



City Council Staff Report

Subject: Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing and Approval of the Issuance of Revenue Bonds by the California Municipal Finance Authority for the Benefit of Pacific Street Housing Associates Four, L.P.

Date: April 22, 2025

Submitted By: Megan Bressem, Management Analyst
Daniel Choe, Administrative Services Deputy Director

Department: Administrative Services - Finance

Recommendation:

Conduct a Public Hearing and Consider the Following Action:
Adopt a Resolution of the City Council of the City of Rocklin Approving a Plan of Finance including the Issuance of Revenue Bonds by the California Municipal Finance Authority to Finance and Refinance a Qualified Residential Rental Project for the Benefit of Pacific Street Housing Associates Four, L.P., and Certain Other Matters Relating Thereto.

Background:

California Municipal Financing Authority (CMFA)

State law provides the ability for cities and counties to join together under cooperative agreements to form joint powers authorities to issue tax-exempt and/or taxable debt obligations to fund projects that provide a municipal benefit and serve the needs of residents within the jurisdictions of the participating members. Federal law allows these obligations to be issued on a tax-exempt basis under certain circumstances. Cities and counties in California have the ability to act as issuers of conduit bonds and other obligations, but many jurisdictions utilize joint powers authorities such as CMFA, primarily for economies of scale and to access specialized transaction knowledge and resources.

The CMFA 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 have become members of CMFA. The City of Rocklin became a member of CMFA on December 21, 2017 (per Resolution No. 2017-278).

Pacific Street Housing Associates Four, L.P (Borrower)

The Borrower will be Pacific Street Housing Associates Four, L.P., a California limited partnership, or another ownership entity created by CHW Pacific Street Four, LLC, a California limited liability company, its general partner (the "General Partner"), or by another affiliate of the Sponsor (such limited partnership or other ownership entity). On behalf of the Borrower, Community HousingWorks, a California nonprofit public benefit corporation (the "Sponsor"), has requested that CMFA undertake a proposed plan of finance that includes the issuance and reissuance from time to time of one or more series of revenue bonds in an outstanding principal amount not to exceed \$25,000,000 (the "Bonds").

The Bonds are to finance and refinance the acquisition, construction, development and equipping of a 50-unit qualified residential rental project (the "Project"). The Project is part of a 110-unit hybrid project to be owned and operated by the Borrower and located at the southwest corner of Pacific Street and Pine Street within the City of Rocklin, California (the "City").

The financing for the Project involves the issuance of tax-exempt bonds and may be completed through CMFA if the City approves the financing. The purpose of this TEFRA hearing is to receive public comment and request approval of the financing, as required by the Internal Revenue Code of 1986, as amended. Bond Counsel in this transaction, Jones Hall APLC, has coordinated with the City Clerk to properly notice this public hearing and has assisted in the preparation of the resolution (Attachment 1) for approval.

The Bonds to be issued by the CMFA for the Project will be the sole responsibility of the Borrower, and the City will have no financial, legal, moral obligation, liability or responsibility for the Project or the repayment of the Bonds for the financing of the Project. All financing documents with respect to the issuance of the Bonds will contain clear disclaimers that the Bonds are not obligations of the City or the State of California, but are to be paid for solely from funds provided by the Borrower.

The issuance of the revenue bonds as tax-exempt will reduce financing costs and debt service costs for the Borrower. In order to satisfy the requirements for the bonds to be issued as tax-exempt, an applicable elected representative which is also a member of CMFA is required to conduct the TEFRA hearing and approve the issuance of the tax-exempt bonds in accordance with Section 147(f) of the Code. The City Council of the City of Rocklin constitutes an applicable elected representative under Section 147(f) of the Code.

The City Council is being asked to adopt a resolution that would approve the issuance of tax-exempt and taxable revenue bonds by the California Municipal Finance Authority (CMFA) in one or more series in a maximum aggregate principal amount of \$25,000,000 (the "Bonds") to finance and refinance the acquisition, construction, development and equipping of a 50-unit qualified residential rental project, part of a 110-unit hybrid project to be owned and operated by the Borrower and located at the southwest corner of Pacific Street and Pine Street within the City of Rocklin, California.

With respect to the issuance of the Bonds, outside of holding the TEFRA public hearing and adopting the required resolution, no other participation or activity of the City or the City Council will be required.

Environmental Analysis:

The approval of the Revenue Bonds to finance and refinance the Project is not subject to compliance with the California Environmental Quality Act (California Public Resources Code, Section 21100, et seq.).

Fiscal Impact:

The City does not bear any responsibility for the tax-exempt status of the interest on the Revenue Bonds, the debt service on the Revenue Bonds or any other matter related to the Revenue Bonds.

ATTACHMENTS:

1. [Resolution](#)
2. [TEFRA Hearing Public Notice](#)