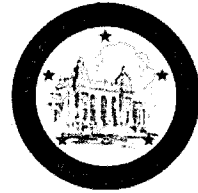


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



MEETING DATE:

Tuesday, October 8, 2019

FROM: ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Public Hearing for Resolution No. 2019-076, Approving the Issuance of Revenue Obligations by the California Municipal Finance Authority, in One or More Series in an Aggregate Principal Amount Not to Exceed \$16,500,000 for the Purpose of Financing the Acquisition and Rehabilitation of Mission Village II Apartments to be Owned by Temecula Gardens II, L.P. A California Limited Partnership and Certain Other Matters Related Thereto, District 3, [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Conduct a public hearing per Section 147(f) of the Internal Revenue Code of 1986, as amended;
2. Adopt Resolution No. 2019-076, approving the issuance of revenue obligations by the California Municipal Finance Authority, in one or more series in an aggregate principal amount not to exceed \$16,500,000 for the purpose of financing the acquisition and rehabilitation of Mission Village II Apartments to be owned by Temecula Gardens II, L.P. a California Limited Partnership and certain other matters related thereto; and
3. Authorize the Assistant County Executive Officer/ECD, or designee, to take all necessary steps to implement Resolution No. 2019-076, including, but not limited to, signing subsequent essential and relevant documents.

ACTION:Policy, Set for Hearing

Robert Field, Assistant County Executive Officer/ECD 8/28/2019

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel and Hewitt
Nays: None
Absent: Washington and Perez
Date: October 8, 2019
xc: EDA

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost |
|-----------------------------|-----------------------------|--------------------------|---------------------------------|---------------------|
| COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| NET COUNTY COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| SOURCE OF FUNDS: N/A | | | Budget Adjustment: No | |
| | | | For Fiscal Year: 2019/20 | |

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Board of Supervisors of the County of Riverside (County) is being asked to adopt a resolution which would approve the issuance of revenue obligations by the California Municipal Finance Authority (Issuer), in one or more series in an aggregate principal amount not to exceed \$16,500,000 (Obligations) for the purpose of financing the acquisition and rehabilitation of Mission Village II Apartments to be owned by Temecula Gardens II, L.P. a California Limited Partnership (Borrower) and certain other matters related thereto. The proceeds of the Obligations will be used to: (a) finance the cost of acquisition, rehabilitation, installation, equipping and furnishing of a 76-unit multi-family residential apartment to benefit qualified low-income households located at 28493 Pujol Street, Temecula, CA 92590, consisting of 38 two-bedroom, 37 three-bedroom apartments, and one manager's unit, together with all necessary ancillary facilities (the Facilities); and (b) pay capitalized interest and certain costs of issuance in connection with the issuance of the Obligations. The Facilities will be owned and operated by the Borrower and intended to be rented to low-income individuals to further the Borrower's mission of providing decent, safe and sanitary affordable housing to households within the Borrower's territory of operation. The Facilities serves residents earning between 45-60% of the Riverside County area median income. The Borrower is an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986 (the Code) and will own and operate the Facilities in connection with its mission of providing quality affordable housing and services to low income residents of the City of Temecula, County of Riverside, while advocating on behalf of those served by the Borrower.

The Internal Revenue Code of 1986 (the Code) requires that the "applicable elected representatives" of the jurisdiction in which a project is to be financed with "private activity bonds" is situated, adopt a resolution approving the issuance of such "private activity bonds" after a public hearing has been held which has been noticed in a newspaper of general circulation in such jurisdiction. On October 8, 2019 the Board of Supervisors of the County of Riverside will hold such public hearing which was noticed as required by the Code. The proposed resolution will act as the approval by the "applicable elected representatives" with respect to the proposed project.

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

The County will not be a party to the financing documents. As set forth in the Joint Exercise of Power Agreement, effective as of January 1, 2004, the debt will not be secured by any form of taxation, or by any obligation of either the County or the Authority. Neither would the debt represent or constitute a general obligation of either the County or the Authority. Pursuant to the governing California statutes and the Associate Membership Agreement, a member or associate member of the Authority is not responsible for the repayment of obligations incurred by the Authority. The debt would be payable solely from amount received pursuant to the terms and provisions of financing agreements to be executed the Borrower or one or more affiliates.

County Counsel has reviewed and approved the attached Resolution. Staff recommends approval of Resolution No. 2019-076.

Impact on Residents and Businesses

The issuance of the Obligations will provide the Borrower and its affiliates with the funding needed to continue managing much needed quality senior living options for the community living in the County of Riverside.

Additional Fiscal Information

The County's membership in the Issuer bears with it no cost or other financing obligation, but serves as a public acknowledgment by the host jurisdiction of the project financing.

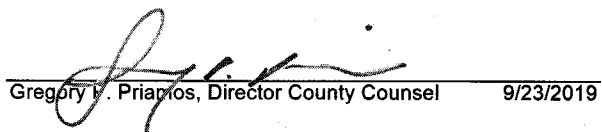
Attachments:

- Resolution No. 2019-076 AATF
- Public Notice

RF:HM:CH:MW:JG:MM


MT9452


Renini Maacka, Principal Management Analyst 9/27/2019


Gregory L. Priamos, Director County Counsel 9/23/2019

2
3 RESOLUTION NO. 2019-076

4 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE
5 APPROVING OF THE ISSUANCE OF REVENUE OBLIGATIONS BY THE CALIFORNIA
6 MUNICIPAL FINANCE AUTHORITY, IN ONE OR MORE SERIES IN AN AGGREGATE
7 PRINCIPAL AMOUNT NOT TO EXCEED \$16,500,000 FOR THE PURPOSE OF FINANCING THE
8 ACQUISITION AND REHABILITATION OF MISSION VILLAGE II APARTMENTS TO BE OWNED
9 BY TEMECULA GARDENS II, L.P., A CALIFORNIA LIMITED PARTNERSHIP AND CERTAIN
10 OTHER MATTERS RELATING THERETO

FORM APPROVED COUNTY COUNSEL
BY  23.5.2019
DAVID M. MCCARTHY DATE

11
12 WHEREAS, Temecula Gardens II, L.P., a California limited partnership (the "Borrower"), has
13 submitted and the California Municipal Finance Authority (the "Issuer") has accepted, an application
14 requesting the Authority to issue, from time to time, pursuant to a plan of finance, its tax-exempt and/or
15 taxable revenue obligations in an aggregate principal amount not to exceed \$16,500,000 (the "Bonds") for the
16 benefit of the Borrower pursuant to Chapter 5 of Division 7 of Title 1 of the Government Code of the State
17 (commencing with Section 6500) (the "Act") the proceeds of which will be used in part to (a) finance and/or
18 refinance the cost of acquisition, rehabilitation, installation, equipping and furnishing a 76-unit multi-family
19 residential apartment to benefit qualified low-income households located at 28493 Pujol Street, Temecula, CA
20 92590, consisting of 38 two-bedroom, 37 three-bedroom apartments, and one manager's unit together with all
21 necessary ancillary facilities (the "Facilities"); and (b) pay capitalized interest and certain costs of issuance in
22 connection with the Obligations; and

23 WHEREAS, the issuance of the Obligations must be approved by the governmental unit on behalf of
24 which the Obligations are issued and a governmental unit having jurisdiction over the territorial limits in
25 which the Facilities are located pursuant to the public approval requirement of Section 147(f) of the Internal
26 Revenue Code of 1986, as amended (the "Code"); and

27 WHEREAS, the Facilities are located within the territorial limits of County of Riverside (the
28 "County") and the Board of Supervisors of the County (the "Board of Supervisors") is the elected legislative

1 body of the County; and

2 WHEREAS, the Issuer has requested that the Board of Supervisors approve the issuance of the
3 Obligations by the Issuer for the financing of the Facilities in order to satisfy the public approval requirement
4 of Section 147(f) of the Code; and

5 WHEREAS, the Issuer's issuance of the Bonds will result in a more economical and efficient
6 issuance process because of the Issuer's expertise in the issuance of conduit revenue bonds; and

7 WHEREAS, it is intended that this Resolution shall comply with the public approval requirements
8 of Section 147(f) of the Code; provided, however, that this Resolution is neither intended to nor shall it
9 constitute an approval of the Facilities by the Board of Supervisors for any other purpose; and

10 WHEREAS, a public hearing was held by the County on the 8th day of October, 2019, at the meeting
11 which commenced at the hour of 9:30 a.m. or soon thereafter, in the Chambers of the Board of Supervisors,
12 4080 Lemon Street, 5th Floor, Riverside, California 92501, following duly published notice thereof in a
13 newspaper of general circulation in the County, and all persons desiring to be heard have been heard.

14 NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of
15 Supervisors of the County of Riverside, in regular session assembled, on October 8, 2019, at 9:30 a.m. or
16 soon thereafter, in the meeting room of the Board of Supervisors, located on the first floor of the County
17 Administrative Center, 4080 Lemon Street, Riverside, California, that:

18 Section 1. The foregoing recitals are true and correct.

19 Section 2. The Board of Supervisors, as the elected legislative body of the County, hereby approves
20 the issuance of the Bonds by the Issuer. It is the purpose and intent of the Board of Supervisors that this
21 resolution constitute approval of the issuance of the Bonds by the "applicable elected representative" of the
22 governmental unit having jurisdiction over the area in which the Facilities are located in accordance with
23 Section 147(f) of the Code; *provided, however*, that this Resolution shall not constitute an approval of the
24 Facilities by the Board of Supervisors for any other purpose.

25 Section 3. The issuance of the Bonds shall be subject to the approval of the Issuer of all financing
26 documents relating thereto to which the Issuer is a party. The County shall have no responsibility or liability
27 whatsoever with respect to the Bonds.

28

1 Section 4. The adoption of this Resolution shall not obligate the County or any department thereof
2 to (i) provide any financing to acquire or rehabilitate the Project; (ii) approve any application or request for
3 or take any other action in connection with any planning approval, permit or other action necessary for the
4 acquisition, rehabilitation or operation of the Project; (iii) make any contribution or advance any funds
5 whatsoever to the Issuer; or (iv) take any further action with respect to the Issuer or its membership therein.

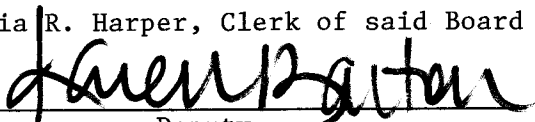
6 Section 5. The officers of the County are hereby authorized and directed, jointly and severally, to do
7 any and all things and to execute and deliver any and all documents which they deem necessary or advisable
8 in order to carry out, give effect to and comply with the terms and intent of this resolution and the financing
9 transaction approved hereby.

10 Section 6. This resolution shall take effect immediately upon its adoption.

11
12 ROLL CALL:

13 Ayes: Jeffries, Spiegel and Hewitt
14 Nays: None
15 Absent: Washington and Perez

16 The foregoing is certified to be a true copy of a resolution duly
17 adopted by said Board of Supervisors on the date therein set forth.

18 Kecia R. Harper, Clerk of said Board
19 By 
20 Deputy

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27 10.08.19 19.2
28

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

09/19/2019

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: September 19, 2019
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

QUINT & THIMMIG LLP
900 LARKSPUR LANDING CIRCLE, STE 270
LARKSPUR, CA 94939-1726

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P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING REGARDING THE ISSUANCE OF REVENUE BONDS

NOTICE IS HEREBY GIVEN that at 9:30 a.m. on Tuesday, October 8, 2019, or as soon thereafter as the matter may be heard, at the in the Chambers of the Board of Supervisors, 4080 Lemon Street, Riverside, California 92501, the Board of Supervisors of the County of Riverside (the "Board of Supervisors") will conduct a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986 (the "Public Hearing") at which the Board of Supervisors will hear and consider information concerning the issuance, from time to time, pursuant to a plan of finance, of one or more series of tax-exempt and/or taxable obligations by the California Municipal Finance Authority (the "Issuer") in an aggregate principal amount not to exceed Sixteen Million Five Hundred Thousand Dollars (\$16,500,000) (the "Obligations") for the benefit of Temecula Gardens-II, L.P., a California limited partnership, and/or a related entity (the "Borrower"). The Issuer will loan the proceeds of the Obligations to the Borrower pursuant to one or more loan agreements. The proceeds of the Obligations loaned to the Borrower will be applied to (a) finance the cost of acquisition, rehabilitation, installation, equipping and furnishing of a 76-unit multi-family residential apartment to benefit qualified low-income households located at 28493 Pujol Street, Temecula, CA 92590, consisting of 38 two-bedroom, 37 three-bedroom apartments, and one manager's unit together with all necessary ancillary facilities (the "Facilities"); and (b) pay capitalized interest and certain costs of issuance in connection with the Obligations. The Facilities will be owned and operated by the Borrower and intended to be rented to low-income individuals to further the Borrower's mission of providing decent, safe and sanitary affordable housing to households.

The public hearing was originally scheduled to occur on July 23, 2019, but has been rescheduled to now occur at 9:30 a.m. or as soon thereafter as the matter may be heard on October 8, 2019.

The Obligations and the obligation to pay principal of and interest thereon and any redemption premium with respect thereto do not constitute indebtedness or an obligation of the Issuer, the State of California or any political subdivision thereof, including the County of Riverside, within the meaning of any constitutional or statutory debt limitation, or a charge against the general credit or taxing powers of any of them. The Obligations will be a limited obligation of the Issuer, payable solely from certain revenues duly pledged therefor and generally representing amounts paid by the Borrower.

Interested persons wishing to express their views on the issuance of the Obligations or on the nature and location of the Facilities proposed to be financed may attend the public hearing or, prior to the time of the hearing, submit written comments to the Clerk of the Board of Supervisors of the County of Riverside, 4080 Lemon Street, County Board Chambers, Riverside, California 92501.

Additional information concerning the above matter may be obtained from, and written comments should be addressed to, Clerk of the Board of Supervisors, County of Riverside, and 4080 Lemon Street, Riverside, California 92501.

COUNTY OF RIVERSIDE

9/19