



SACHI A. HAMAI
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

"To Enrich Lives Through Effective And Caring Service"

Board of Supervisors
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Fifth District

December 19, 2017

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

19 December 19, 2017

LORI GLASGOW
EXECUTIVE OFFICER

**AUTHORIZATION TO SUBMIT GRANT APPLICATIONS TO THE
CALIFORNIA STRATEGIC GROWTH COUNCIL ON BEHALF OF THE
COUNTY OF LOS ANGELES FOR THE AFFORDABLE HOUSING AND
SUSTAINABLE COMMUNITIES PROGRAM
(FIRST AND SECOND DISTRICTS)
(3 VOTES)**

SUBJECT

The Chief Executive Officer (CEO) requests delegated authority to apply for grant funding from the California Strategic Growth Council and the California Department of Housing and Community Development for up to four housing and transit-related projects. The CEO also seeks authorization to apply, as a joint applicant with various affordable housing developers, for Affordable Housing and Sustainable Communities Program funds to help develop approximately 383 units of affordable housing in the unincorporated areas of the County of Los Angeles and fund numerous transportation, bike, and pedestrian improvements.

IT IS RECOMMENDED THAT THE BOARD:

1. Authorize the CEO, or her designee, to apply for, accept and allocate grant funds from the California Strategic Growth Council and the California Department of Housing and Community Development for Meta Housing's Downey I and II project located at 4169 Whittier Boulevard in an amount not to exceed \$15 million under the 2016-17 Affordable Housing and Sustainable Communities (AHSC) Program, including the authority to execute all needed documentation to support a joint grant application, and execute any needed mutual indemnity agreements between the County and Meta Housing, subject to review by Chief Executive Office Risk Management (RM) and review and approval as to form by County Counsel.

2. Authorize the CEO, or her designee, to apply for, accept and allocate grant funds from the California Strategic Growth Council and/or the California Department of Housing and Community Development for East Los Angeles Community Corporation (ELACC)'s El Nuevo Amanecer project located at 3651 East 1st Street in an amount not to exceed \$10 million under the 2016-17 AHSC Program, including the authority to execute all needed documentation to support a joint grant application, and execute any needed mutual indemnity agreements between the County and ELACC, subject to review by RM and review and approval as to form by County Counsel.
3. Authorize the CEO, or her designee, to apply for, accept and allocate grant funds from the California Strategic Growth Council and/or the California Department of Housing and Community Development for LINC Housing Corporation's Willowbrook II project located at 1854 118th Street in an amount not to exceed \$20 million under the 2016-17 AHSC Program, including the authority to execute all needed documentation to support a joint grant application, and execute any needed mutual indemnity agreements between the County and LINC Housing, subject to review by RM and review and approval as to form by County Counsel.
4. Authorize the CEO, or her designee, to apply for, accept and allocate grant funds from the California Strategic Growth Council and/or the California Department of Housing and Community Development for AMCAL's Florence-Firestone project located at 1600 to 1616 Florence Avenue in an amount not to exceed \$15 million under the 2016-17 AHSC Program, including the authority to execute all needed documentation to support a joint grant application, and execute any needed mutual indemnity agreements between the County and AMCAL, subject to review by RM and review and approval as to form by County Counsel.
5. Authorize the CEO, or her designee, to enter into standard grant agreements for AHSC Program funding including, but not limited to, a State of California Standard Agreement (Standard Agreement) on each project being awarded funding, and any other needed documentation, subject to review by RM and review and approval as to form by County Counsel.
6. Adopt four standard grant Resolutions, one for each project, authorizing the County to be a joint applicant with each housing developer to the AHSC Program (see Attachment I).
7. Find that the proposed actions are not a project as defined by Section 15378 of the State California Environmental Quality Act (CEQA) Guidelines, and therefore that these actions are not subject to CEQA.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will authorize the CEO, or her designee, to apply, as a joint applicant with various affordable housing developers, for funding from the AHSC Program for up to four housing and transit-related projects. These funds will help to finance approximately 383 units of affordable housing, as well as transportation, bike, and pedestrian improvements such as: 1) context-sensitive bike lanes to enhance connectivity to transit, 2) projects to make the areas around the housing developments more pedestrian-friendly, and 3) urban greening in the community surrounding the transit development.

Approval of the recommended actions will facilitate upgrades to County infrastructure and will further the County's goal of creating a sustainable and revitalized urban environment and fulfill the objectives of reducing reliance on automobile travel (vehicle miles traveled or VMT) and increasing affordable housing, as well as reducing greenhouse gas (GHG) emissions.

Implementation of Strategic Plan Goals

This action is consistent with the County's Strategic Plan, Goal I, Strategy 1.5 to develop and preserve affordable housing units in the County. The proposed projects, if funded, will serve to create more units of affordable housing for County residents.

Further, the action is consistent with Goal II, Strategy 3.5, which supports a clean, flexible, and integrated multi-modal transportation system that improves mobility. The housing and transit projects, if funded, will reduce GHG emissions and improve access to affordable housing by connecting housing to transit and improving amenities in the surrounding community to reduce vehicle miles traveled.

FISCAL IMPACT/FINANCING

Authorizing the CEO, or her designee, to apply for the AHSC Program funds will contribute to the County's goal of developing more affordable housing for residents in need. The submission of grant applications provides an opportunity to obtain up to \$60,000,000 in loans and grants awarded to the County and its joint applicants for housing development and transit improvements and expansion. This funding will also support much-needed infrastructure, including work described in the County's Bicycle Master Plan, the Florence-Firestone Community Plan, the Willowbrook Transit-Oriented Development Specific Plan, as well as transit infrastructure improvements for Public Works and Metro bus stops.

The County is applying jointly with the respective housing developers for funding from the AHSC Program. As detailed in the State's Notice of Funding Availability (NOFA) dated October 2, 2017, AHSC Program applications request a loan for the Affordable Housing Development (AHD) component of each application, and request grant funds for the Housing-Related Infrastructure (HRI), Sustainable Transportation Infrastructure (STI), Transit-Related Amenities (TRA), or Program (PGM) activities in each application. If awarded funding, the housing developers on each project will receive a loan, and the County will receive a grant. The County will be applying jointly with the housing developers for a total amount not to exceed \$60,000,000, of which approximately \$41,000,000 may be requested as a loan for housing development, and approximately \$19,000,000 as a grant for County infrastructure improvement. All applications must include both, a housing component and a corresponding infrastructure request. The actual amounts to be requested by the joint applications will be less than the maximum authorization, and are currently expected to total between \$40 million and \$50 million.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In July 2017, the California Strategic Growth Council (SGC) released the 2016-2017 AHSC Program Guidelines. The AHSC Program was established to reduce GHG emissions through projects that implement land-use, housing, and transit development practices to support infill and compact development. The AHSC Program furthers objectives to increase access to housing and transit in highly disadvantaged communities, including connectivity and accessibility to jobs, housing and community-serving amenities.

The AHSC Program is administered by the SGC and the State's Department of Housing and Community Development (HCD). Funding is provided by the Greenhouse Gas Reduction Fund through Cap-and-Trade auction proceeds. The CEO expects funding award recommendations to be posted in May 2018, and presented for adoption at the June 2018 SGC meeting.

This is the third NOFA that the State has released for the AHSC Program. This is the first time that the County is submitting full applications to the Program for possible funding. According to this NOFA, the State expects to award in excess of \$250 million statewide through the Program. The Chief Executive Office's Economic Development and Affordable Housing (EDAH) Unit has been working for several months with the housing developers, as well as the Departments of Public Works (DPW), Regional Planning, Public Health, Parks and Recreation, the Community Development Commission (CDC), and the Chief Executive Office's Chief Sustainability Office to complete full housing and transit scopes in each project area. The County and four affordable housing developers plan to apply jointly for up to \$60,000,000 in AHSC funds for the following affordable housing projects:

- 1) Downey I & II - 4169 Whittier Boulevard, Meta Housing, 113 units;
- 2) El Nuevo Amanecer - 3651 East 1st Street, East Los Angeles Community Corporation, 61 units;
- 3) Willowbrook II - 1854 118th Street, LINC Housing Corporation, 109 units; and
- 4) Florence – Firestone - 1600-1616 Florence Avenue, AMCAL, 109 units.

Maps of each of the four project areas are provided as an attachment to this Board letter (see Attachment II).

The EDAH Unit has engaged a consultant with expertise in successfully applying for AHSC funding, Enterprise Community Partners. The EDAH Unit and its consultant have thoroughly vetted each project, and with the partnership of DPW, the County has developed community-serving improvements around each project area. It is anticipated that the CDC will consider awards of County funding for each project through its current NOFA process, which will enable the housing developers to leverage the CDC awards to submit a more competitive AHSC application.

Pursuant to the State's requirements for the award of AHSC funding, joint-applicants are jointly and severally liable to the State for the completion of all project components described in the application. Accordingly, the County will be applying jointly with housing developers that may require the County to enter into a mutual indemnity agreement to ensure that each party to the application timely completes all project components for which it is responsible.

ENVIRONMENTAL DOCUMENTATION

The proposed actions are not subject to the provisions of CEQA pursuant to Section 15378 of the State CEQA Guidelines, because they are not defined as a project under CEQA and do not have the potential for causing a significant effect on the environment.

Further, one of the mandatory threshold readiness requirements to submit an AHSC application is documented compliance with CEQA and the National Environmental Policy Act (NEPA), as applicable. All housing developments must be fully entitled upon AHSC application submission, and each applicant is required to submit a certification that they have received all required environmental clearances for each project. Accordingly, all housing developments will receive the required environmental approvals and be fully entitled by the date of application submission.

CONTRACTING PROCESS

The EDAH Unit will manage the submission and, where applicable, the receipt and disbursement of grant funds. The Department of Public Works will perform all bicycle and pedestrian improvements in and around each project area, and the individual housing developers will be responsible for the financing and construction of the affordable housing development in each project area.

The CEO, or her designee, will sign all required documentation, including certifications and standard agreements necessary, to effectuate the successful application, receipt, and disbursement of grant funds.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will provide an opportunity to fund projects previously under consideration by the Department of Public Works, and other County departments, to improve the municipal infrastructure in unincorporated areas of the County. Award of funding for infrastructure improvement will support planned projects in the County's Bicycle Master Plan, the Florence-Firestone Community Plan, the Willowbrook Transit-Oriented Development Specific Plan, and transit infrastructure improvements for Public Works and Metro bus stops.

CONCLUSION

As revealed in the Affordable Housing Outcomes Report delivered to the Board in May 2017, the County has a shortage of 551,807 rental homes that are affordable to renter households, at or below 50 percent of Area Media Income (AMI). Approval of the recommended actions will give the County the opportunity to work towards achieving the region's affordable housing needs, while improving the local communities around the housing developments.

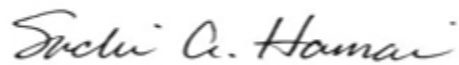
Upon Board approval, please return a certified copy of the adopted Board Letter and four copies of the signed Resolutions, one for each proposed project, to the EDAH Unit.

The Honorable Board of Supervisors

12/19/2017

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Respectfully submitted,

A handwritten signature in cursive script that reads "Sachi A. Hamai".

SACHI A. HAMAI

Chief Executive Officer

SAH:JJ:DSB

CMT:acn

Enclosures

c: Executive Office, Board of Supervisors
County Counsel
Community Development Commission
Parks and Recreation
Public Health
Public Works
Regional Planning

ATTACHMENT I

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF
LOS ANGELES AUTHORIZING APPLICATION FOR, ACCEPTANCE OF, AND
ALLOCATION OF GRANT FUNDS FROM THE STRATEGIC GROWTH COUNCIL
AND THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT FOR DOWNEY I AND II LOCATED AT 4169 WHITTIER
BOULEVARD IN AN AMOUNT NOT TO EXCEED \$15,000,000 UNDER THE 2016-17
AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM**

WHEREAS, the State of California, the Strategic Growth Council (SGC) and the Department of Housing and Community Development (HCD) have issued a Notice of Funding Availability dated October 2, 2017 (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, Meta Housing Corporation (Meta) (Housing Applicant) desires to apply for AHSC Program funds and submit the Application Package released by the Department for the AHSC Program; and

WHEREAS, the County of Los Angeles (County) desires to apply for AHSC Program funds jointly with Meta and submit the Application Package released by HCD for the AHSC Program for each project; and

WHEREAS, the County will submit up to four separate joint applications for the AHSC Program for projects in the unincorporated area of the County of Los Angeles; 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. The HCD is authorized to administer the approved funding allocations of the AHSC Program; and

WHEREAS, there is substantial need for additional funds for the development of affordable housing in the County of Los Angeles; and

WHEREAS, the project known as Downey I and II located at 4169 Whittier Boulevard is being developed by the Housing Applicant and will be fully entitled prior to submittal of the AHSC Application Package.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the County of Los Angeles:

1. The Chief Executive Officer (CEO) of the County of Los Angeles or her designee, on behalf of the County of Los Angeles, is hereby authorized and directed to apply for and submit to SGC and HCD, the AHSC Program Application as detailed in the NOFA dated October 2, 2017, for Downey I and II located at

4169 Whittier Boulevard in a total amount not to exceed \$15,000,000 of which \$10,000,000 is requested as a loan for an Affordable Housing Development (AHD) ("AHSC Loan") and \$5,000,000 is requested for a grant for Housing-Related Infrastructure (HRI), Sustainable Transportation Infrastructure (STI), Transit-Related Amenities (TRA) or Program (PGM) activities ("AHSC Grant") as defined the AHSC Program Guidelines adopted by SGC on July 17, 2017 errata August 14, 2017.

2. If the application is approved, the CEO or her designee on behalf of the County of Los Angeles 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 \$15,000,000. (\$10,000,000 for the AHSC Loan and \$5,000,000 for the AHSC 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").
3. The CEO is authorized to negotiate and enter into an agreement that addresses joint and several liability and mutual indemnities between the County and the Housing Applicant as the CEO deems necessary. Said AHSC Documents shall be reviewed and approved by the County Counsel or her designee for form and legality prior to execution.
4. The CEO or her designee on behalf of the County of Los Angeles is authorized to accept the AHSC funds, if awarded.
5. The County 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. The County hereby agrees to use the funds for eligible capital asset(s) in the manner presented in the application as approved by the HCD and in accordance with the NOFA and Program Guidelines and Application Package.
6. The Board of Supervisors hereby authorizes the CEO or her designee on behalf of the County of Los Angeles to execute in the name of the County of Los Angeles the AHSC Program Application Package and the AHSC Program Documents as required by HCD for participation in the AHSC Program, and to take any other action necessary with respect to the AHSC project consistent with this Resolution and its basic purposes, including, by not limited to: the authority to negotiate and enter into an agreement for AHSC Program funding of this project, and the authority to negotiate and enter into any agreement necessary to address joint and several liability and mutual indemnity with the housing developer without returning to the Board of Supervisors.

The foregoing resolution was adopted on the 19th day of December, 2017, by the Board of Supervisors of the County of Los Angeles, an ex-officio of the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.



LORI GLASGOW
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By Rachelle Smithman
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By [Signature]
Deputy

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF
LOS ANGELES AUTHORIZING APPLICATION FOR, ACCEPTANCE OF, AND
ALLOCATION OF GRANT FUNDS FROM THE STRATEGIC GROWTH COUNCIL
AND THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT FOR EL NUEVO AMANECER LOCATED AT 3651 EAST 1ST
STREET IN AN AMOUNT NOT TO EXCEED \$10,000,000 UNDER THE 2016-17
AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM**

WHEREAS, the State of California, the Strategic Growth Council (SGC) and the Department of Housing and Community Development (HCD) have issued a Notice of Funding Availability dated October 2, 2017 (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, East Los Angeles Community Corporation (ELACC) (Housing Applicant) desires to apply for AHSC Program funds and submit the Application Package released by the Department for the AHSC Program; and

WHEREAS, the County of Los Angeles (County) desires to apply for AHSC Program funds jointly with ELACC and submit the Application Package released by HCD for the AHSC Program for each project; and

WHEREAS, the County will submit up to four separate joint applications for the AHSC Program for projects in the unincorporated area of the County of Los Angeles; 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. The HCD is authorized to administer the approved funding allocations of the AHSC Program; and

WHEREAS, there is substantial need for additional funds for the development of affordable housing in the County of Los Angeles; and

WHEREAS, the project known as El Nuevo Amanecer located at 3651 East 1st Street is being developed by the Housing Applicant and will be fully entitled prior to submittal of the AHSC Application Package.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the County of Los Angeles:

1. The Chief Executive Officer (CEO) of the County of Los Angeles or her designee, on behalf of the County of Los Angeles, is hereby authorized and directed to apply for and submit to SGC and HCD, the AHSC Program Application as detailed in the NOFA dated October 2, 2017, for El Nuevo Amanecer located at

3651 East 1st Street in a total amount not to exceed \$10,000,000 of which \$7,000,000 is requested as a loan for an Affordable Housing Development (AHD) ("AHSC Loan") and \$3,000,000.00 is requested for a grant for Housing-Related Infrastructure (HRI), Sustainable Transportation Infrastructure (STI), Transit-Related Amenities (TRA) or Program (PGM) activities ("AHSC Grant") as defined the AHSC Program Guidelines adopted by SGC on July 17, 2017 errata August 14, 2017.

2. If the application is approved, the CEO or her designee on behalf of the County of Los Angeles 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 \$10,000,000. (\$7,000,000 for the AHSC Loan and \$3,000,000 for the AHSC 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").
3. The CEO is authorized to negotiate and enter into an agreement that addresses joint and several liability and mutual indemnities between the County and the Housing Applicant as the CEO deems necessary. Said AHSC Documents shall be reviewed and approved by the County Counsel or her designee for form and legality prior to execution.
4. The CEO or her designee on behalf of the County of Los Angeles is authorized to accept the AHSC funds, if awarded.
5. The County 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. The County hereby agrees to use the funds for eligible capital asset(s) in the manner presented in the application as approved by the HCD and in accordance with the NOFA and Program Guidelines and Application Package.
6. The Board of Supervisors hereby authorizes the CEO or her designee on behalf of the County of Los Angeles to execute in the name of the County of Los Angeles the AHSC Program Application Package and the AHSC Program Documents as required by HCD for participation in the AHSC Program, and to take any other action necessary with respect to the AHSC project consistent with this Resolution and its basic purposes, including, but not limited to: the authority to negotiate and enter into an agreement for AHSC Program funding of this project, and the authority to negotiate and enter into any agreement necessary to address joint and several liability and mutual indemnity with the housing developer without returning to the Board of Supervisors.

The foregoing resolution was adopted on the 19th day of December, 2017, by the Board of Supervisors of the County of Los Angeles, an ex-officio of the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.



LORI GLASGOW
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By Lachelle Smitherman
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By [Signature]
Deputy

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF
LOS ANGELES AUTHORIZING APPLICATION FOR, ACCEPTANCE OF, AND
ALLOCATION OF GRANT FUNDS FROM THE STRATEGIC GROWTH COUNCIL
AND THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT FOR WILLOWBROOK II LOCATED AT 1854 118th STREET IN AN
AMOUNT NOT TO EXCEED \$20,000,000 UNDER THE 2016-17 AFFORDABLE
HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM**

WHEREAS, the State of California, the Strategic Growth Council (SGC) and the Department of Housing and Community Development (HCD) have issued a Notice of Funding Availability dated October 2, 2017 (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, LINC Housing Corporation (LINC) (Housing Applicant) desires to apply for AHSC Program funds and submit the Application Package released by the Department for the AHSC Program; and

WHEREAS, the County of Los Angeles (County) desires to apply for AHSC Program funds jointly with LINC and submit the Application Package released by HCD for the AHSC Program for each project; and

WHEREAS, the County will submit up to four separate joint applications for the AHSC Program for projects in the unincorporated area of the County of Los Angeles; 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. The HCD is authorized to administer the approved funding allocations of the AHSC Program; and

WHEREAS, there is substantial need for additional funds for the development of affordable housing in the County of Los Angeles; and

WHEREAS, the project known as Willowbrook II located at 1854 118th Street is being developed by the Housing Applicant and will be fully entitled prior to submittal of the AHSC Application Package.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the County of Los Angeles:

1. The Chief Executive Officer (CEO) of the County of Los Angeles or her designee, on behalf of the County of Los Angeles, is hereby authorized and directed to apply for and submit to SGC and HCD, the AHSC Program Application as detailed in the NOFA dated October 2, 2017, for Willowbrook II located at

1854 118th Street in a total amount not to exceed \$20,000,000 of which \$14,000,000 is requested as a loan for an Affordable Housing Development (AHD) ("AHSC Loan") and \$6,000,000 is requested for a grant for Housing-Related Infrastructure (HRI), Sustainable Transportation Infrastructure (STI), Transit-Related Amenities (TRA) or Program (PGM) activities ("AHSC Grant") as defined by the AHSC Program Guidelines adopted by SGC on July 17, 2017 errata August 14, 2017.

2. If the application is approved, the CEO or her designee on behalf of the County of Los Angeles 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 \$20,000,000. (\$14,000,000 for the AHSC Loan and \$6,000,000 for the AHSC Grant), and any and all other documents required or deemed necessary or appropriate to secure the AHSC Program funds from the HCD, and all amendments thereto (collectively, the "AHSC Documents").
3. The CEO is authorized to negotiate and enter into an agreement that addresses joint and several liability and mutual indemnities between the County and the Housing Applicant as the CEO deems necessary. Said AHSC Documents shall be reviewed and approved by the County Counsel or her designee for form and legality prior to execution.
4. The CEO or her designee on behalf of the County of Los Angeles is authorized to accept the AHSC funds, if awarded.
5. The County 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. The County hereby agrees to use the funds for eligible capital asset(s) in the manner presented in the application as approved by the HCD and in accordance with the NOFA and Program Guidelines and Application Package.
6. The Board of Supervisors hereby authorizes the CEO or her designee on behalf of the County of Los Angeles to execute in the name of the County of Los Angeles the AHSC Program Application Package and the AHSC Program Documents as required by HCD for participation in the AHSC Program, and to take any other action necessary with respect to the AHSC project consistent with this Resolution and its basic purposes, including, by not limited to: the authority to negotiate and enter into an agreement for AHSC Program funding of this project, and the authority to negotiate and enter into any agreement necessary to address joint and several liability and mutual indemnity with the housing developer without returning to the Board of Supervisors.

The foregoing resolution was adopted on the 19th day of December, 2017, by the Board of Supervisors of the County of Los Angeles, an ex-officio of the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.



LORI GLASGOW
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By Lachelle Smithman
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By [Signature]
Deputy

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF
LOS ANGELES AUTHORIZING APPLICATION FOR, ACCEPTANCE OF, AND
ALLOCATION OF GRANT FUNDS FROM THE STRATEGIC GROWTH COUNCIL
AND THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT FOR FLORENCE FIRESTONE LOCATED AT 1600 to 1616
FLORENCE AVENUE IN AN AMOUNT NOT TO EXCEED \$15,000,000 UNDER THE
2016-17 AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM**

WHEREAS, the State of California, the Strategic Growth Council (SGC) and the Department of Housing and Community Development (HCD) have issued a Notice of Funding Availability dated October 2, 2017 (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, AMCAL Housing (AMCAL) (Housing Applicant) desires to apply for AHSC Program funds and submit the Application Package released by the Department for the AHSC Program; and

WHEREAS, the County of Los Angeles (County) desires to apply for AHSC Program funds jointly with AMCAL and submit the Application Package released by HCD for the AHSC Program for each project; and

WHEREAS, the County will submit up to four separate joint applications for the AHSC Program for projects in the unincorporated area of the County of Los Angeles; 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. The HCD is authorized to administer the approved funding allocations of the AHSC Program; and

WHEREAS, there is substantial need for additional funds for the development of affordable housing in the County of Los Angeles; and

WHEREAS, the project known as Florence-Firestone located at 1600 to 1616 Florence Avenue is being developed by the Housing Applicant and will be fully entitled prior to submittal of the AHSC Application Package.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the County of Los Angeles:

1. The Chief Executive Officer (CEO) of the County of Los Angeles or her designee, on behalf of the County of Los Angeles, is hereby authorized and directed to apply for and submit to SGC and HCD, the AHSC Program Application as detailed in the NOFA dated October 2, 2017, for Florence-Firestone located at

1600 to 1616 Florence Avenue in a total amount not to exceed \$15,000,000 of which \$10,000,000 is requested as a loan for an Affordable Housing Development (AHD) ("AHSC Loan") and \$5,000,000 is requested for a grant for Housing-Related Infrastructure (HRI), Sustainable Transportation Infrastructure (STI), Transit-Related Amenities (TRA) or Program (PGM) activities ("AHSC Grant") as defined the AHSC Program Guidelines adopted by SGC on July 17, 2017 errata August 14, 2017.

2. If the application is approved, the CEO or her designee on behalf of the County of Los Angeles 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 \$15,000,000. (\$10,000,000 for the AHSC Loan and \$5,000,000 for the AHSC 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").
3. The CEO is authorized to negotiate and enter into an agreement that addresses joint and several liability and mutual indemnities between the County and the Housing Applicant as the CEO deems necessary. Said AHSC Documents shall be reviewed and approved by the County Counsel or her designee for form and legality prior to execution.
4. The CEO or her designee on behalf of the County of Los Angeles is authorized to accept the AHSC funds, if awarded.
5. The County 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. The County hereby agrees to use the funds for eligible capital asset(s) in the manner presented in the application as approved by the HCD and in accordance with the NOFA and Program Guidelines and Application Package.
6. The Board of Supervisors hereby authorizes the CEO or her designee on behalf of the County of Los Angeles to execute in the name of the County of Los Angeles the AHSC Program Application Package and the AHSC Program Documents as required by HCD for participation in the AHSC Program, and to take any other action necessary with respect to the AHSC project consistent with this Resolution and its basic purposes, including, by not limited to: the authority to negotiate and enter into an agreement for AHSC Program funding of this project, and the authority to negotiate and enter into any agreement necessary to address joint and several liability and mutual indemnity with the housing developer without returning to the Board of Supervisors.

The foregoing resolution was adopted on the 19th day of December, 2017, by the Board of Supervisors of the County of Los Angeles, an ex-officio of the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.



LORI GLASGOW
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By Rachelle Smithman
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By [Signature]
Deputy

ATTACHMENT II

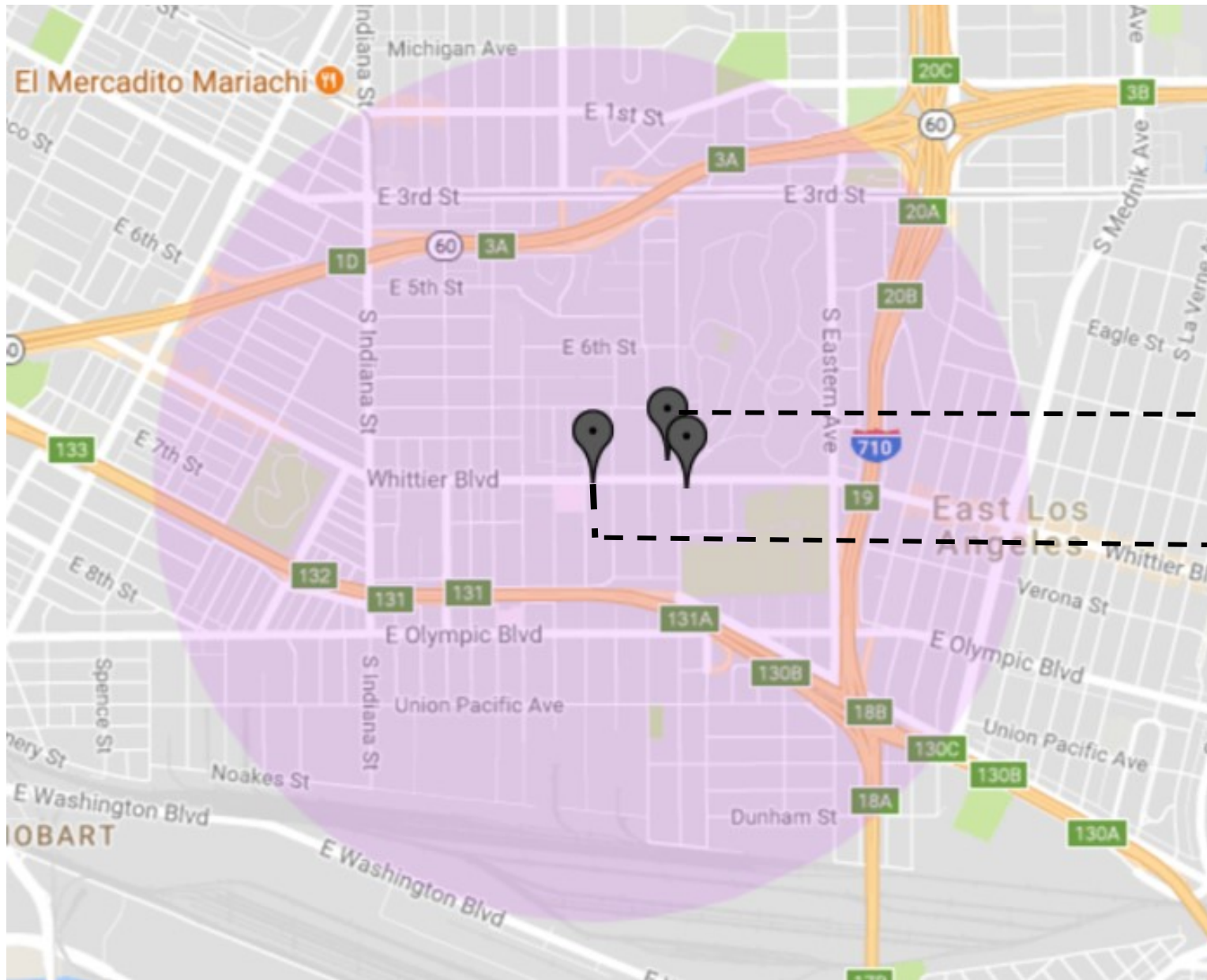
ATTACHMENT II

1 mile Radius — TOD

Downey I and II

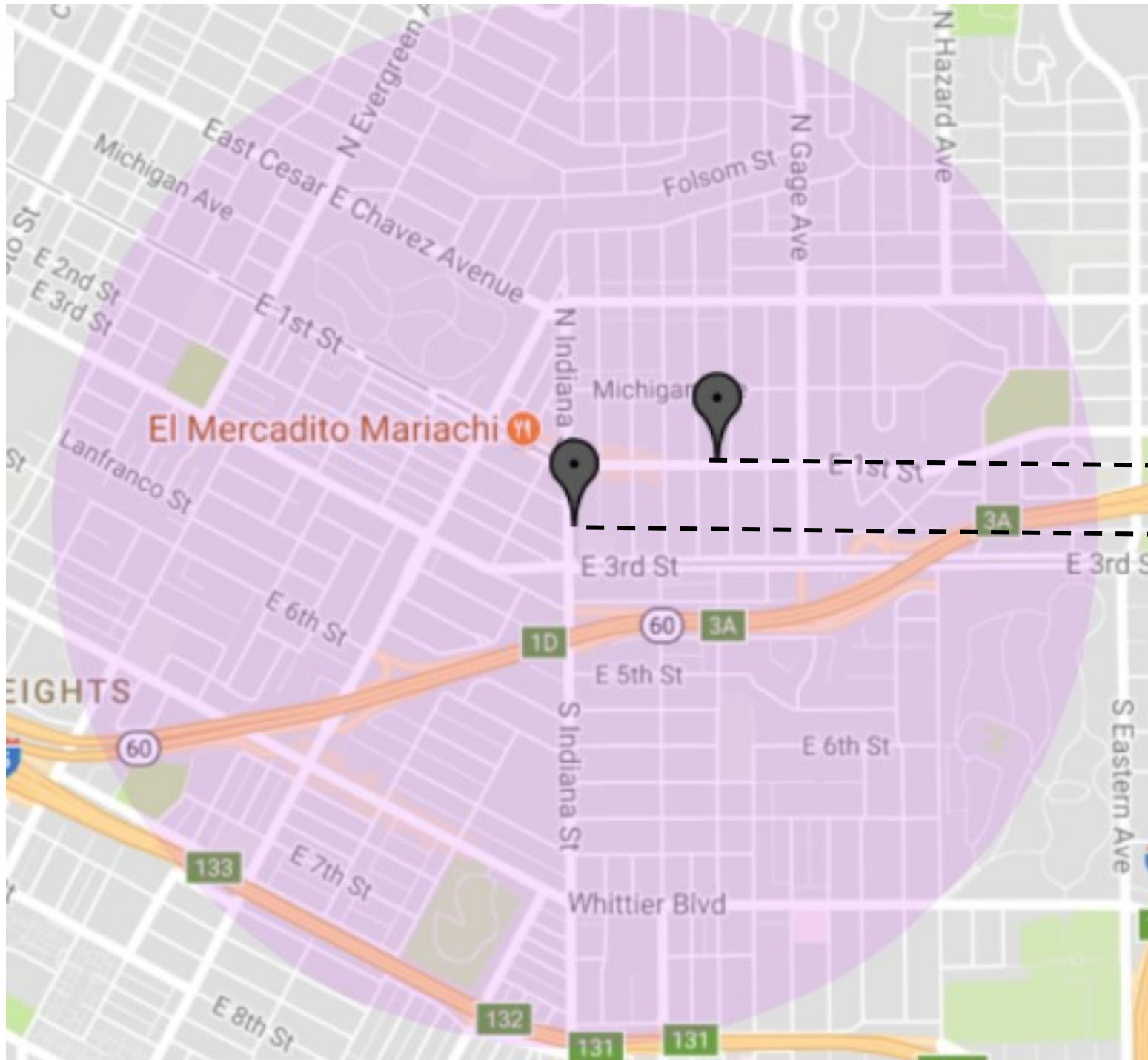
Meta Housing

4169 Whittier Blvd.



Affordable Housing Sites

720 Rapid Bus



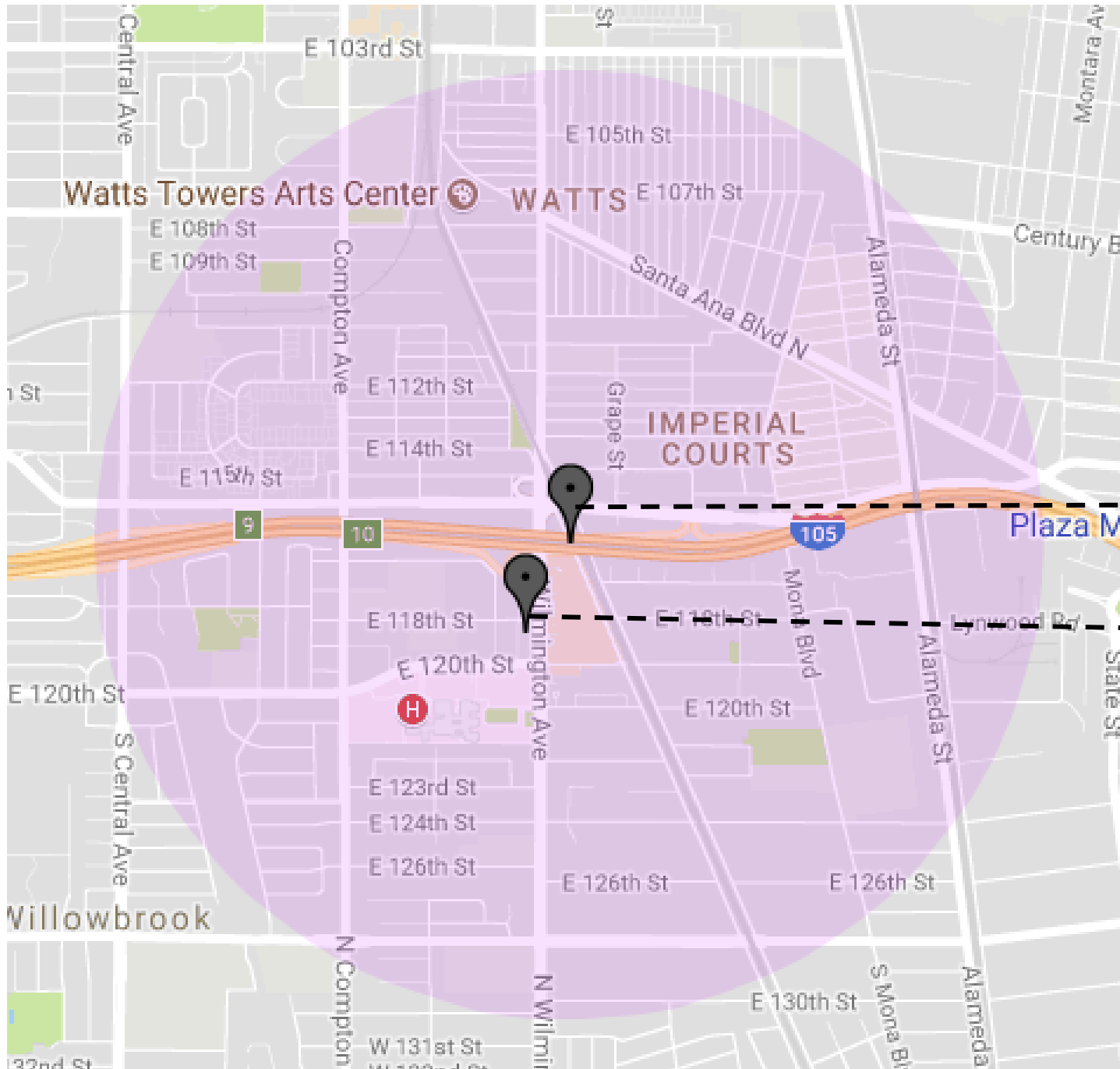
1 mile Radius — TOD

1st and Rowan
Apartments

East LA Community
Corporation (ELACC)

→ *Affordable Housing Site*

→ *Gold Line Station*



1 mile Radius — TOD

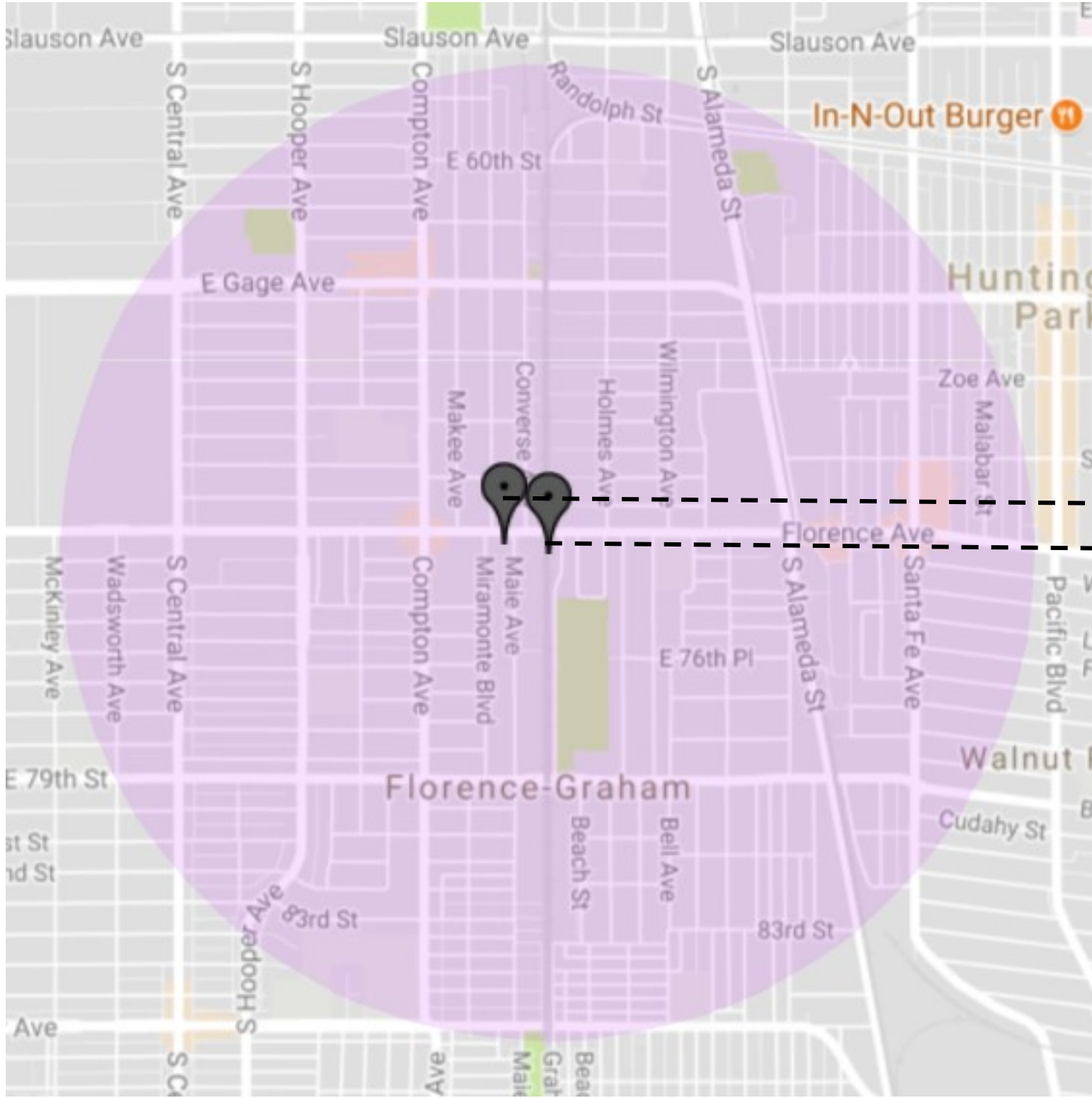
1854 118th St

(aka 11812 Bandera St)

LINC Housing

Willowbrook Station

Affordable Housing Site



1 mile Radius — TOD

1600-1616 E

Florence Avenue

AMCAL

Affordable Housing Sites

Florence Rail Line