



# **The Marisol HB, LLC**

Marisol HB, LLC is seeking financing for a senior living community in Huntington Beach, known as “The Marisol.”

February 3, 2026

# Background

- Marisol HB, LLC is seeking financing for a senior living community in Huntington Beach, known as “The Marisol.”
- The financing will be through tax-exempt bonds issued by Cal Public Finance Authority (CalPFA), which requires City Council approval per the IRS Tax Code.
- Prior Approval: City Council previously conducted the Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing and approved the financing resolution on February 18, 2025.
- Expiration Requirement: Under federal tax law, TEFRA approvals are valid for 12 months; prior approval has expired because the bonds were not issued within that timeframe.
- No change in Substance: This action is procedural only and does not modify the project, financing structure, or create any financial obligation for the City.

# Recommended Action

- Conduct a public hearing under the requirements of TEFRA and the Internal Revenue Code in consideration of the issuance of tax-exempt bonds by the California Public Finance Authority (CalPFA) for the benefit of Marisol HB, LLC for the acquisition, construction, expansion, remodeling, renovation, improvement, furnishing, and/or equipping of a rental senior living community facility located generally at 2120 Main St., Huntington Beach, CA, 92648, to be known as The Marisol
- Adopt Resolution No. 2026-03. “A Resolution of the City Council of the City of Huntington Beach Approving, Authorizing and Directing Execution of a Joint Exercise of Powers Agreement Relating to the California Public Finance Authority and Approving the Issuance by the California Public Finance Authority of Revenue Bonds in an Aggregate Principal Amount Not to Exceed \$325,000,000 to Benefit Marisol HB, LLC and Certain Other Matters Relating Thereto”

# Questions?

