



TAX EQUITY AND FISCAL RESPONSIBILITY ACT (TEFRA) PUBLIC HEARING FOR BREEZEWOOD APARTMENTS

Finance Department

City Council
February 4, 2020

RiversideCA.gov

BACKGROUND

1. Revenue bond financing to fund capital projects
2. Issued by California Statewide Communities Development Authority (CSCDA)
3. Bonds related to the acquisition, rehabilitation and development of a 157-unit multifamily rental housing project known as Breezewood Apartments located at 3893 Kirkwood Avenue, Riverside
4. Prior approval process occurred in April 2019, but since financing may not close within one year, a new Public Hearing and resolution approval is required



2

RiversideCA.gov

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

RiversideCA.gov

TEFRA PUBLIC HEARING

1. Request from Breezewood 2019, LP
2. Issue revenue or refunding bonds in an amount not to exceed \$20 million
3. Acquisition, rehabilitation and development of a 157-unit multifamily rental housing project known as Breezewood Apartments located at 3893 Kirkwood Avenue, Riverside
 - A. 31 Units Very Low Income Households (50% County Median Income)
 - B. 124 Units Low Income Households (60% County Median Income)



4

RiversideCA.gov

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 along with the related plan of financing for the acquisition, rehabilitation, and development of a 157-unit multifamily rental housing project located at 3893 Kirkwood Avenue, Riverside, California, generally known as Breezewood Apartments located within the City of Riverside;
2. Adopt a resolution authorizing the issuance of revenue bonds or refunding bonds in an amount not to exceed \$20,000,000 by the California Statewide Communities Development Authority, on behalf of Breezewood 2019, LP, a California limited partnership company for the Project which includes a plan of financing for the purpose of financing or refinancing 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.



5

RiversideCA.gov