

HOUSING COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a loan agreement for the proposed transfer of the Angelus Funeral Home to the Hollywood Community Housing Corporation for the development of affordable housing.

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

1. PRESENT and ADOPT the accompanying ORDINANCE authorizing the sale of the Angelus Funeral Home located at 1010 Jefferson Boulevard to Hollywood Community Housing Corporation.
2. AUTHORIZE the General Manager, Los Angeles Housing and Community Investment Department (HCIDLA), or designee to:
 - a. Execute a loan agreement with Hollywood Community Housing Corporation for the purchase of the Angelus Funeral Home, substantially in the form of Attachment B accompanying the HCIDLA report to the Mayor dated November 17, 2015, subject to the approval of the City Attorney as to form and legality.
 - b. Execute a subordination agreement for the project, wherein the City loan and regulatory agreement are subordinated to a predevelopment loan.
 - c. Prepare Controller's instructions and any necessary technical adjustments consistent with this action, subject to the approval of the City Administrative Officer; and, AUTHORIZE the Controller to implement the instructions.

Fiscal Impact Statement: The HCIDLA reports that this action will not impact the General Fund. Approval of the above recommendations will allow for immediate transfer of the Property to HCHC. By doing so, the City will effectively reduce the risk of recapture of \$1 million in federal funds for not having met a required National Objective.

Community Impact Statement: None submitted.

SUMMARY

In a report to the Mayor dated November 17, 2015, HCIDLA requests authority to execute a loan agreement for the sale of the Angelus Funeral Home located at 1010 Jefferson Boulevard to Hollywood Community Housing Corporation for the development of affordable housing. HCIDLA reports that the property was purchased in 2007 by the Community Redevelopment Agency of the City of Los Angeles. Since then, the property has been vacant and has become a target for nuisance activity and vandalism. Additionally, property taxes have not been paid for the property and the site is at risk of losing unspent Community Development Block Grant funds. Because of the re-capture risk facing the City, the Mayor and City Council approved a sole source transfer to the Hollywood Community Housing Corporation.

According to HCIDLA, the proposed redevelopment of the property will include both rehabilitation and new construction. The historic structure designed by Paul Williams will be rehabilitated to include a resident community room, a large multi-use lobby area, onsite manager's and resident services offices, and seven affordable units. New construction will

consist of a 40,000 square feet and will include 34 units of housing. All units will be affordable to families at or below 60% of Area Median Income.

At its meeting held December 2, 2015, 2015, the Housing Committee recommended that Council approve HCIDLA's recommendations relative to the sale of this property.

Respectfully Submitted,

HOUSING COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
CEDILLO:	YES <i>S Cedillo</i>
FUENTES:	YES
HUIZAR:	YES
PRICE:	ABSENT
HARRIS-DAWSON:	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-