

**TRANSMITTAL**

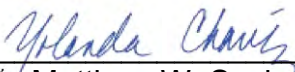
TO The City Council	DATE 11-15-23	COUNCIL FILE NO. 17-0090-S8
FROM The Proposition HHH Administrative Oversight Committee		COUNCIL DISTRICT 14

The Proposition HHH (Prop HHH) Administrative Oversight Committee (AOC) waived the consideration of the attached Los Angeles Housing Department (LAHD) report due to the project's Prop HHH funding commitment expiration date. The report is hereby transmitted to Council for consideration.

**RECOMMENDATIONS**

The LAHD recommends that the Council, subject to the approval of the Mayor:

1. APPROVE the extension for the Prop HHH funding commitment of \$16,000,000 for the Weingart Tower 1B, 562 S San Pedro Street, in Council District 14, from January 3, 2024 to July 31, 2025; and,
2. AUTHORIZE the LAHD General Manager, or designee, to issue the revised Prop HHH Funding Commitment letter to the Weingart Tower 1B with an expiration date of July 31, 2025.

  
for Matthew W. Szabo

City Administrative Officer  
Chair, Proposition HHH Administrative Oversight Committee

MWS:YC:VES:MC:02240037

Ann Sewill, General Manager  
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager  
Anna E. Ortega, Assistant General Manager  
Luz C. Santiago, Assistant General Manager

City of Los Angeles



Karen Bass, Mayor

LOS ANGELES HOUSING DEPARTMENT  
1200 West 7th Street, 9th Floor  
Los Angeles, CA 90017  
Tel: 213.808.8808  
[housing.lacity.org](http://housing.lacity.org)

## INTER-DEPARTMENTAL MEMORANDUM

TO: PROPOSITION HHH CITIZENS OVERSIGHT COMMITTEE

FROM: ANN SEWILL, GENERAL MANAGER *Ann Sewill*

LOS ANGELES HOUSING DEPARTMENT, FORMERLY LOS ANGELES HOUSING + COMMUNITY INVESTMENT DEPARTMENT

DATE: NOVEMBER 8, 2023

REGARDING: PROPOSITION HHH PERMANENT SUPPORTIVE HOUSING LOAN PROGRAM – HHH COMMITMENT EXTENSION RECOMMENDATION

## SUMMARY

The Los Angeles Housing Department (LAHD), formerly the Los Angeles Housing + Community Investment Department (HCIDLA), issued the Proposition HHH Permanent Supportive Housing Loan Program 2018 Call for Projects Round 2. The Weingart Tower 1B project received an HHH Funding Commitment letter approved by Council on March 20, 2019 (C.F. 17-0090-S8). The project described herein will not be able to meet its target closing date before the expiration of its funding commitment letter.

Through this report, LAHD requests that the City Council and the Mayor authorize the extension of the HHH funding commitment for Weingart Tower 1B (see Table 1).

## RECOMMENDATIONS

- I. The General Manager of LAHD respectfully requests that the Homelessness and Housing Committee recommend to the City Council and the Mayor for further consideration to address the following action:
  - A. AUTHORIZE LAHD to issue an extension to the HHH Funding Commitment letter for the project identified in Table 1 of this report.

## BACKGROUND

Recipients of the HHH funding commitment received a 24-month conditional commitment. The commitment expires if the project does not obtain all the required financial and legal approvals necessary for construction loan closing within 24 months of the date of funding award.

On April 17, 2020, in response to the COVID-19 virus, the Mayor of the City of Los Angeles tolled and suspended the commitment expiration dates contained within all HHH Commitment Letters (Attachment A). On February 1, 2023, the Los Angeles City Council lifted the COVID-related local State of Emergency declaration. Consequently, the tolling (or suspension) of all LAHD financing and predevelopment deadlines, per the Mayor’s Public Order dated April 17, 2020 (Mayor’s Tolling Order), has been lifted as of February 1, 2023 (Attachment B).

Per the declaration and lift of the Mayor’s Public Order, LAHD extended the expiration date for HHH projects by the “Tolling Period” of 1,020 days. The “Tolling Period” is defined as the number of days between the date that the Mayor’s Tolling Order became effective (April 17, 2020) and the date the order was lifted (February 1, 2023), inclusive of the end date. Therefore, based on the original expiration date of March 19, 2021 and an extension of 1,020 days, the new expiration date for Weingart Tower 1B is January 3, 2024.

Table 1, below, lists the project requesting an extension of their HHH funding commitment. LAHD recommends that this project receive the requested HHH funding commitment extension.

<b>TABLE 1: Project Requesting HHH Commitment Letter Extension</b>					
<b>No.</b>	<b>Project Name</b>	<b>Total Units</b>	<b>Total HHH Loan Amount</b>	<b>Current Extension Date</b>	<b>Recommended Commitment Extension Date</b>
1.	Weingart Tower 1B	104	\$16,000,000	1/3/2024	7/31/2025
		<b>104</b>	<b>\$16,000,000</b>		

Reason for Extension

The project will apply to the first round of CDLAC in 2024. CDLAC takes approximately three months to award projects. If awarded, the project will have six months to close its loan. If the project is not awarded in the first round, a project application will be submitted in the second round of CDLAC for 2024. The proposed extension will take both rounds into account. Consequently, LAHD recommends an expiration date of July 31, 2025.

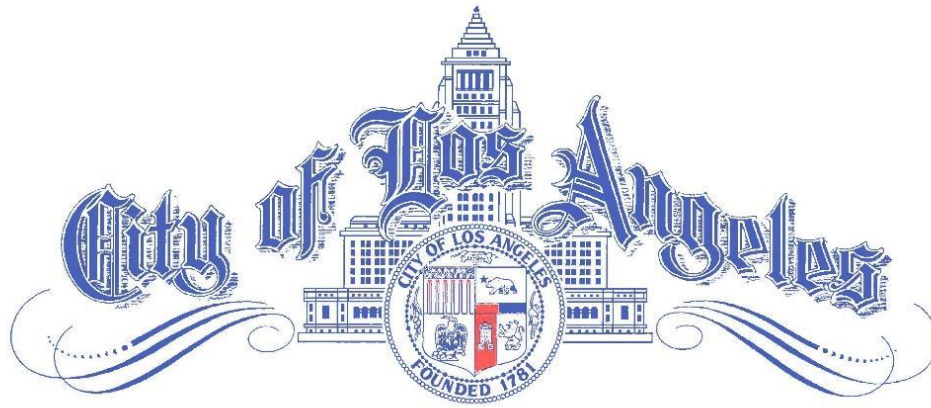
Fiscal Impact

There is no impact to the General Fund.

ATTACHMENT:

Attachment A: Public Order Under City of Los Angeles Emergency Authority

Attachment B: Applicable LAHD Deadlines After Tolling Order Lifted



ERIC GARCETTI  
MAYOR

**Public Order Under City of Los Angeles Emergency Authority**

**Issue Date: April 17, 2020**

**Subject: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders**

To further aid in our efforts to slow the spread of the COVID-19 virus, by virtue of authority vested in me as Mayor of the City of Los Angeles under the provisions of the Los Angeles Administrative Code, Chapter 3, Section 8.29 to promulgate, issue, and enforce emergency rules, regulations, orders, and directives, I hereby declare the following order to be necessary for the protection of life and property and I hereby order, effective immediately and until the end of the emergency period, that:

All deadlines prescribed by the Los Angeles Housing and Community Investment Department (HCIDLA) related to the financing and predevelopment activities necessary to develop or rehabilitate affordable and supportive housing shall be tolled and suspended until further notice. This will ensure development of affordable housing can continue within the limits of the Safer At Home order, and after the emergency has ended, without penalties caused by missed deadlines.

This order shall apply, without limitation, to the following non-exhaustive list of circumstances:

1. Exclusive Negotiation Agreements: During the effective period of this order, toll the term of Exclusive Negotiation Agreements and all deadlines contained within them.
2. Site Control: During the effective period of this order, toll the deadline to demonstrate site control as required by the Mayor's Housing Innovation Challenge.

3. Schedule of Performance: During the effective period of this order, toll all dates contained within executed Term Sheets and Disposition and Development Agreements.

4. Funding Commitments: During the effective period of this order, toll the commitment expiration dates contained within all HHH Commitment Letters and Managed Pipeline Commitment Letters.

HCIDLA is authorized to hold public hearings prescribed by the Tax Equity and Fiscal Responsibility Act (TEFRA) in a manner consistent with the Governor's Executive Order N-29-20, and any subsequent orders or published guidance, pertaining to local bodies.

Nothing in this Order prohibits HCIDLA from continuing to process applications in a reasonable and timely manner.

This Order is subject to any applicable superseding State and Federal deadlines, including but not limited to, deadlines related to Federal and State bond inducement, TEFRA, or issuance resolutions.

**Order Extending the Expirations of Prior Orders**

The expiration of the City of Los Angeles public emergency orders, dated March 15, 21, and 23, 2020, are hereby extended until the end of the local emergency period.



Eric Garcetti, MAYOR

Dated: April 17, 2020 at Los Angeles, California  
Time: 6:30pm

Filed with the City Clerk  
Date: \_\_\_\_\_  
Time: \_\_\_\_\_  
By: \_\_\_\_\_



KAREN BASS  
MAYOR

**Issue Date:** March 14, 2023

**RE: Applicable LAHD (formerly HCIDLA) Deadlines After Tolling Order Lifted**

The Los Angeles City Council recently took action to lift the State of Emergency declaration as of February 1, 2023. As a result, the Mayor's Public Order dated April 17, 2020, addressing the Los Angeles Housing Department (LAHD, formerly HCIDLA) financing and predevelopment deadlines was rescinded, and the tolling and suspension of all LAHD deadlines related to financing and predevelopment activities necessary to develop or rehabilitate affordable and supportive housing was lifted. Except with respect to the Housing Innovation Challenge program deadlines discussed below, effective as of February 1, 2023, each applicable deadline related to financing and predevelopment activities necessary to develop or rehabilitate affordable and supportive housing are no longer suspended. Developers are encouraged to review the original deadlines associated with their financing as they existed on April 17, 2020 and apply those timelines starting as of February 1, 2023.

Notwithstanding the foregoing, projects that are a part of the Housing Innovation Challenge program shall now have until February 1, 2024, to secure all financial commitments and August 1, 2024, to close on construction financing.

Please reach out to the assigned financial development officer at LAHD for further questions or clarifications.

Sincerely,

Mayor Karen Bass

