SPECIAL 1

# RESOLUTION

**WHEREAS**, any official position of the City of Los Angeles with respect to legislation, rules, regulations, or policies proposed to or pending before a local, state or federal governmental body or agency must have first been adopted in the form of a Resolution by the City Council; and

**WHEREAS**, since January 2025, federal rules, executive orders and other administrative actions proposed by the Trump Administration, have targeted the most vulnerable in our communities- immigrant families and immigrant children; and

**WHEREAS**, on February 20, 2026, the U.S, Department of Housing and Urban Development has proposed the Housing and Community Development Act of 1980: Verification of Eligible Status that can have devastating consequences on the families with mixed immigration status who receive federal housing assistance; and

**WHEREAS**, currently, federal law allows families with mixed immigration status (mixed status) to receive prorated federal housing subsidies if at least one member of the family is eligible to receive assistance with amount of the subsidy based on the number of eligible family members; and

**WHEREAS**, mixed status families include members that qualify and some that do not qualify for housing assistance based on their immigration status; and

**WHEREAS**, HUD housing assistance may only benefit U.S, citizens, permanent residents, refugees, and asylum seekers; and

**WHEREAS**, the proposed rule threatens to screen for immigration status for all residents in federal public housing under the age of 62; and

**WHEREAS**, according to the National Low-Income Housing Coalition that there are approximately 25,000 families with mixed status nationwide, and according to the Center on Budget and Policy Priorities, of the people affected, 96% are people of color, 86% are Latine, 56% are women or girls, and 46% are children; and

**WHEREAS**, according to the Housing Authority of the City of Los Angeles (HACLA), approximately 16 percent of the families in occupied HACLA units pay a lower prorated amount and are at risk of losing their housing with the proposed rule; and an estimated 1,700 families are mixed status currently within HACLA units; and,

**WHEREAS**, the City of Los Angeles does not support legislation or administration action that threatens the stability of families and children and leads to homelessness; and

**WHEREAS**, in 2019, the City adopted a resolution opposing an identical rule change (C.F. 19-0002-S91);

FEB 20 2026

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council determine, as provided in Section 54954.2(b)(2) of the Government Code, and pursuant to **Rule 23** of the Rules of the City Council, that there is a need to take immediate action on this matter AND that the need for immediate action came to the attention of the City subsequent to the posting of the agenda for today's Council meeting.

**BE IT FURTHER RESOLVED**, that by the adoption of this Resolution, the City of Los Angeles hereby includes in its 2025-2026 Federal Legislative Program OPPOSITION to the Department of Housing and Urban Development Proposed Rule titled "Housing and Community Development Act of 1980: Verification of Eligible Status" which would require all residents under the age of 62 to have their immigration status screened through the Systematic Alien Verification for Entitlements Program (SAVE), which is operated by the Department of Homeland Security; and request the Housing Authority of the City of Los Angeles (HACLA), City Attorney, and other departments to prepare and submit comments in response to the proposed HUD rule.

PRESENTED BY:

EUNISSES HERNANDEZ
Councilmember, 1st District

TIM McOSKER
Councilmember, 15th District

MONICA RODRIGUEZ
Councilmember, 7th District

YSABEL JURADO
Councilmember, 14th District

SECONDED BY:

ORIGINAL

TO CITY CLERK FOR PLACEMENT ON NEXT REGULAR COUNCIL AGENDA TO BE POSTED #51

MOTION

On May 7, 2025, Council approved Motion (Soto-Martínez, Jurado – Raman, C.F. 25-0483) to adopt a Resolution to allow the California Municipal Finance Authority (CMFA) to issue one or more series of bonds in an aggregate principal amount not to exceed $60,000,000 for the Gateways Hospital and Mental Health Center (Borrower) to: 1) finance and/or refinance the acquisition of a 96-bed adult facility to serve individuals with mental illness, located at 3455 Percy Street in Council District 14; 2) finance and/or refinance the acquisition and renovation of a 60-bed adult facility to serve individuals with mental illness, located at 1355 South Hill Street in Council District 14; and 3) finance the construction of a behavioral health facility at 1891 Effie Street in Council District 13 (collectively, the Project).

Since the Council's approval of the Motion, the Borrower informed the City that it will require the issuance of an additional $10,000,000 in taxable bonds so that the Project can be expanded to finance the Borrower's working capital expenditures, which is not eligible for tax-exempt treatment. No further approval is required to satisfy the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) requirements, but City approval is required to allow the CMFA to issue the higher principal amount of bonds, pursuant to Section 4 of the Joint Exercise of Powers Agreement. The bond debt is payable solely from revenues or other funds provided by the Borrower. The City does not incur liability for repayment of the bonds.

I THEREFORE MOVE that the City Council adopt the attached Resolution to allow the California Municipal Finance Authority to issue revenue bonds or notes in an aggregate principal amount not to exceed $70,000,000 to finance the acquisition of a 96-bed adult facility to serve individuals with mental illness, located at 3455 Percy Street in Council District 14; finance and refinance the acquisition and renovation of a 60-bed adult facility to serve individuals with mental illness, located at 1355 South Hill Street in Council District 14; finance the construction of a behavioral health facility at 1891 Effie Street in Council District 13; and finance the working capital expenditures of the Gateways Hospital and Mental Health Center.

PRESENTED BY: _____
HUGO SOTO-MARTINEZ
Councilmember, 13th District

SECONDED BY: _____

ORIGINAL

FEB 20 2026

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**RESOLUTION**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES APPROVING THE ISSUANCE OF THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $70,000,000 FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION, REHABILITATION, IMPROVEMENT AND EQUIPPING OF FACILITIES AND TO FINANCE WORKING CAPITAL FOR GATEWAYS HOSPITAL AND MENTAL HEALTH CENTER AND CERTAIN OTHER MATTERS RELATING THERETO**

**WHEREAS**, Gateways Hospital and Mental Health Center, a nonprofit public benefit corporation as described in section 501(c)(3) of the Internal Revenue Code of 1986 (the "Corporation"), has requested that the California Municipal Finance Authority (the "Authority") issue bonds in one or more series from time to time, at no time to exceed $70,000,000 in aggregate principal amount (the "Bonds"), to:

(a) refinance an existing bank loan, a portion of the proceeds of which were used to refund the outstanding California Health Facilities Financing Authority Insured Revenue Bonds (Gateways Hospital and Mental Health Center), 2011 Series, and 2011 Series B, issued to (i) finance the acquisition of an approximately 43,900 square foot building, the leased by the Corporation, located at 3455 Percy Street, Los Angeles, California, known as the Percy Village, used as a 96-bed adult facility serving individuals with mental illness, and (ii) finance and refinance the acquisition, and finance the renovation of, an approximately 15,024 square foot building located at 1355 South Hill Street, Los Angeles, California, to be used as a 60-bed adult facility to serve individuals with mental illness,

(b) finance the construction of a behavioral health facility on the Corporation's main campus 1891 Effie Street in Los Angeles, California, and

(c) finance working capital expenditures of the Corporation (collectively, the "Project"); and

**WHEREAS,** pursuant to that certain Resolution of the City Council adopted on May 7, 2025, following a TEFRA public hearing held, in accordance with Section 147(f) of the Internal Revenue Code, on April 15, 2025, the City Council initially approved the issuance of up to $60,000,000 in bonds by the Authority to finance the components of the Project described in (a) and (b) above; and

**WHEREAS**, the Authority now requests that the City Council approve the issuance of the Bonds by the Authority, in a not to exceed amount of $70,000,000 (an additional $10 million), in order to finance the Project component described in (c) above; and.

**WHEREAS**, the Authority requests such approval in order to satisfy the requirements of Section 4 of the Joint Exercise of Powers Agreement Relating to the California Municipal Finance Authority, dated as of January 1, 2004 (the "Agreement"), among the Authority and certain local agencies, including the City.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Los Angeles as follows:

Section 1. The foregoing resolutions are true and correct.

Section 2. The City Council hereby approves the issuance of the Bonds by the Authority to finance the Project, including the Project component described in (c) above, in a not to exceed amount of $70,000,000. It is the purpose and intent of the City Council that this resolution constitutes approval of the issuance of the Bonds by the Authority, for the purposes of Section 4 of the Agreement.

Section 3. The issuance of the Bonds and the execution and delivery of all financing documents relating thereto to which the Authority is a party shall be subject to the approval by the Authority. The City shall have no responsibility or liability whatsoever with respect to the Bonds.

Section 4. The adoption of this Resolution shall not obligate the City or any department thereof to (i) provide any financing to acquire or construct the Project or any refinancing of the Project; (ii) approve any application or request for or take any other action in connection with any planning approval, permit or other action necessary for the acquisition, construction, rehabilitation, installation or operation of the Project; (iii) make any contribution or advance any funds whatsoever to the Authority; or (iv) take any further action with respect to the Authority or its membership therein.

Section 5. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this resolution and the financing transaction approved hereby.

Section 6. This resolution shall take effect immediately upon its adoption.
PASSED AND ADOPTED by the City Council of the City of Los Angeles this _____

AYES:
NOES:
ABSTAIN:
ABSENT:

Attest:

By:_____
City Clerk

CITY CLERK FOR PLACEMENT ON NEXT REGULAR COUNCIL AGENDA TO BE POSTED #52

# MOTION

I MOVE that the City Clerk be directed and authorized to extend the term of City Contract C-140543 with Reach LA, Inc. for financial literacy, educational development, foster care empower and low-income housing programs and services in Council District Nine for an extended period from January 1, 2023 to June 30, 2026.

ORIGINAL

PRESENTED BY: _____
CURREN D. PRICE, Jr.
Councilmember, 9th District

SECONDED BY: _____

FEB 20 2026

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TO CITY CLERK FOR PLACEMENT ON NEXT REGULAR COUNCIL AGENDA TO BE POSTED #53

# MOTION

The Board of Public Works-Office of Community Beautification (OCB) has been designated by the City to provide for the proper planning, coordination, direction, and management of the City's graffiti removal and community beautification activities.

OCB currently has a contract with Coalition for Responsible Community Development (CRCD) for graffiti removal and public right-of-way cleanup in South Los Angeles. This ongoing effort is of special benefit for the residents of the City and for CD-9 and deserves financial assistance from the City.

Sufficient funds are available in the CD-9 portion of the GCP-Council Projects for this purpose.

I THEREFORE MOVE that $400,000 in the Council District 9 portion of the Council Projects line item in the General City Purposes Fund No. 100-56, Account 000A28 be transferred / appropriated to the Board of Public Works Fund No. 100-74, Account Number 3040 (Contractual Services) for continuous beautification services in Council District 9.

I FURTHER MOVE that the Department of Public Works be instructed and authorized to prepare, process and execute the necessary documents with and/or payments to the Coalition for Responsible Community Development, or any other agency or organization, as appropriate, utilizing the above amount, for the above purpose, subject to the approval of the City Attorney as to form.

I FURTHER MOVE that the Department of Public Works be authorized to make any corrections, clarifications or revisions to the above instructions, including any new instructions, in order to effectuate the intent of this Motion, including any corrections and changes to fund or account numbers; said corrections / clarifications / changes may be made orally, electronically or by any other means.

PRESENTED BY: _____
CURREN D. PRICE, Jr.
Councilman, 9th District

ORIGINAL

SECONDED BY: _____

FEB 20 2026

TO CITY CLERK FOR PLACEMENT ON NEXT COUNCIL AGENDA TO BE POSTED #54

# MOTION

ONEgeneration operates two City-funded Senior Centers in the San Fernando Valley and provides vital services and programming to older adults and their caregivers. Programs and services include health and wellness classes, congregate meals, case management, and support for individuals experiencing food and/or housing insecurity.

In May 2025, Council authorized the transfer of $400,000 from the Council District Three Additional Homeless Services line item to the Los Angeles Housing Department (LAHD) Affordable Housing Trust Fund to continue the provision of housing navigation and homelessness prevention services provided by ONEgeneration or another selected service provider through the Accessory Dwelling Unit (ADU) Accelerator Program.

In October 2025, it was determined that the ADU Accelerator Program was not viable. However, Council District Three found an opportunity to enhance older adult and caregiver services provided by ONEgeneration and Council approved the transfer of $250,000 from the LAHD Affordable Housing Trust Fund to the Department of Aging for various senior services in Council District Three (C.F. 25-1199). At this time Council District Three would like to transfer the remaining $150,000 to the Department of Aging for the same services.

I THEREFORE MOVE that $150,000 be transferred from the LAHD Affordable Housing Trust Fund No. 44G/43, Account No. 43VB50 to the Department of Aging Title III Fund No. 395 and appropriated to the below listed accounts in the amounts specified to increase funding for older adult and caregiver services in Council District 3:

| Account No. | Name | Amount |
|---|---|---|
| 02CQ14 | Canoga Park Senior Center | $ 75,000 |
| 02CQ15 | Supplemental Nutrition | $ 25,000 |
| 02CQ16 | Supplemental Transportation | $ 50,000 |
| | TOTAL: | $150,000 |

I FURTHER MOVE that the Department of Aging be authorized to make any corrections or revisions to the above instructions, including any new instructions, in order to effectuate the intent of this Motion, and including any corrections and changes to fund or account numbers; said corrections/clarifications/changes may be made orally, electronically or by any other means.

ORIGINAL

PRESENTED BY: _____
BOB BLUMENFIELD
Councilmember, 3rd District

SECONDED BY: _____

FEB 20 2026

TO CITY CLERK FOR PLACEMENT ON NEXT REGULAR COUNCIL AGENDA TO BE POSTED #55

MOTION

21010 Vanowen, LP (Borrower) has requested that the California Municipal Finance Authority (CMFA) issue one or more series of revenue bonds or notes in an aggregate principal amount not to exceed $80,000,000 to finance and/or refinance the acquisition, construction, improvement, renovation, furnishing, and equipping of a 395-unit multifamily rental housing project located at 21010 Vanowen Street in Council District 3.

In accordance with the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) and as part of the bond issuance process, CMFA conducted the required public hearing on February 3, 2026. Notice of the public hearing was published on January 27, 2026. CMFA is required to provide proof to the California Debt Limit Allocation Committee (CDLAC) that a TEFRA hearing has been conducted as part of the application process.

The City is a conduit issuer and is required by federal law to review and approve all projects within its jurisdiction. The bond debt is payable solely from revenues or other funds provided by the Borrower. The City does not incur liability for repayment of the bonds. To allow the bonds to be issued in accordance with CDLAC requirements, the Council should consider the minutes of the TEFRA public hearing and adopt the required Resolution (attached).

I THEREFORE MOVE that the City Council consider the attached results of the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) public hearing held on February 3, 2026 and adopt the attached Resolution to allow the California Municipal Finance Authority to issue revenue bonds or notes in an aggregate principal amount not to exceed $80,000,000 to finance and/or refinance the acquisition, construction, improvement, renovation, furnishing, and equipping of a 395-unit multifamily rental housing project located at 21010 Vanowen Street in Council District 3.

ORIGINAL

PRESENTED BY: _____
BOB BLUMENFIELD
Councilmember, 3rd District

SECONDED BY: _____

FEB 20 2026

SO

**RESOLUTION NO._____**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES APPROVING THE ISSUANCE OF THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY EXEMPT FACILITY BONDS FOR A QUALIFIED RESIDENTIAL RENTAL PROJECT IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $80,000,000 FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION, CONSTRUCTION, IMPROVEMENT AND EQUIPPING OF 21010 VANOWEN AND CERTAIN OTHER MATTERS RELATING THERETO**

**WHEREAS**, 21010 Vanowen, LP (the "Borrower") a partnership of which Meta Housing Corporation (the "Developer") or a related person to the Developer is the general partner, has requested that the California Municipal Finance Authority (the "Authority") adopt a plan of financing providing for the issuance of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Internal Revenue Code of 1986 (the "Code") in one or more series issued from time to time, including bonds issued to refund such exempt facility bonds in one or more series from time to time, and at no time to exceed $80,000,000 in aggregate principal amount (the "Bonds"), to finance or refinance the acquisition, construction, improvement and equipping of a multifamily rental housing project located at 21010 Vanowen Street, Los Angeles, California (the "Project"); and

**WHEREAS**, pursuant to Section 147(f) of the Code, the issuance of the Bonds by the Authority must be approved by the City of Los Angeles (the "City") because the Project is located within the territorial limits of the City; and

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

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

**WHEREAS**, pursuant to Section 147(f) of the Code, following notice duly given, representatives of the Authority conducted a public hearing on behalf of the City Council regarding the issuance of the Bonds in compliance with the requirements of Section 147(f) of the Code and provided minutes of the hearing; and

**WHEREAS**, the City Council now desires to approve the issuance of the Bonds by the Authority;

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Los Angeles as follows:

Section 1. The foregoing resolutions are true and correct.

Section 2. The City Council hereby approves the issuance of the Bonds by the Authority. It is the purpose and intent of the City Council that this resolution constitutes approval of the issuance of the Bonds by the Authority, for the purposes of (a) Section 147(f) of the Code by the applicable elected representative of the governmental unit having jurisdiction over the area in which the Project is located, in accordance with said Section 147(f) and (b) Section 4 of the Agreement.

Section 3. The issuance of the Bonds shall be subject to the approval of the Authority of all financing documents relating thereto to which the Authority is a party. The City shall have no responsibility or liability whatsoever with respect to the Bonds.

Section 4. The adoption of this Resolution shall not obligate the City or any department thereof to (i) provide any financing to acquire or construct the Project or any refinancing of the Project; (ii) approve any application or request for or take any other action in connection with any planning approval, permit or other action necessary for the acquisition, construction, rehabilitation, installation or operation of the Project; (iii) make any contribution or advance any funds whatsoever to the Authority; or (iv) take any further action with respect to the Authority or its membership therein.

Section 5. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this resolution and the financing transaction approved hereby.

Section 6. This resolution shall take effect immediately upon its adoption.

TEFRA PUBLIC HEARING MEETING MINUTES
Tuesday-February 3, 2026
10:00 A.M.

CALIFORNIA MUNICIPAL FINANCE AUTHORITY

This meeting was conducted to meet the required Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) Public Hearing for the 21010 Vanowen project.

This meeting was called to order on Tuesday-February 3, 2026 at 10:00 a.m. via toll free telephone by the California Municipal Finance Authority.

A notice of this hearing was published in the *Metropolitan News-Enterprise* on January 27, 2026 (the "Notice"). The purpose of this meeting was to hear public comments regarding the California Municipal Finance Authority's proposed issuance of bonds or notes for financing and/or refinancing the above referenced project.

The California Municipal Finance Authority representatives present were, Anthony Stubbs.

By 10:10 a.m. there were no other representatives from the public who made themselves available and no public comments were provided, so the meeting was adjourned.

I declare under penalty of perjury that this is a true and exact copy of the TEFRA public hearing meeting minutes regarding the above referenced projects held on February 3, 2026 at 10:00 a.m.

CALIFORNIA MUNICIPAL FINANCE AUTHORITY

By:_____
Name: Anthony Stubbs
Title: Financial Advisor