) of the Code.

The Authority has requested that the City Council approve the proposed plan of finance in order to satisfy the public approval requirement of Section 147(f) of the Code and the requirements of Section 4 of the Joint Exercise of Powers Agreement Relating to the Authority, dated as of January 1, 2004 (the “Agreement”), among certain local agencies, including the City

The Authority was created on January 1, 2004, pursuant to a joint exercise of powers agreement to promote economic, cultural and community development, through the financing of economic development and charitable activities throughout California. To date, over 350 municipalities, including the City of Fresno, have become members of the Authority.

The Board of Directors of the California Foundation for Stronger Communities, a California non-profit public benefit corporation (the “Foundation”), acts as the Board of Directors for the Authority. Through its conduit issuance activities, the Authority shares a portion of the issuance fees it receives with its member communities and donates a portion of these issuance fees to the Foundation for the support of local charities. With respect to the City, it is expected that a portion of the issuance fee attributable to the City will be granted by the CMFA to the general fund of the City. Such grant may be used for any lawful purpose of the City.

In order for all or a portion of the Bonds to qualify as tax-exempt bonds, the City of Fresno must conduct a public hearing (the “TEFRA Hearing”) providing for the members of the community an opportunity to speak in favor of or against the use of tax-exempt bonds for the financing of the Project. Prior to such TEFRA Hearing, reasonable notice must be provided to the members of the community. Following the close of the TEFRA Hearing, an “applicable elected representative” of the governmental unit hosting the Project must provide its approval of the issuance of the Bonds for the financing of the Project.

## **ENVIRONMENTAL FINDINGS**

This item is not a project for purposes of the California Environmental Quality Act (CEQA).

## **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 obligations will not constitute indebtedness or obligation of and will not involve a pledge of the good faith and credit of the City. The obligations will be limited obligations of the Authority payable only from loan repayments to be made to the Authority from certain funds and accounts established by or pursuant to the bond indenture(s) under which the obligations will be issued. The Authority has no taxing power, and the issuance of the obligations will not obligate the State of California or any political subdivision of the State to levy or pledge any form of taxation for the obligations or to make any appropriation for the payment of the obligations.

Attachment:  
Resolution