



# CITY OF LONG BEACH

DEPARTMENT OF FINANCIAL MANAGEMENT

333 West Ocean Boulevard 6<sup>th</sup> Floor • Long Beach, CA 90802 • (562) 570-6845 • Fax (562) 570-5836

January 21, 2014

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Receive supporting documentation into the record regarding the Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing; and adopt the attached Resolution approving the issuance of revenue bonds by the California Municipal Finance Authority (CMFA) to benefit Las Brisas Mobile Home Park, Villa del Arroyo Moorpark, LLC, in an amount not to exceed \$13,000,000. (District 8)

## DISCUSSION

Villa del Arroyo Moorpark, LLC, proposes to purchase and improve the Las Brisas Mobile Home Park, and has requested the CMFA to issue bonds on its behalf in an aggregate amount not to exceed \$13,000,000. The Development Services Department has reviewed the proposal, and has no objections. The project will help ensure the long-term protection of low-income housing options.

The CMFA is a joint exercise of powers authority, consisting of over 175 California cities, counties and special districts, whose mission is to support economic development, job creation and social programs throughout the State of California. The CMFA will issue tax-exempt debt, the proceeds of which will be loaned to Villa Del Arroyo Moorpark, LLC, for the purpose of financing the acquisition, improvement and equipping of the mobile home park located at 400 East Arbor Street, Long Beach, CA 90805.

The Internal Revenue Code requires that CMFA seek approval from the City Council in order for the bonds to be issued which will benefit facilities within the City. As required by Federal tax law, a TEFRA public hearing notification was published in the Press-Telegram on November 29, 2013. The TEFRA hearing was held on December 16, 2013 at 9:00 a.m. The public hearing was conducted by the City Treasurer in the sixth floor conference room of City Hall. No public comment was presented at the hearing.

This matter was reviewed by Deputy City Attorney Richard Anthony on December 24, 2013 and by Budget Management Officer Victoria Bell on January 2, 2014.

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TIMING CONSIDERATIONS

City Council action is requested on January 21, 2014 to facilitate CMFA's forthcoming debt issuance.

FISCAL IMPACT

There is no fiscal impact associated with this action. The City has no responsibility or liability with respect to repayment or administration of the bonds. No City interest or taxing authority was pledged in support of this financing. There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



JOHN GROSS  
DIRECTOR OF FINANCIAL MANAGEMENT

JG:DN  
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ATTACHMENT – RESOLUTION: CMFA MOBILE HOME PARK

APPROVED:



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PATRICK H. WEST  
CITY MANAGER

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1 RESOLUTION NO.  
2

3 RESOLUTION OF THE CITY COUNCIL OF THE  
4 CITY OF LONG BEACH, CALIFORNIA APPROVING THE  
5 ISSUANCE OF THE CALIFORNIA MUNICIPAL FINANCE  
6 AUTHORITY MOBILE HOME PARK REVENUE BONDS  
7 (LAS BRISAS MOBILE HOME PARK) IN ONE OR MORE  
8 SERIES IN AN AGGREGATE PRINCIPAL AMOUNT NOT  
9 TO EXCEED \$13,000,000 FOR THE PURPOSE OF  
10 FINANCING THE ACQUISITION, IMPROVEMENT AND  
11 EQUIPPING OF THE LAS BRISAS MOBILE HOME PARK  
12 AND CERTAIN OTHER MATTERS RELATING THERETO  
13

14 WHEREAS, Villa del Arroyo Moorpark LLC, a California limited liability  
15 company (the "Borrower"), has requested that the California Municipal Finance Authority  
16 (the "Authority") participate in the issuance of one or more series of revenue bonds in an  
17 aggregate principal amount not to exceed \$13,000,000 (the "Bonds") for the acquisition,  
18 improvement and equipping of the Las Brisas Mobile Home Park (the "Project") to be  
19 owned and operated by the Borrower and located within the City of Long Beach,  
20 California (the "City"); and

21 WHEREAS, pursuant to Section 147(f) of the Internal Revenue Code of  
22 1986 (the "Code"), the issuance of the Bonds by the Authority must be approved by the  
23 City because the Project is located within the territorial limits of the City; and

24 WHEREAS, the City Council of the City of Long Beach (the "City Council")  
25 is the elected legislative body of the City and is one of the "applicable elected  
26 representatives" required to approve the issuance of the Bonds under Section 147(f) of  
27 the Code; and

28 WHEREAS, the Authority has requested that the City Council approve the

1 issuance of the Bonds by the Authority in order to satisfy the public approval requirement  
2 of Section 147(f) of the Code and the requirements of Section 4 of the Joint Exercise of  
3 Powers Agreement Relating to the California Municipal Finance Authority, dated as of  
4 January 1, 2004 (the "Agreement"), among certain local agencies, including the City; and

5 WHEREAS, pursuant to Section 147(f) of the Code, on December 16, 2013  
6 the City Treasurer, following notice duly given, held a public hearing regarding the  
7 issuance of the Bonds, and the City Council now desires to approve the issuance of the  
8 Bonds by the Authority;

9 NOW, THEREFORE, the City Council of the City of Long Beach hereby  
10 resolves as follows:

11 Section 1. The foregoing resolutions are true and correct.

12 Section 2. The City Council hereby approves the issuance of the Bonds  
13 by the Authority. It is the purpose and intent of the City Council that this resolution  
14 constitute approval of the issuance of the Bonds by the Authority, for the purposes of (a)  
15 Section 147(f) of the Code by the applicable elected representative of the governmental  
16 unit having jurisdiction over the area in which the Project is located, in accordance with  
17 said Section 147(f) and (b) Section 4 of the Agreement. The City shall have no  
18 responsibility or liability whatsoever with respect to repayment or administration of the  
19 Bonds.

20 Section 3. The City Manager, the City Treasurer, the City Clerk and all  
21 other proper officers and officials of the City are hereby authorized and directed, jointly  
22 and severally, to do any and all things and to execute and deliver any and all documents  
23 which they deem necessary or advisable in order to carry out, give effect to and comply  
24 with the terms and intent of this resolution and the financing transaction approved hereby.

25 Section 4. The adoption of this resolution shall not obligate the City or  
26 any department thereof to (a) provide any financing to acquire or rehabilitate the Project;  
27 (b) approve any application or request for or take any other action in connection with any  
28 planning approval, permit or other action necessary for the acquisition, rehabilitation or

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1 operation of the Project; (c) make any contribution or advance any funds whatsoever to  
2 the Authority; or (d) take any further action with respect to the Authority or its membership  
3 therein. This resolution shall take effect immediately upon its adoption by the City  
4 Council, and the City Clerk shall certify the vote adopting this resolution.

5 I hereby certify that the foregoing resolution was adopted by the City  
6 Council of the City of Long Beach at its meeting of \_\_\_\_\_, 2014 by the  
7 following vote:

8  
9 Ayes: Councilmembers: \_\_\_\_\_

10 \_\_\_\_\_  
11 \_\_\_\_\_  
12 \_\_\_\_\_

13 Noes: Councilmembers: \_\_\_\_\_

14  
15 Absent: Councilmembers: \_\_\_\_\_

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City Clerk

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