

MOTION

HOUSING

On June 17, 1986, the former Community Redevelopment Agency of the City of Los Angeles (CRA/LA) provided the first of two loans to Bartlett Hills Associates from the Agency's Low and Moderate Income Housing Fund and from the Housing Development Action Grant Program for the development of sixty-five (65) affordable apartment units located at 811 Bartlett Street and 625 N Bunker St. This project, known as the Bartlett Hills Apartments, is located in the Chinatown Redevelopment Project Area. The CRA/LA loans matured on June 17, 2016 and all rent restrictions will expire in 2020. At that time the units could convert to market rate, resulting in the potential displacement of many long-term low-income residents and seniors.

LINC Housing, an affordable housing developer, proposes to preserve the affordable rents for 64 units and one manager unit with a tax credit re-syndication rehabilitation project. The California Housing Finance Agency (CalHFA) will provide \$1,650,000 and HCIDLA will fund up to \$1,500,000 towards this project. The funds from HCIDLA were allocated to the Affordable Housing Trust Fund from the City's General fund in 2016 for preservation of at risk housing. This project will preserve and extend the affordable rent restrictions for another 55-years at the 50% and 120% AMI levels under a new HCIDLA regulatory agreement and 50% and 60% AMI under the new California Tax Credit Allocation Committee (TCAC) agreement. In order to access CalHFA funds and its related bond funds, CalHFA requires that it be the issuer of the tax-exempt bonds. Council must approve various actions in order to effectuate this affordable housing preservation project.

I THEREFORE MOVE that the Council request the City Attorney to work with the Housing and Community Investment Department (HCIDLA) to prepare and execute the necessary agreements with LINC Housing and CalHFA for the Bartlett Hill Apartments re-syndication rehabilitation project, including the outside issuance of new debt and the restructuring of existing City debt.

I FURTHER MOVE that HCIDLA be authorized to execute all ancillary documents required to effectuate this transaction including amendments to any existing agreements and appropriate up to \$1,500,000 from the Affordable Housing Trust Fund for the preservation of affordable housing units for this project.

PRESENTED BY: Gilbert Cedillo
Gilbert Cedillo
Councilmember, District 1

SECONDED BY: [Signature]

JUN 27 2017

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ORIGINAL