

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



ITEM: 19.1
(ID # 22703)

MEETING DATE:

Tuesday, August 29, 2023

FROM : HOUSING AND WORKFORCE SOLUTIONS:

SUBJECT: HOUSING AND WORKFORCE SOLUTIONS (HWS): Public Hearing for and Adoption of Resolution 2023-237, Approving the Issuance of the California Municipal Finance Authority Multifamily Housing Revenue Bonds in the Aggregate Principal Amount Not to Exceed \$25,000,000 for the Purpose of Financing or Refinancing the Acquisition, Rehabilitation, Improvement, and Equipping of Cathedral Palms Apartments by CP Senior Apartments, L.P. and Certain Other Matters Relating Thereto, District 4. [\$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. 2023-237, Approving the Issuance of the California Municipal Finance Authority Multifamily Housing Revenue Bonds in the Aggregate Principal Amount Not to Exceed \$25,000,000 for the Purpose of Financing or Refinancing the Acquisition, Rehabilitation, Improvement, and Equipping of Cathedral Palms Apartments by CP Senior Apartments, L.P. and Certain Other Matters Relating Thereto; and
3. Authorize the Director of Housing and Workforce Solutions (HWS), or designee, to take all necessary steps to implement Resolution No. 2023-237, including, but not limited to, signing subsequent essential and relevant documents related to the resolution, subject to approval as to form by County Counsel.

ACTION:Policy


Heidi Marshall, Director 8/10/2023

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Perez, Washington, and Gutierrez
Nays: None
Absent: None
Date: August 29, 2023
xc: HWS

Kimberly A. Rector
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:	23/24

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 the California Municipal Finance Authority (Issuer) of Housing Revenue Bonds, in one or more series in an aggregate principal amount not to exceed \$25,000,000 (the Bonds) which will be used to financing or refinancing the acquisition, rehabilitation, improvement, and equipping of Cathedral Palms Apartments owned by CP Senior Apartments, L.P., a California limited partnership (Borrower). The proceeds of the Bonds will be used to: (a) finance or refinance the acquisition, rehabilitation, improvement and equipping of a 224-unit senior multifamily rental housing project located at 31750 Landau Boulevard, Cathedral City, CA 92595, consisting of 184 one-bedroom and 40 two-bedroom and 1 two-bedroom 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 Bonds. 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 will serve residents earning 30% of the Riverside County area median income. The Borrower will own and operate the Facilities by providing quality affordable housing and services to low-income residents of Cathedral City, while advocating on behalf of those served by the Borrower.

The Internal Revenue Code of 1986, as amended (the Code), requires that the “applicable elected representatives” of the jurisdiction in which a project is located adopt a resolution approving the issuance of such “private activity bonds” after a public hearing properly noticed in a newspaper of general circulation in such jurisdiction. On August 29, 2023, 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.

The County will not be a party to the financing documents. As set forth in the Amended and Restated Joint Exercise of Power Agreement (JPA Agreement) approved by the Board of Supervisors on April 23, 1996 (Minute Order 3.4), the debt will not be secured by any form of taxation, or by any obligation of either the County or the Issuer. 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 JPA Agreement, a member or associate member of the Authority is not responsible for the repayment of obligations incurred by the Authority. The debt

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STATE OF CALIFORNIA**

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 as to form the attached Resolution. Staff recommends approval of Resolution No. 2023-237.

Impact on Residents and Businesses

The issuance of the bond will provide the Borrower and its affiliates with the funding needed to develop and construct the Facilities for the community living in Cathedral City.

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. 2023-237
- Public Notice


Enarra Lontajo, Principal Management Analyst 8/22/2023


Kristine Bell-Valdez, Supervising Deputy County Counsel 8/15/2023

1 BOARD OF SUPERVISORS

COUNTY OF RIVERSIDE

2 RESOLUTION NO. 2023-237

3
4 APPROVING THE ISSUANCE OF THE CALIFORNIA MUNICIPAL
5 FINANCE AUTHORITY MULTIFAMILY HOUSING REVENUE BONDS
6 IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED
7 \$25,000,000 FOR THE PURPOSE OF FINANCING OR REFINANCING
8 THE ACQUISITION, REHABILITATION, IMPROVEMENT, AND
9 EQUIPPING OF CATHEDRAL PALMS APARTMENTS BY CP SENIOR
10 APARTMENTS, L.P. AND CERTAIN OTHER MATTERS RELATING
11 THERETO

12 WHEREAS, CP Senior Apartments, L.P., a California limited partnership (the
13 "Borrower"), is a partnership in which National Community Renaissance of California, a
14 California nonprofit public benefit corporation (the "Developer"), or a related entity to the
15 Developer is the general partner, has requested that the California Municipal Finance Authority
16 (the "Authority") adopt a plan of financing providing for the issuance of exempt facility bonds
17 for a qualified residential rental project pursuant to Section 142(a)(7) of the Internal Revenue
18 Code of 1986, as amended (the "Code"), in one or more series issued from time to time,
19 including bonds issued to refund such exempt facility bonds in one or more series from time to
20 time, and at no time to exceed \$25,000,000 in aggregate principal amount (the "Bonds"), to
21 finance or refinance the acquisition, rehabilitation, improvement and equipping of a 224-unit
22 senior multifamily rental housing project located at 31-580, 31-600, 31-620, 31-650, 31-700 and
23 31-750 Landau Boulevard, Cathedral City, California (the "Project"); and

24 WHEREAS, pursuant to Section 147(f) of the Code, the issuance of the Bonds by the
25 Authority must be approved by the County of Riverside (the "County") because the Project is
26 located within the territorial limits of the County; and

27 WHEREAS, the Board of Supervisors of the County (the "Board") is the elected
28 legislative body of the County and is one of the "applicable elected representatives" required to
approve the issuance of the Bonds under Section 147(f) of the Code; and

WHEREAS, the Authority has requested that the Board approve the issuance of the
Bonds by the Authority in order to satisfy the public approval requirement of Section 147(f) of

FORM APPROVED COUNTY COUNSEL
BY: APD 8/14/2023
DATE
AMRIT P. DHILLON

1 the Code and the requirements of Section 4 of the Joint Exercise of Powers Agreement Relating
2 to the California Municipal Finance Authority, dated as of January 1, 2004 (as amended from
3 time to time, the "Agreement"), among certain local agencies, including the County;

4 WHEREAS, on or about August 15, 2023 the County caused a notice to appear in *The*
5 *Press Enterprise*, which is a newspaper of general circulation in the County, stating that a public
6 hearing with respect to the issuance of the Bonds by the Authority and the Project would be held
7 by the County's Board on August 29, 2023; and

8 WHEREAS, pursuant to Section 147(f) of the Code, the Board has, following notice
9 duly given, held a public hearing regarding the issuance of the Bonds, and now desires to
10 approve the issuance of the Bonds by the Authority.

11 **NOW, THEREFORE, BE IT RESOLVED**, by the Board of Supervisors of the County
12 of Riverside as follows:

- 13 1. Section 1. The foregoing resolutions are true and correct and incorporated as though set
14 forth herein.
- 15 2. Section 2. The Board hereby approves the issuance of the Bonds by the Authority with
16 respect to the Project. It is the purpose and intent of the Board that this resolution
17 constitute approval of the issuance of the Bonds by the Authority, for the purposes of:
18 (i) Section 147(f) of the Code by the applicable elected representative of the
19 governmental unit having jurisdiction over the area in which the Project is located, in
20 accordance with said Section 147(f), and (ii) Section 4 of the Agreement.
- 21 3. Section 3. The County shall have no responsibility or liability whatsoever with respect to
22 the Bonds.
- 23 4. Section 4. The adoption of this Resolution shall not obligate the County or any
24 department thereof to (i) provide any financing to acquire, construct or rehabilitate the
25 Project or any refinancing of the Project; (ii) approve any application or request for or
26 take any other action in connection with any planning approval, permit or other action
27 necessary for the acquisition, construction, rehabilitation, installation or operation of the
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Project; (iii) make any contribution or advance any funds whatsoever to the Authority; or
(iv) take any further action with respect to the Authority or its membership therein.

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

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

ROLL CALL:

Ayes: Jeffries, Washington, Spiegel, Perez and Gutierrez
Nays: None
Absent: None

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

KIMBERLY A. RECTOR, Clerk of said Board

By:  _____
Deputy

08.29.2023 19.1

THE PRESS-ENTERPRISE

Ad Copy:

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.: Cathedral Palm Senior Apartments TEFRA Notice /

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:

08/17/2023

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

Date: August 17, 2023
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

EDA-HOUSING AUTHORITY
5555 ARLINGTON AVE
RIVERSIDE, CA 92504

Ad Number: 0011618872-01

P.O. Number:

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Tuesday, August 29, 2023, a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), will be held with respect to a proposed plan of financing providing for the issuance by the California Municipal Finance Authority (the "Authority") of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Code in one or more series issued from time to time, including bonds issued to refund such exempt facility bonds in one or more series from time to time, in an amount not to exceed \$25,000,000 in aggregate principal amount (the "Bonds"). The proceeds of the Bonds will be used to: (1) finance or refinance the acquisition, rehabilitation, improvement and equipping of Cathedral Palms Apartments, a 224-unit senior multifamily rental housing project located at 31-580, 31-600, 31-620, 31-650, 31-700 and 31-750 Landau Boulevard, Cathedral City, California; and (2) pay certain expenses incurred in connection with the issuance of the Bonds. The facilities are to be owned by CP Senior Apartments, L.P. (the "Borrower") or a partnership of which National Community Renaissance of California (the "Developer") or a related entity to the Developer is the general partner.

The Bonds 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 Authority, the State of California or any political subdivision thereof, 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 Bonds shall be a limited obligation of the Authority, payable solely from certain revenues duly pledged therefor and generally representing amounts paid by the Borrower.

The hearing will commence at 9:30 a.m. or as soon thereafter as the matter can be heard, and will be held in the Board Chambers, 4080 Lemon Street, 1st Floor, Riverside, California. Interested persons wishing to express their views on the issuance of the Bonds or on the nature and location of the facilities proposed to be financed or refinanced may attend the public hearing or, prior to the time of the hearing, submit written comments.

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, 4080 Lemon Street, 1st Floor, Riverside, California 92501.

Dated: August 17, 2023
Press-Enterprise
Published: 8/17/23