

HOUSING COMMITTEE REPORT relative to approval to add 13 new projects into the Affordable Housing Managed Pipeline (AHMP).

Recommendation for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

AUTHORIZE the General Manager, Los Angeles Housing and Community Investment Department (HCIDLA), or designee, to:

- a. Admit the 13 projects selected from the 2018 Call For Projects as detailed in Table 1 of the September 18, 2018 HCIDLA report, attached to the Council file.
- b. Issue Letters of Admittance into the HCIDLA AHMP for the 13 new projects identified in Table 1 of the September 18, 2018 HCIDLA report, attached to the Council file.
- c. Negotiate and execute amendments to documents related to the existing Buckingham Place Senior Housing development (Phase 1) and Metro at Buckingham (Phase 2) affordable housing developments, subject to review and approval of the City Attorney as to form with said revisions to include:
 - i. Termination of the existing covenant between the former Community Redevelopment Agency of Los Angeles (CRA/LA) and Buckingham Place Senior Housing, LP.
 - ii. Approval and execute the necessary utility easements, including the parking access easement.
 - iii. Approval of consent and access to Kaiser Permanente Crenshaw Medical Office to construct a two foot wide fence on the Phase 1 property to cover the gap between the two buildings and restrict unauthorized entry.
- d. Prepare Controller instructions and make any necessary technical adjustments consistent with Mayor and City Council action on this matter, subject to approval of the CAO; and, request the Controller to implement the instructions.
- e. Negotiate and execute an Amended and Restated loan agreement with the Hollywood Community Housing Corporation relative to the development of Florence Mills, and to extend the term of the loan agreement from the current expiration date of March 8, 2019 to 55 years from the execution of the Amended and Restated Promissory Note to the City of Los Angeles, subject to the review and approval by the City Attorney as to form.

Fiscal Impact Statement Submitted: The City Administrative Officer (CAO) reports that there is no impact to the General Fund. The HCIDLA will return to Council at a later time to request authority to issue financial commitments for the 13 new projects admitted into the AHMP. The recommendations detailed in the September 18, 2018 HCIDLA report, attached to the Council file, are above are in compliance with the City's Financial Policies in that there is no additional cost to the City.

Community Impact Statement: None submitted.

Summary:

On October 10, 2018, your Committee considered October 1, 2018 CAO and September 18, 2018 HCIDLA reports relative to approval to add 13 new projects into the AHMP. According to the CAO, the HCIDLA is requesting authority to admit 13 new projects as a result of the 2018 Call for Projects into the AHMP. The projects recommended for admittance into the AHMP are detailed in Table 1 of the September 18, 2018 HCIDLA report. The HCIDLA is also requesting to amend documents related to the Buckingham Place Senior Housing development (Phase 1) and Metro of Buckingham (Phase 2) projects currently in the AHMP. The amendments to existing documents would:

1. Terminate an existing covenant between the former CRA/LA and the former developer Buckingham Place Senior Housing LP.
2. Approve utility easements.
3. Approve consent and access to Kaiser Permanente Crenshaw Medical Office to construct a fence.

The HCIDLA also notes that while it will not replace the former CRA/LA covenant restricting 180 units with another City covenant that will restrict units, the Metro of Buckingham Project has an approved allocation from the California Tax Credit Allocation Committee, which will result in a regulatory agreement restricting units for 55 years.

Subsequent to the release of their report, the HCIDLA also requested to include an additional recommendation related to the Florence Mills project (Project) located in Council District Nine. The Project received a predevelopment and acquisition loan from the former CRA/LA to assist with developing the site and has an expiration date of March 8, 2019. The HCIDLA reported that the Project is ready to begin construction, but should convert the CRA/LA loan from a predevelopment loan to a permanent loan and extended to 55 years. After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the recommendations contained in the October 2, 2018 CAO report and detailed in the above recommendations. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

HOUSING COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
CEDILLO:	YES
KREKORIAN:	YES
HARRIS-DAWSON:	YES

ARL
10/10/18

-NOT OFFICIAL UNTIL COUNCIL ACTS-