



## **TAX EQUITY AND FISCAL RESPONSIBILITY ACT (TEFRA) PUBLIC HEARING FOR BRANDON PLACE APARTMENTS PROJECT**

### **Finance Department**

**City Council**  
February 25, 2025

RiversideCA.gov

1

## **BACKGROUND**

- Revenue bond financing to fund capital projects
- Issued by California Statewide Communities Development Authority (CSCDA)
- Bonds related to the acquisition, construction, development and equipping of a 197-unit multi-family residential rental project located at 3941 Polk Street, Riverside, California



2

RiversideCA.gov

2

## TAX-EXEMPT REVENUE BONDS

- Section 147(f) of the IRS Code of 1986 requires any issuance of private activity revenue bonds be approved by the local government entity within which the project is located
- Requires a TEFRA public hearing to allow members of the public to comment on the project
- City is not under any obligation to repay the bonded indebtedness



3

RiversideCA.gov

3

## TEFRA PUBLIC HEARING

- Request received from Brandon Place, LP, an entity created by the developer Spira Equity Partners
- Issue revenue or refunding bonds in an amount not-to-exceed \$40 million
- Acquisition, construction, development, and equipping of a 197-unit affordable multifamily residential rental project located at 3941 Polk Street, Riverside, California



4

RiversideCA.gov

4

## STRATEGIC PLAN ALIGNMENT



### Strategic Priority No. 2 – Community Well-Being

Goal 2.1 - Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income levels.

#### Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &  
Resiliency



Equity



Innovation



5

RiversideCA.gov

5

## RECOMMENDATIONS

That the City Council:

1. Conduct the Tax Equity and Fiscal Responsibility Act (TEFRA) Public hearing regarding the issuance of revenue or refunding bonds for a 197-unit multi-family housing residential rental project located at 3941 Polk Street within the City of Riverside;
2. Adopt a resolution to authorize the issuance of revenue or refunding bonds in an amount not-to-exceed \$40 million by the California Statewide Communities Development Authority on behalf of Brandon Place, LP, (the "Borrower"); and
3. Authorize the City Manager, or his designee, to execute all the required documents, including making minor and non-substantive changes.

6



RiversideCA.gov

6