

MOTION BY SUPERVISOR HOLLY J. MITCHELL

November 2, 2021

Authorization to Submit an Application to the California Department of Housing and Community Development for the Vermont Manchester Family Project Under the California Housing Accelerator Program

In 2018 BRIDGE Housing Corporation (BRIDGE) was selected to develop a mixed-use project comprised of affordable housing, community-serving retail, a transportation job training center, a parking structure and a transit plaza in a 4.2-acre development located on the east side of the 8400 and 8500 blocks of South Vermont Avenue in the City of Los Angeles.

The housing component of the mixed-use project includes two separate projects, namely the 62-unit Vermont Manchester Senior project and the 118-unit Vermont Manchester Family project (VM Family Project). As part of the financing structure for the VM Family Project, BRIDGE has been awarded Transit-Oriented Development Housing Program funds from the California Department of Housing and Community Development (HCD). BRIDGE has also applied for low-income housing tax credits and tax-exempt bond financing from the California Debt Limit Allocation Committee (CDLAC). BRIDGE is now seeking additional financing from HCD through the Housing Accelerator Program to fill the funding gap for the VM Family Project. Applying to both CDLAC and HCD's Housing Accelerator Program is allowed under the program guidelines. Should the VM Family Project receive a CDLAC award, the Housing Accelerator Program funding will be returned to HCD.

The California Housing Accelerator Program was created when the 2021-22 state budget appropriated \$1.75 billion to fund a new HCD program. The California Housing

- MORE -

MOTION

MITCHELL _____

KUEHL _____

HAHN _____

BARGER _____

SOLIS _____

MOTION BY SUPERVISOR HOLLY J. MITCHELL

November 2, 2021

Page 2

Accelerator Program is funded with monies received from the Coronavirus State Fiscal Recovery Fund established by the Federal American Rescue Plan Act of 2021 (ARPA). The purpose of the program is to reduce the backlog of projects in the funding pipeline and to accelerate the development of housing for those most in need. These funds will be used to fill funding gaps in shovel-ready projects that have received funding from other HCD programs.

As the fee owner of the property on which the VM Family Project is located, the County of Los Angeles (County) should serve as the co-applicant for the submission. The Los Angeles County Development Authority will act as the agent of the County in applying for and allocating the funds for the VM Family Project.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Delegate authority to the Los Angeles County Development Authority (LACDA) to act as the agent of Los Angeles County (County) to apply for, accept and allocate funds received from the California Department of Housing and Community Development for the Vermont Manchester Family Project (VM Family Project) located on the east side of the 8400 and 8500 blocks of South Vermont Avenue in the City of Los Angeles in an amount not to exceed \$80 million under the California Department of Housing and Community Development 2021 Housing Accelerator Program, execute all needed documentation to support a joint application with BRIDGE Housing Corporation (BRIDGE), and negotiate and execute any required mutual indemnity agreements and funding agreements between the County and BRIDGE, subject to approval as to form by County Counsel;
2. Adopt a resolution authorizing the County to be a joint applicant with BRIDGE for the Housing Accelerator Program (attached); and
3. Find that the proposed actions are not a project as defined by Section 15378 of the State of California Environmental Quality Act (CEQA) Guidelines, and that these actions are not subject to CEQA.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS, ACTING AS THE BOARD OF COMMISSIONERS:

MOTION BY SUPERVISOR HOLLY J. MITCHELL

November 2, 2021

Page 3

1. Accept designation to act as the agent of the County and authorize the Executive Director of LACDA, or his designee, to apply for, accept and allocate funds received from the California Department of Housing and Community Development for the VM Family Project located on the east side of the 8400 and 8500 blocks of South Vermont Avenue in the City of Los Angeles in an amount not to exceed \$80 million under the 2021 Housing Accelerator Program, execute all documentation deemed necessary or appropriate to secure the California Housing Accelerator funds and to support a joint application with BRIDGE, and negotiate and execute any required mutual indemnity agreements and funding agreements between the County and BRIDGE, subject to approval as to form by County Counsel;
2. Incorporate into its Fiscal Year 2021-22 budget the California Housing Accelerator funds; and
3. Find that the proposed actions are not a project as defined by Section 15378 of the State of California Environmental Quality Act (CEQA) Guidelines, and that these actions are not subject to CEQA.

#

(CG/IG)

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AUTHORIZING APPLICATION FOR, ACCEPTANCE OF, AND ALLOCATION OF CALIFORNIA HOUSING ACCELERATOR FUNDS FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR THE VERMONT MANCHESTER FAMILY PROJECT LOCATED ON THE EAST SIDE OF THE 8400 AND 8500 BLOCKS OF SOUTH VERMONT AVENUE IN THE CITY OF LOS ANGELES IN AN AMOUNT NOT TO EXCEED \$80 MILLION

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

WHEREAS, the development project (Project), located on the east side of the 8400 and 8500 blocks of South Vermont Avenue in the City of Los Angeles includes a mixed-use component being developed by BRIDGE Housing Corporation (BRIDGE) and includes affordable housing, community serving retail, a transportation job training center, a parking structure, and a transit plaza; and

WHEREAS, the housing component is comprised of two separate projects, namely the 62-unit Vermont Manchester Senior project and the 118-unit Vermont Manchester Family project (VM Family Project) and BRIDGE is seeking funding to fill the funding gap for the VM Family Project; and

WHEREAS, the State of California, through the California Department of Housing and Community Development as authorized by Chapter 6.6 (commencing with Section 50672) of Part 2 of Division 31 of the Health and Safety Code, has issued a Project Solicitation and Guidelines, dated September 16, 2021, (Solicitation) under its California Housing Accelerator program; and

WHEREAS, BRIDGE and the County desire to jointly apply for the California Housing Accelerator program funds for the VM Family Project.

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

1. The County of Los Angeles (County) designates the Los Angeles County Development Authority (LACDA), through its Executive Director, or his designee, to act on behalf of the County, and is hereby authorized and directed to submit to the Department the California Housing Accelerator program application (Application) pursuant to Solicitation for the Vermont Manchester Family Project (VM Family Project) located on the east side of the 8400 and 8500 blocks of South Vermont Avenue in the City of Los Angeles in a total amount not to exceed \$80 million.
2. If the Application is approved, LACDA is authorized to act as the agent of the County and by and through its Executive Director, or his designee, will negotiate the amount of funds needed for the VM Family Project; enter into, execute, and deliver a State of

California STD 213 Standard Agreement (Standard Agreement) and any and all other documents required or deemed necessary or appropriate to secure the California Housing Accelerator funds; enter into an agreement that addresses joint and several liability and mutual indemnities between the County and BRIDGE, as well as any other public agencies, such as transit authorities, as the County deems necessary with respect to the VM Family Project to carry into effect the full intent and purpose of this Resolution; evidence the award of and accept the California Housing Accelerator funds, BRIDGE's obligations related thereto, and the Department's security therefor; and all amendments thereto (collectively, the California Housing Accelerator Documents). Said California Housing Accelerator Documents shall be reviewed and subject to approval as to form by County Counsel.

3. 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 Solicitation in full shall be incorporated into the Standard Agreement by reference and made a part thereof. 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 California Housing Accelerator funds for allowable expenditures, uses, and activities identified in the Solicitation and Standard Agreement.

The foregoing Resolution was adopted on the 2nd day of November, 2021, 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.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of Los Angeles County this 2nd day of November, 2021, by the following vote:

Supervisors Mitchell, Kuehl, Hahn, Barger and Solis

AYES: [5]

NOES: [0]

ABSENT: [0]

ABSTAIN: [0]



Hilda L. Solis
HILDA L. SOLIS
Chair of the Board of Supervisors

I, Celia Zavala, County Clerk of the County of Los Angeles, State of California, hereby certify the above and foregoing to be a full, true and correct copy of a resolution adopted by said Board of Supervisors on this 3rd day of November, 2021.

Celia Zavala, County Clerk of the County of Los Angeles, State of California

By: CELIA ZAVALA EXECUTIVE OFFICER
Name Title

APPROVED AS TO FORM:
RODRIGO A. CASTRO-SILVA,
County Counsel

ATTEST: CELIA ZAVALA
EXECUTIVE OFFICER
CLERK OF THE BOARD OF SUPERVISORS

By Kgometa, Deputy

By: Behnaz Tashakorian
Deputy