

**REPORT OF THE
CHIEF LEGISLATIVE ANALYST**

DATE: January 22, 2020

TO: Honorable Members of the Homelessness and Poverty Committee

FROM: Sharon M. Tso *SGT*
Chief Legislative Analyst

Assignment No: 20-01-0002

SUBJECT: Resolution to Support Affordable Housing and Sustainable Communities (AHSC)
Program Round 5 Recommended Projects

SUMMARY

On December 10, 2019, the City Council adopted a report by the Housing and Community Investment Department (HCID) (C.F. #15-0087-S4) with an instruction to the Chief Legislative Analyst (CLA) to prepare a Resolution for City Council approval in support of the final AHSC Round 5 recommended projects that the City will partner with as a joint applicant. The attached resolution requests that the City Council support the following projects: the Grandview Apartments (Abode Communities), Jordan Downs Area G (Bridge Housing), 619 Westlake (Meta Housing Corporation), Corazone Del Valle (Clifford Beers Housing, Inc.), Santa Monica & Vermont (Little Tokyo Service Center), Washington Arts Collective (Meta Housing Corporation), Rose Hill Court (Related California), Thatcher Yard (Thomas Safran & Associates), and Parkview (Thomas Safran & Associates). The requested Resolution is attached to this Report.

RECOMMENDATION

Adopt the attached Resolution to SUPPORT the final recommended projects for which the City will be a co-applicant for funding under the California Strategic Growth Council's Affordable Housing and Sustainable Communities (AHSC) Programs Round 5.



Anna Enger
Analyst

Attachment: Resolution

RESOLUTION

WHEREAS, an 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 government body or agency, must have first been adopted in the form of a Resolution by the City Council with the concurrence of the Mayor; and

WHEREAS, the State of California's Strategic Growth Council (SGC) and Department of Housing and Community Development (Department) have issued a Notice of Funding Availability dated November 1, 2019 (NOFA), under the Affordable Housing and Sustainable Communities (AHSC) Program established under Division 44, Part 1 of the Public Resources Code commencing with Section 75200; and

WHEREAS, the Los Angeles Housing and Community Investment Department (HCID) on behalf of the City of Los Angeles (Applicant) desires to apply for AHSC Program funds and submit the prepared Application Package for consideration by the SGC; and

WHEREAS, the SGC is authorized to approve funding allocations for the AHSC Program, subject to the terms and conditions of the NOFA, Program Guidelines, Application Package, and Standard Agreement, and HCID is authorized to administer the approved funding allocations of the AHSC Program;

NOW, THEREFORE, BE IT RESOLVED, with concurrence of the Mayor, that by adoption of this Resolution, the Housing and Community Investment Department (HCID) on behalf of the City of Los Angeles (Applicant) is hereby authorized and directed to apply for and submit to the Department the AHSC Program Application as detailed in the NOFA dated November 1, 2019, for Round 5 in a total amount not to exceed \$210,000,000, of which not more than \$135,000,000 will be requested for Affordable Housing Development (AHD) and/or Housing-Related Infrastructure (HRI) and/or Programs (PGM) ("AHSC AHD Loan/HRI and PGM Grant") and not more than \$75,000,000 will be requested for Sustainable Transportation Infrastructure (STI) and Transit-Related Amenities (TRA) as the grants portion of the application for the City ("AHSC STI/TRA Grant") as defined in the AHSC Program Guidelines issued by the SGC on October 31, 2019; and

The not-to-exceed amount (\$210,000,000) includes a maximum of \$30,000,000 (up to \$30,000,000 in AHD/HRI/PGM and up to \$10,000,000 in STI/TRA) for each of the following projects and co-applications with the entities noted below:

- Grandview Apartments (Abode Communities);
- Jordan Downs Area G (Bridge Housing);
- 619 Westlake (Meta Housing Corporation);
- Corazon Del Valle (Clifford Beers Housing Inc);
- Santa Monica & Vermont (Little Tokyo Service Center);
- Washington Arts Collective (Meta Housing Corporation);
- Rose Hill Court (Related California);
- Thatcher Yard (Thomas Safran & Associates); and
- Parkview (Thomas Safran & Associates).

BE IT FURTHER RESOLVED that if the application is approved, the Applicant is hereby authorized and directed to enter into, execute, and deliver a State of California Standard Agreement

(Standard Agreement) in a total amount not to exceed \$210,000,000 (\$30,000,000 for the AHSC AHD Loan/HRI and PGM Grant and \$10,000,000 for the AHSC STI/TRA Grant), and any and all other documents required or deemed necessary or appropriate to secure the AHSC Program funds from the Department, and all amendments thereto (collectively, the "AHSC Documents");

BE IT FURTHER RESOLVED that the Applicant shall be subject to the terms and conditions as specified in the Standard Agreement; funds are to be used for allowable capital asset project expenditures to be identified in Exhibit A of the Standard Agreement; the application in full is incorporated as part of the Standard Agreement; any and all activities funded, information provided, and timelines represented in the application are enforceable through the Standard Agreement; and Applicant hereby agrees to use the funds for eligible capital asset(s) in the manner presented in the application as approved by the Department and in accordance with the NOFA and Program Guidelines and Application Package; and

BE IT FURTHER RESOLVED that the General Manager of the Housing and Community Investment Development Department, or designee, is authorized to execute in the name of Applicant the AHSC Program Application Package and the AHSC Program Documents as required by the Department for participation in the AHSC Program.