

MOTION BY SUPERVISOR SHEILA KUEHL

December 11, 2018

McCadden Campus Senior Housing

The McCadden Campus Senior Housing project is the third and final phase of the Los Angeles LGBT Center’s large, three-acre Anita May Rosenstein Campus, located at 1118 N. McCadden Place in the City of Los Angeles. The project is designed as a contemporary, 5-story stucco building which will feature 98 units of affordable housing, serving seniors (aged 62+) across Los Angeles (Project), which includes 25 units of permanent supportive housing, 12 of which are set aside for seniors at risk of homelessness and 13 units for chronically homeless seniors. The Developer, Thomas Safran & Associates (TSA), is a for-profit corporation based in Los Angeles and was founded over 40 years ago for the purpose of developing and managing high-quality properties.

For this Project, the Third Supervisorial District is allocating \$1,620,000 in Homeless Prevention Initiative (HPI) funds, of which \$1,500,000 is allocated in project funding to TSA, and the Community Development Commission (Commission) will retain \$120,000 (8% of project funding) for administrative costs.

MOTION

Solis _____

Ridley-Thomas _____

Kuehl _____

Barger _____

Hahn _____

On July 17, 2018, the Board of Commissioners determined that the Hollywood Community Plan Area Final Environmental Impact Report (EIR), which was prepared by the City of Los Angeles, includes the scope of the Project, and that the Commission's consideration of the EIR satisfied the California Environmental Quality Act (CEQA) Guidelines as stated in Article 7, Section 15096.

I, THEREFORE, MOVE that the Board of Supervisors:

1. Authorize the Chief Executive Officer, or her designee, to execute, and, if necessary, execute amendments to, a funding agreement with the Commission to transfer up to \$810,000 in FY 2018-19 and \$810,000 in FY 2019-20, for a total of \$1,620,000 in HPI Homeless Service Funds allocated to the Third Supervisorial District to the Commission for the McCadden Campus Senior Housing.

I FURTHER MOVE that the Board of Supervisors, acting as the Board of Commissioners of the Community Development Commission:

1. Authorize the Executive Director, or her designee, to execute, and if necessary, execute amendments to, a funding agreement with the County to accept up to \$1,500,000 in HPI Homeless Service Funds and \$120,000 in residual funding allocated to the Third Supervisorial District.
2. Authorize the Executive Director, or her designee, to incorporate up to \$810,000 in HPI Homeless Service Funds allocated to the Third Supervisorial District into the Commission's FY 2018-19 budget and incorporate up to \$810,000 in HPI Homeless Service Funds allocated

to the Third Supervisorial District into the Commission's FY 2019-20 budget, for a total of \$1,620,000, of which \$1,500,000 will be provided to TSA as a residual receipts loan for construction-related costs and \$120,000 (8%) will be retained by the Commission for administrative costs related to the project.

3. Authorize the Executive Director or her designee to negotiate, execute, amend, and, if necessary, terminate a Loan Agreement and all related documents with TSA, or its Commission-approved designee, to provide a loan up to \$1,500,000 in HPI Homeless Service funds to fund new construction costs for the development of permanent supportive housing for homeless seniors, following approval as to form by County Counsel.
4. Find that these actions are not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378 because they are not defined as projects under CEQA and do not have the potential for causing a significant effect on the environment.