

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

549



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
7 April 2006

**SUBJECT:** Multi Family Housing Revenue Bond Issue by the California Statewide Communities Development Authority for the Casa de Villa Apartments

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Conduct a public hearing in compliance with Section 147(f) of the Internal Revenue Code for the issuance of private activity tax exempt obligations by the California Statewide Communities Development Authority; and
2. Adopt Resolution Number 2006-128

**BACKGROUND:** The County of Riverside conducted a public hearing on November 15, 2005, related to the issuance of tax-exempt bonds by the California Statewide Communities Development Authority (CSCDA) for a 75-unit apartment complex in the city of Corona for an amount not to exceed \$10,000,000. The County has received a request to conduct a public hearing for the project in an amount not to exceed \$13,650,000 due to a reallocation of project funding sources to include more tax-exempt bond debt. (continued)

Departmental Concurrence

RZ:JC:JV:ER  
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*Robin Zimpfer*  
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Robin Zimpfer  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	YES
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	NO
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2005 / 2006

**COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:** NO

<b>SOURCE OF FUNDS:</b> PRIVATE ACTIVITY MORTGAGE REVENUE BONDS	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:** **APPROVE** FORM APPROVED COUNTY COUNSEL

**County Executive Office Signature** *Ana Brandt* APR 18 2006  
BY *Lee A. Lincoln*

- Policy
- Policy
- Consent
- Consent
- Dep't Recomm.:
- Per Exec. Ofc.:

**Prev. Agn. Ref.:** 15 NOV 05 ITEM 9.2      **District:** 2      **Agenda Number:**

9.3

Form 11 - Multi Family Housing Revenue Bond Issue by the California Statewide Communities  
Development Authority for the Casa de Villa Apartments

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This public hearing is solely related to hearing testimony regarding the proposed tax exempt obligations in an amount not to exceed \$13,650,000, induced by CSCDA. Section 147(f) of the Internal Revenue Code of 1986 requires that the local governing board of the jurisdiction in which a project is financed and constructed with private activity bonds hold a public hearing and then adopt a resolution approving the issuance of private activity bonds. The County is not a party to the financing documents nor would the debt constitute a general obligation to the County. The bond proceeds will be used to develop an affordable, 75-unit apartment complex in the city of Corona.

**RESOLUTION NUMBER 2006-128**

**RESOLUTION APPROVING THE ISSUANCE OF BONDS BY THE ABAG FINANCE  
AUTHORITY FOR NONPROFIT CORPORATIONS RELATING TO THE FINANCING OF  
CASA DE LA VILLA APARTMENTS**

WHEREAS, the California Statewide Communities Development Authority, a joint exercise of powers authority consisting of California public agencies, which was created to assist nonprofit corporations and other entities to obtain financing for projects and purposes serving the public interest (the "Authority"), proposes to issue multi family housing revenue bonds (the "Bonds") in an amount not to exceed \$13,650,000 and to lend the proceeds thereof to KDF Corona, LP, a California limited partnership, or a limited liability company or limited partnership to be established by KDF Communities, LLC, a California limited liability company (the "Borrower"), to be used for the acquisition, construction and development of a 75-unit multifamily rental housing facility to be commonly known as Casa de la Villa Apartments, to be located at 303-309 Vicentia Avenue and 210, 212, 312, 316, 320 and 324 Grand Avenue in the city of Corona, Riverside County, State of California (the "Project"), to be owned and operated by the Borrower.

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, requires the Board of Supervisors (the "Board"), as the elected representative of the County, the host jurisdiction of such facilities, to approve the issuance of the Bonds after a public hearing has been held following reasonable notice; and

WHEREAS, a public hearing was held by the Board on the 25<sup>th</sup> day of April, 2006, following duly published notice thereof, and all persons desiring to be heard have been heard; and

WHEREAS, it is in the public interest and for the public benefit that the Board of Supervisors, as the elected representative of Riverside County (the "County"), the host jurisdiction of such facilities, approve the issuance and delivery by the Authority of the Bonds.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The Board of Supervisors hereby finds and determines that the foregoing recitals are true and correct.

Section 2. The Board of Supervisors hereby approves the financing of the Project by the Authority with the proceeds of the Bonds.

Section 3. The issuance and delivery of the Bonds shall be subject to approval by the Authority of all financing documents relating thereto to which the Authority is a party and subject to the sale of the Bonds by the Authority to the underwriter thereof.

Section 4. The Bonds will be paid entirely from repayments by the Borrower. Neither the full faith and credit nor the taxing power, if any, of the County, the Authority and its

members, the State of California (the "State") or any other political corporation, subdivision or agency of the State is pledged to the payment of the principal of, premium, if any, or interest with respect to the Bonds, nor shall the County, the Authority and its members, the State, or any other political corporation, subdivision or agency of the State be liable or obligated to pay the principal of, premium, if any, or interest with respect to the Bonds.

Section 5. This resolution shall take effect immediately.

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THE FOREGOING RESOLUTION is approved and adopted by the Board of Supervisors of Riverside County this        day of April, 2006.

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Chairperson of the Board

ATTEST:

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Clerk of the Board

FORM APPROVED COUNTY COUNSEL

APR 18, 2006  
BY Lee A. Vincent