

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS
TUESDAY, JUNE 03, 2025**

MINUTE ORDER NO. 17

**SUBJECT: NOTICED PUBLIC HEARING (TEFRA):
APPROVE THE ISSUANCE OF REVENUE AND REFUNDING BONDS BY THE
CALIFORNIA MUNICIPAL FINANCE AUTHORITY FOR THE BENEFIT OF
HUMANGOOD - CALIFORNIA OBLIGATED GROUP, IN AN AGGREGATE
PRINCIPAL AMOUNT NOT TO EXCEED \$205,000,000 OF WHICH NOT TO
EXCEED \$80,000,000 IS FOR PROJECTS IN SAN DIEGO COUNTY
(DISTRICTS: 3 and 5)**

OVERVIEW

The County has received a request from the California Municipal Finance Authority (“CMFA” or the “Authority”) to conduct a public hearing as required by the Internal Revenue Code and to approve the Authority’s issuance of one or more series of revenue bonds in an aggregate principal amount not to exceed \$205,000,000, which includes multiple municipalities throughout California, (the “Bonds”). The County Board is being asked to approve the issuance of revenue bonds in an aggregate amount not to exceed \$80,000,000 to finance and refinance expenditures for various renovations to existing infrastructure and upgrades to housing units and amenities at the following continuing care communities owned and operated by HumanGood SoCal (the “Borrower”) and located in the County of San Diego (the “County”): White Sands located at 7450 Olivetas Avenue, La Jolla, California, 92037 and Redwood Terrace located at 710 West 13th Avenue, Escondido, California, 92025.

The Board of Supervisors previously held a Tax Equity and Fiscal Responsibility Act of 1982 (“TEFRA”) hearing and approved a TEFRA resolution for this financing on December 15, 2015 (22). The project has since finished construction. The Authority is seeking approval for an issuance of an amount not to exceed \$40,000,000 to finance renovations to existing infrastructure, and upgrades to housing units and amenities at White Sands La Jolla and Redwood Terrace Escondido. The Authority is also seeking approval for an amount not to exceed \$40,000,000 for the refunding of outstanding bonds related to the December 15, 2015 (22) financing. HumanGood is seeking separate TEFRA approvals from other jurisdictions for other projects within the aggregate principal amount not to exceed \$205,000,000.

The Authority is authorized to assist in financing for nonprofit public benefit organizations or for-profit corporations with a public benefit project wishing to issue revenue bonds, including the Borrower. To initiate such a financing, the Borrower is asking the County of San Diego, a member jurisdiction in which the project resides to: (1) conduct a public hearing to satisfy the public approval requirement of Section 147(f) of the Internal Revenue Code; and (2) approve the Authority’s issuance of the Bonds. Although the Authority will be the issuer of the Bonds for the Borrower, the financing cannot proceed without the approval of an applicable legislative body.

Looking forward, County staff are reviewing the TEFRA administrative process and benchmarking other jurisdictions to streamline the hearing process while ensuring opportunities for the public to participate and comment. County staff plans to present the new process to the Board of Supervisors in the first quarter of the 2025-26 fiscal year.

Today's recommendations will provide the Authority with the required authorization to pursue its determination to issue the Bonds on behalf of the Borrower for the Project.

RECOMMENDATION(S)
CHIEF ADMINISTRATIVE OFFICER

1. Pursuant to Section 147(f) of the Internal Revenue Code, hold a public hearing regarding the financing of the Project.
2. Adopt a Resolution entitled:
Resolution of the Board of Supervisors of the County of San Diego Approving the Issuance of the California Municipal Finance Authority Revenue and refunding Bonds, Series 2025 (HumanGood - California Obligated Group) in an Aggregate Principal Amount Not to Exceed \$205,000,000 OF WHICH not to exceed \$80,000,000 IS for the Purpose of Financing or refinancing the Construction, Furnishing and Equipping of White Sands La Jolla and Redwood Terrace and Certain Other Matters Relating Thereto.

EQUITY IMPACT STATEMENT

The Authority was established to assist in financing nonprofit public benefit organizations or for-profit corporations with a public benefit project wishing to issue or reissue bonds. The Bonds issued will be used to finance and refinance expenditures for various renovations to existing infrastructure and upgrades to housing units and amenities at the continuing care communities located at 7450 Olivetas Avenue, La Jolla, California, 92037 and 710 West 13th Avenue, Escondido, California, 92025.

SUSTAINABILITY IMPACT STATEMENT

The proposed action would result in economic, social, health and wellbeing benefits for the community by allowing the Borrower to continue to provide high quality, independent, assisted living for seniors in the communities of La Jolla and Escondido. The proposed action will contribute to County of San Diego Sustainability Goal No. 2 by providing just and equitable access by increasing investment in underserved communities of San Diego County.

FISCAL IMPACT

If approved, the proposal will result in approximately \$991 of unanticipated revenue to be used to reimburse the County for staff costs associated with this non-County financing. There will be no change in net General Fund cost and no additional staff years.

The Borrower will be responsible for the payment of all present and future costs in connection with the issuance of the financing related to the Project. The County will incur no obligation of indebtedness as a result of today's actions.

BUSINESS IMPACT STATEMENT

N/A

ACTION:

ON MOTION of Supervisor Desmond, seconded by Supervisor Lawson-Remer, the Board of Supervisors closed the Hearing and took action as recommended, adopting Resolution No. 25-039, entitled: RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO APPROVING THE ISSUANCE OF THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY REVENUE AND REFUNDING BONDS, SERIES 2025 (HUMANGOOD – CALIFORNIA OBLIGATED GROUP) IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$205,000,000 OF WHICH NOT TO EXCEED \$80,000,000 IS FOR THE PURPOSE OF FINANCING OR REFINANCING THE CONSTRUCTION, FURNISHING AND EQUIPPING OF WHITE SANDS LA JOLLA AND REDWOOD TERRACE AND CERTAIN OTHER MATTERS RELATING THERETO.

AYES: Anderson, Lawson-Remer, Montgomery Steppe, Desmond

ABSENT: (District 1 Seat Vacant)

State of California)
County of San Diego) §

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

ANDREW POTTER
Clerk of the Board of Supervisors



Signed
by Andrew Potter