



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  
HILDA L. SOLIS  
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January 21, 2020

# ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

13 January 21, 2020

CELIA ZAVALA  
EXECUTIVE OFFICER

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:

**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 (CA-HCD) to develop approximately 189 units of affordable housing in the unincorporated areas of the County of Los Angeles (County) and to fund numerous transportation, bike, and pedestrian improvements. The CEO also seeks delegated authority to negotiate and execute all necessary supporting agreements with the State of California affordable housing developers, and local transit authorities in relation to these projects.

### **IT IS RECOMMENDED THAT THE BOARD:**

1. Authorize the CEO, or her designee, to apply for, accept and allocate grant funds received from the California Strategic Growth Council and/or the CA-HCD for Integral Development's (Integral) Compton Creekside Village project located at 11664 Compton Avenue in an amount not to exceed \$30 million under the 2018-19 AHSC Program, execute all needed documentation to support a joint grant application with Integral, and negotiate and execute any needed mutual indemnity agreements between the County and Integral, subject to review by the CEO's Office of Risk Management, 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 received from the California Strategic Growth Council and/or the CA-HCD for National Community Renaissance of California (National Core) Third and Dangler project located in the unincorporated area of the County at 4639-4655 East 3rd Street in an amount not to exceed \$30 million under the 2018-19 AHSC Program, execute all needed documentation to support a joint grant application with National Core, and negotiate and execute any needed mutual indemnity agreements between the County and National Core, subject to review by the CEO's Office of Risk Management, and review and approval as to form by County Counsel.
3. 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) each project being awarded funding, and any other needed documentation, subject to review by the CEO's Office of Risk Management, and review and approval as to form by County Counsel.
4. Adopt two standard grant Resolutions, one for each project, authorizing the County to be a joint applicant with each housing developer for the AHSC Program (see Attachment I).
5. Find that the proposed actions are not a project as defined by Section 15378 of the State California Environmental Quality Act (CEQA) Guidelines, and 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 two housing and transit-related projects. These funds will help to finance approximately 189 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, 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**

The AHSC Program 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 million in loans and grants awarded to the

County and its joint applicants for housing development, transit improvements, and expansion. This funding will also support much-needed infrastructure, including work described in the County's Bicycle Master Plan, the Willowbrook Transit-Oriented Development Specific Plan, the East Los Angeles Third Street Plan, as well as transit infrastructure improvements for Public Works and Metro bus stops.

The County is applying jointly with housing developers for funding from the AHSC Program. As detailed in the State's Notice of Funding Availability (NOFA) dated November 1, 2019, 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 activities. If awarded funding, the housing developers for 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 million, of which approximately \$40 million may be requested as a loan for housing development, and approximately \$20 million as a grant for County infrastructure improvement. All applications must include both, a housing component and a corresponding infrastructure request.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On October 31, 2019, the California Strategic Growth Council released the 2018-2019 Final 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 Strategic Growth Council and the State's Department of Housing and Community Development. 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 2020 and presented for adoption at the June 2020 meeting of the Strategic Growth Council.

This is the fifth NOFA that the State has released for the AHSC Program, and the third time that the County is submitting full applications to the Program for possible funding. According to this NOFA, the State expects to award approximately \$550 million statewide through the AHSC Program. The CEO's Economic Development and Affordable Housing Division (Division) 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 Los Angeles County Development Authority (LACDA), and the CEO's Chief Sustainability Office to complete full housing and transit scopes in each project area. As stated previously, the County and two affordable housing developers plan to apply jointly for up to \$60 million in AHSC funds for the following affordable housing projects: 1) Compton Creekside Village – Integral Development, 111 units; and 2) Third and Dangler – National Core, 78 units. Maps of the two project areas are provided as an attachment to this Board letter (see Attachment II).

The Division has engaged a consultant with expertise in successfully applying for AHSC funding, Enterprise Community Partners. The Division 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 LACDA will consider awards of County funding for each project through its current NOFA process, which will enable the housing developers to leverage the LACDA 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 with each housing developer 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 Division will manage the submission and, where applicable, the receipt and disbursement of grant funds. DPW will construct all bicycle and pedestrian improvements located in the unincorporated area of the County surrounding each project, and the individual housing developers will be responsible for the financing and construction of the affordable housing development in each project. The CEO, or her designee, will sign all required documentation, including certifications, mutual indemnity agreements with housing developers, cooperative agreements with local transit authorities, and standard agreements with the State of California necessary to effectuate the successful application, receipt, and disbursement of grant funds and to ensure that each party to the application timely completes all project components for which it is possible.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

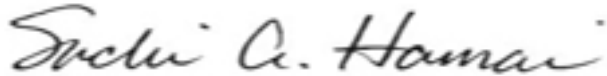
Approval of the recommended actions will provide an opportunity to fund projects previously under consideration by DPW, and other County departments, to improve the municipal infrastructure in unincorporated areas of the County. Award of funding for infrastructure improvement will support planned projects in the County's Bicycle Master Plan, East Los Angeles Third Street Plan, the Willowbrook Transit-Oriented Development Specific Plan, and transit infrastructure improvements for various bus stops.

### **CONCLUSION**

As described in the Affordable Housing Outcomes Report delivered to the Board in May 2019, the County has a shortage of 517,000 rental homes that are affordable to renter households, at or below 50 percent of Area Median Income (AMI). Approval of the recommended actions will give the County an opportunity to further the region's affordable housing objectives, while improving the local communities around the housing developments. Upon Board approval,

please return a certified copy of the adopted Board Letter and two copies of the signed Resolutions, one for each proposed project, to the Division.

Respectfully submitted,

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

SACHI A. HAMAI  
Chief Executive Officer

SAH:FAD:AEC  
JO:VD:yy

Enclosures

c: Executive Office, Board of Supervisors  
County Counsel  
Los Angeles County Development Authority  
Health Agency  
Parks and Recreation  
Public Health  
Public Works  
Regional Planning

**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 COMPTON CREEKSIDE VILLAGE LOCATED AT  
11664 COMPTON AVENUE IN AN AMOUNT NOT TO EXCEED \$30,000,000  
UNDER THE 2018-19 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 November 1, 2019 (NOFA), under the Affordable Housing and Sustainable Communities (AHSC) Program established under Division 44, Part I of the Public Resources Code commencing with Section 75200; and

WHEREAS, Integral Development LLC (Integral) (Housing Applicant) desires to apply for AHSC Program funds and submit the Application Package released by the Department for the 2018-19 AHSC Program; and

WHEREAS, the County of Los Angeles (County) desires to apply for AHSC Program funds jointly with Integral and submit the Application Package released by HCD for the 2018-19 AHSC Program; and

WHEREAS, the County will submit up to two separate joint applications for the 2018-19 AHSC Program for projects in the unincorporated area of the County; 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; and

WHEREAS, the project known as Compton Creekside Village located at 11664 Compton 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.

1. The Chief Executive Officer (CEO) of the County or her designee, on behalf of the County, is hereby authorized and directed to apply for and submit to SGC and HCD, the AHSC Program Application as detailed in the NOFA dated November 1, 2019, for Compton Creekside Village located at 11664 Compton Avenue in a total amount not to exceed \$30,000,000 of which up to \$20,000,000 is requested as a loan for an Affordable Housing Development (AHD) (AHSC Loan) and up to

\$10,000,000 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 October 31, 2019.

2. If the application is approved, the CEO or her designee on behalf of the County 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 \$30,000,000. (up to \$20,000,000 for the AHSC Loan and up to \$10,000,000 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 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 to execute in the name of the County's AHSC Program Application Package, and the AHSC Documents as required 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 and local transit authorities without returning to the Board of Supervisors.

The foregoing resolution was adopted on the 21<sup>st</sup> day of January, 2020, by the Board of Supervisors of the County of Los Angeles and ex-officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.



CELIA ZAVALA  
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 Carole Suzuki for  
Grace Cheng



**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 THIRD AND DANGLER LOCATED AT  
4639-4655 EAST 3<sup>RD</sup> STREET IN AN AMOUNT NOT TO EXCEED \$30,000,000  
UNDER THE 2018-19 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 November 1, 2019 (NOFA), under the Affordable Housing and Sustainable Communities (AHSC) Program established under Division 44, Part I of the Public Resources Code commencing with Section 75200; and

WHEREAS, National Community Renaissance of California (National Core) (Housing Applicant) desires to apply for AHSC Program funds and submit the Application Package released by the Department for the 2018-19 AHSC Program; and

WHEREAS, the County of Los Angeles (County) desires to apply for AHSC Program funds jointly with National Core and submit the Application Package released by HCD for the 2018-19 AHSC Program; and

WHEREAS, the County will submit up to two separate joint applications for the 2018-19 AHSC Program for projects in the unincorporated area of the County; 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; and

WHEREAS, the project known as Third and Dangler located at 4639-4655 East 3<sup>rd</sup> 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, or her designee, on behalf of the County, is hereby authorized and directed to apply for and submit to SGC and HCD, the AHSC Program Application as detailed in the NOFA dated November 1, 2019, for Third and Dangler located at 4639-4655 East 3<sup>rd</sup> Street in a total amount

not to exceed \$30,000,000 of which up to \$20,000,000 is requested as a loan for an Affordable Housing Development (AHD) (AHSC Loan) and up to \$10,000,000 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 October 31, 2019.

2. If the application is approved, the CEO, or her designee, on behalf of the County 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 \$30,000,000. (up to \$20,000,000 for the AHSC Loan and up to \$10,000,000 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 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 to execute in the name of the County's AHSC Program Application Package, and the AHSC Documents as required 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 and local transit authorities without returning to the Board of Supervisors.

The foregoing resolution was adopted on the 21<sup>st</sup> day of January, 2020, by the Board of Supervisors of the County of Los Angeles and ex-officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.



CELIA ZAVALA  
Executive Officer of the  
Board of Supervisors of the  
County of Los Angeles

By Lachelle Smithman  
Deputy

Passed and adopted, effective as of January 21, 2020, by the consent of the County of Los Angeles Board of Supervisors by the following vote:

APPROVED AS TO FORM:

MARY C. WICKHAM  
County Counsel

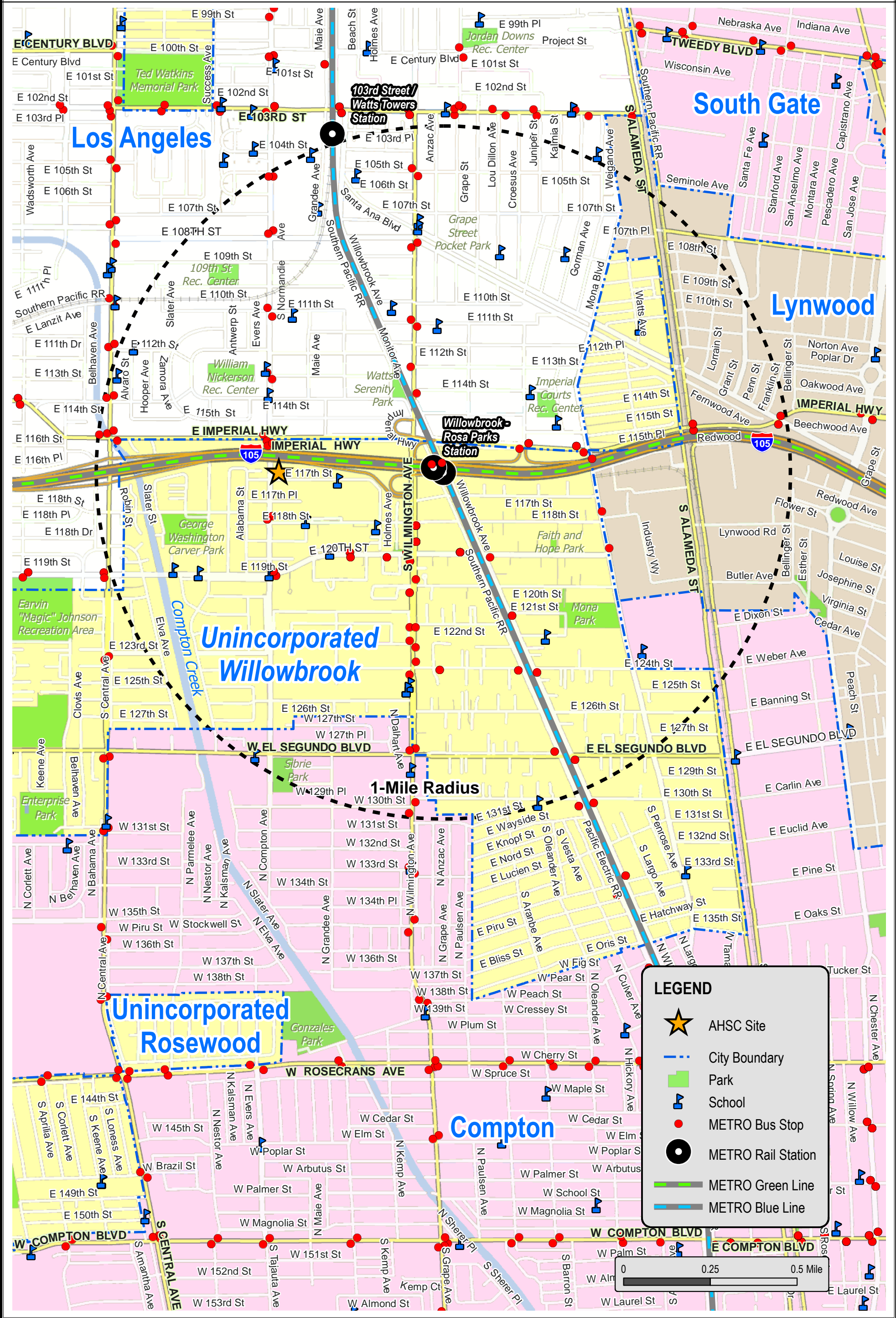
AYES: Supervisors Solis, Ridley-Thomas, Kuehl, Hahn and Barger  
NAYS: NONE  
ABSTAIN: NONE  
ABSENT: NONE

By Grace Chang  
Grace Chang





# Compton Creekside Village AHSC Project Area Map







# 3rd Street and Dangler Avenue AHSC Project Area Map

