



**TAX EQUITY AND FISCAL RESPONSIBILITY ACT (TEFRA)
PUBLIC HEARING FOR UCR STUDENT HOUSING AND
OTHER RELATED FACILITIES IN AN AGGREGATE
PRINCIPAL AMOUNT NOT TO EXCEED \$220,000,000**

Finance Department

City Council
May 21, 2019

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BACKGROUND

1. Revenue bond financing to fund capital projects
2. Issued by California Municipal Finance Authority (CMFA)
3. Proceeds of the Bonds will be used for the acquisition, construction, improvement, and furnishing of a student housing facility, related parking and other appurtenant facilities located at University of California, Riverside.



2

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TAX-EXEMPT REVENUE BONDS

1. 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
2. Requires a TEFRA public hearing to allow members of the public to comment on the project
3. City is not under any obligation to repay the bonded indebtedness



3

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TEFRA PUBLIC HEARING

1. Request from CHF-Riverside II, L.L.C.
2. Issue revenue bonds in an amount not to exceed \$220 million
3. Funds to be used for the acquisition, construction, and improvement of an approximately 1,502-bed residential complex, related facilities and parking located at University of California, Riverside



4

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RECOMMENDATIONS

That the City Council:

1. Conduct a Tax Equity and Fiscal Responsibility Act (TEFRA) Public Hearing regarding the issuance of revenue bonds along with the related plan of financing for the acquisition, construction, improvement, furnishing and equipping of an approximately 1,502-bed student housing facility, certain related parking and other related and appurtenant facilities located within the City of Riverside;



5

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RECOMMENDATIONS

2. Adopt a resolution to authorize the issuance of revenue bonds in an aggregate principal amount not to exceed \$220,000,000 by the California Municipal Finance Authority, on behalf of CHF-Riverside II, LLC, an Alabama limited liability company for the Project which includes a plan of financing for the Project; and
3. Authorize the City Manager, or designee, to execute all required documents and make certain changes as required, including making minor non-substantive changes and/or corrections



6

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