

MOTION BY SUPERVISOR JANICE HAHN

June 14, 2022

**Cudahy Senior Affordable Housing Project**

The Cudahy Senior Affordable Housing Project (Project) is a proposed multifamily affordable housing development comprised of 140 units for low-income and homeless seniors, located at 4610 Santa Ana Street, in the city of Cudahy. To enhance the residential development, the Project will provide community health and wellness services such as intensive care management and supportive services, on-site healthcare amenities including a community health clinic with comprehensive medical, dental, and behavioral health services, and elderly care services. The proposed development is designed to be an impactful mixed-use development that provides a one-stop housing and wellness solution for low-income and homeless seniors, including an array of on-site health services and economic development opportunities accessible to the surrounding community, such as job creation and education and training programs.

Further, the Project provides quality affordable housing and delivers meaningful community health and wellness outcomes in one of the most economically underserved cities in California. Cudahy is the-second densest city in California with one of the lowest

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household median income levels in the State. The City has limited economic resources and is burdened with environmental justice issues which are common challenges in the Southeast Los Angeles region. This proposed project has secured funding through various sources, including through the Los Angeles County Development Authority (LACDA) made available through Notice of Funding Availability 26 (NOFA 26). While Prima Development successfully secured this funding through the LACDA's NOFA, an additional \$10,000,000 is needed to fill the anticipated gap in financing for construction hard costs related to the residential component of the Project. This would be an eligible and highly impactful use of Fourth District Community Programs funding.

As a responsible agency, and in accordance with the requirements of the California Environmental Quality Act (CEQA), the Board of the LACDA previously considered the EIR Addendum prepared by the City of Cudahy and determined on May 4, 2021 that the Project will not have an adverse impact on the environment.

**I, THEREFORE MOVE** that the Board of Supervisors:

1. Acting as a responsible agency pursuant to the California Environmental Quality Act (CEQA), certify that the County has considered the EIR Addendum for the Cudahy Seniors Affordable Housing Project, which was prepared by the City of Cudahy as lead agency and determined on May 4, 2021, that the Project will not have an adverse impact on the environment.
2. Find that pursuant to Government Code section 26227, the affordable housing to be provided by Prima Development meet the social needs of the population of the County and will serve a public purpose that benefits the County and its residents.
3. Designate the LACDA, by and through its Executive Director, or designee, to act

as the agent of the County in providing the funding in an amount up to \$10,800,000, which includes any administrative costs for LACDA, to Prima Development for the Cudahy Senior Affordable Housing Project and to execute any necessary agreements as well as any amendments and related documents needed on behalf of the County.

4. Authorize the Chief Executive Officer (CEO), or her designee, to execute, and if necessary, amend or terminate a Funding Agreement with the LACDA at an amount of up to \$10,800,000, which includes LACDA administrative costs, in Fourth District Community Programs funding for the Cudahy Senior Affordable Housing Project to provide senior affordable housing, job-training, and health care services.
5. Approve the attached appropriation adjustment to transfer \$10,800,000 from the Fourth District Community Programs funding to the Project and Facility Development budget unit for a Funding Agreement with LACDA for the Cudahy Senior Affordable Housing Project.

**I, FURTHER MOVE** that the Board of Supervisors, acting as the Commissioners of the Los Angeles County Development Authority:

1. As a responsible agency, and in accordance with the requirements of CEQA, the Board of the LACDA previously considered the EIR Addendum prepared by the City of Cudahy and determined on May 4, 2021, that the Project will not have an adverse impact on the environment.
2. Designate the LACDA to act as the agent of the County and authorize the Executive Director, or his designee, to execute, and/or if necessary, amend a

Funding Agreement with the County to accept up to \$10,800,000 in Fourth District Community Programs funding in Fiscal Year 2022-2023 budget.

3. Authorize the Executive Director, or his designee, to incorporate up to \$10,800,000 in Fourth District Community Programs funding into the LACDA's approved Fiscal Year 2022-2023 budget, of which \$10,000,000 will be provided to Prima Development for residential construction costs and \$800,000 (8%) will be retained by the LACDA for administrative costs related to the Cudahy Senior Affordable Housing Project.
4. Authorize and delegate authority to the Executive Director of the LACDA, or his designee, to negotiate, execute, amend, and if required, terminate a loan agreement and all related documents with Prima Development, in an amount not to exceed \$10,000,000 in Fourth District Community Programs funding, to support residential construction hard cost costs for the Cudahy Senior Affordable Housing Project, following approval as to form by County Counsel.

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