

CITY OF LOS ANGELES

CALIFORNIA



JUNE LAGMAY
City Clerk

HOLLY L. WOLCOTT
Executive Officer

Office of the
CITY CLERK

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ANTONIO R. VILLARAIGOSA
MAYOR

September 30, 2010

To All Interested Parties:

City Attorney (w/ blue slip)

The City Council adopted the action(s), as attached, under Council file

No. 08-1678-S2, at its meeting held September 14, 2010.

City Clerk
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OFFICE OF THE MAYOR
Mayor's Time Stamp
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2010 SEP 17 PM 1:34
CITY OF LOS ANGELES

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BY _____ DEPUTY

FORTHWITH

SUBJECT TO THE MAYOR'S APPROVAL

COUNCIL FILE NO. 08-1678-S2

COUNCIL DISTRICT 9

COUNCIL APPROVAL DATE SEPTEMBER 14, 2010

RE: FUNDING FOR THE DEVELOPMENT COSTS OF THE HOPE STREET FAMILY CENTER BY THE CALIFORNIA HOSPITAL MEDICAL CENTER

LAST DAY FOR MAYOR TO ACT SEP 27 2010
(10 Day Charter requirement as per Charter Section 341)

DO NOT WRITE BELOW THIS LINE - FOR MAYOR USE ONLY

APPROVED
✓

*DISAPPROVED

*Transmit objections in writing
pursuant to Charter Section 341

DATE OF MAYOR APPROVAL OR DISAPPROVAL _____

SEP 27 2010

[Signature]
MAYOR

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9/14/10

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File No. 08-1678-S2

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

Your HOUSING, COMMUNITY AND ECONOMIC DEVELOPMENT Committee

reports as follows:

HOUSING, COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE REPORT relative to funding for the development costs of the Hope Street Family Center by the California Hospital Medical Center (CHMC).

Recommendations for Council action, pursuant to Motion (Perry – Parks), SUBJECT TO THE APPROVAL OF THE MAYOR:

1. WAIVE the City's Float Loan Policy to allow the Community Development Department (CDD) to execute a float loan with a non-City entity inasmuch as the float loan will be guaranteed with an \$8 million Irrevocable Direct Pay Letter of Credit and collateralized by a City First Deed of Trust that will be re-conveyed when the loan is paid off in full up to the maximum term of 30 months.
2. AUTHORIZE the CDD General Manager, or designee, to:
 - a. Negotiate and execute a promissory note in favor of the U.S. Department of Housing and Urban Development (HUD) and the related documents to borrow \$8,000,000 pursuant to Community Development Block Grant Float Loan program from HUD, to negotiate and execute a City loan contract and related documents (City loan documents) for advancing a City float loan of \$8,000,000 (City loan) to CHMC Hope Street Family Property Management LLC, by Catholic Healthcare West, or its designee, a California nonprofit public benefit corporation, in order to provide financial assistance for the Hope Street Family Center, to negotiate and execute agreements that will subordinate the City loan to a construction or a permanent senior lender, and other amendment(s) relative to the intent of the Motion to the City loan documents, subject to approval of the City Attorney as to form and legality, and subject to confirmation of repayment by the Community Redevelopment Agency of the Ford Hotel float loan (Council file No. 07-3899).
 - b. Amend the 33rd Program Year Consolidated Plan relative to the Community Development Block Grant, as necessary.
 - c. Prepare Controller instructions and or make any technical adjustments that may be required and are consistent with the Motion, subject to the approval of the City Administrative Officer (CAO), and authorize the Controller to implement the instructions.
3. DIRECT that the loan is to be collateralized by:
 - a. Bank of the West, or a bank acceptable to the City, Irrevocable Direct Pay Letter of Credit not to exceed the 30-month maturity of the float loan.

- b. City First Deed of Trust that will be re-conveyed when the loan is paid off in full up to the maximum term of 30 months.

Fiscal Impact Statement: Neither the CAO nor the Chief Legislative Analyst has completed a financial analysis on this report

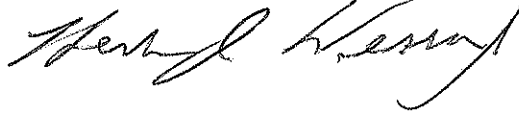
Community Impact Statement: None submitted.

SUMMARY

At a regular meeting held on September 8, 2010, the Housing, Community and Economic Development Committee considered funding for the development costs of the Hope Street Family Center by the California Hospital Medical Center. An opportunity for public comment was held. After a brief discussion, the Committee recommended Council approve the recommendations contained in Motion (Perry – Parks). This matter is now forwarded to the Council for its consideration.

Respectfully submitted,

HOUSING, COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE



ADOPTED

SEP 14 2010

**LOS ANGELES CITY COUNCIL
TO THE MAYOR FORTHWITH**

MEMBER	VOTE
WESSON:	YES
REYES:	YES
ALARCON:	YES
CARDENAS:	YES
PERRY:	YES

SG
9/8/10
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Not Official Until Council Acts