



**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

700 W. Main Street • Alhambra, CA 91801

Tel: 626.262.4511 • TDD: 626.943.3898 • www.lacdc.org

**Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich**
Commissioners

Sean Rogan
Executive Director

April 15, 2014

The Honorable Board of Commissioners
Community Development Commission
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

**APPROVAL OF ADDITIONAL FUNDS FOR SKID ROW HOUSING TRUST'S STAR
APARTMENTS, A PERMANENT SUPPORTIVE HOUSING PROJECT IN
THE CITY OF LOS ANGELES
(DISTRICT 2) (3 VOTES)**

SUBJECT

This letter recommends the transfer of up to \$420,000 in County General Funds, specifically Homeless Service Center Funds (HSCF) from the Second Supervisorial District, to the Community Development Commission (Commission). The Commission will provide the funds to Skid Row Housing Trust (SRHT) to assist with construction costs of 100 units of permanent supportive housing for chronically homeless individuals in the City of Los Angeles.

IT IS RECOMMENDED THAT THE BOARD:

1. Authorize the Executive Director, or his designee, to execute all documents necessary to accept and incorporate into the Commission's approved Fiscal Year 2013-2014 budget up to \$420,000 in HSCF from the Second Supervisorial District, for capital and administrative costs for the construction of permanent housing for chronically homeless individuals.
2. Authorize the Executive Director, or his designee, to negotiate, execute, amend and, if necessary, terminate a Grant Agreement and all related documents with SRHT, to provide up to \$400,000 in HSCF to assist with the construction costs of 100 units of permanent supportive housing for chronically homeless individuals, located at 240 E. 6th Street in the City of Los Angeles, following approval as to form by County Counsel.
3. Acting as a responsible agency pursuant to the California Environmental Quality Act (CEQA),

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

4-D April 15, 2014

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

certify that the Commission has considered the attached determination, which was prepared by the City of Los Angeles as lead agency; and find that the project will not cause a significant effect on the environment.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The \$400,000 in HSCF will provide additional funding for construction costs related to the development of 100 units of permanent supportive housing for chronically homeless individuals and two on-site manager's units in the Star Apartments, located at 240 E. 6th Street in the City of Los Angeles.

FISCAL IMPACT/FINANCING

The proposed actions described herein will be funded with a portion of County General Funds known as HSCF. Approved by the Board of Supervisors on April 4, 2006 as part of the Homeless Prevention Initiative, these funds are used for programs and costs associated with the development, construction, and operation of projects for individuals and families who are homeless or at-risk of homelessness. Each Supervisorial District has an annual allocation of \$1,425,000 to fund such programs.

The Second District has allocated \$420,000 to this effort: a \$400,000 grant to SRHT and a \$20,000 (5%) administrative fee for the Commission. The final grant amount will be determined following final underwriting of the project by the Commission. The Commission will negotiate and execute a Grant Agreement with SRHT, following approval as to form by County Counsel. The HSCF funds will be granted to SRHT, who will then transfer the funds to Star Apartments, L.P., of which SRHT is managing general partner.

These funds will be incorporated into the Commission's approved Fiscal Year 2013-2014 budget and included in Fiscal Year 2014-2015 annual budget approval process as needed.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Second District directed the Commission to administer a portion of HSCF to fund construction costs related to the project. On March 16, 2010, the Board of Commissioners of the Housing Authority approved the allocation of \$2,000,000 of City of Industry (COI) funds for this project in the Commission's Notice of Funding Availability (NOFA) Round 14. The HSCF funds will supplement the COI funds used to finance a portion of the project's construction costs. The project will contain supportive services, community dining, activity room, outdoor athletic facilities, community gardens and primary healthcare services, including on site case managers.

See Attachment A for a complete description of this project.

ENVIRONMENTAL DOCUMENTATION

This project has been determined Statutorily Exempt from the requirements of CEQA by the City of Los Angeles in accordance with State CEQA Guidelines Section 15268. The Commission's consideration of this determination satisfies the requirements of CEQA.

The Honorable Board of Supervisors

4/15/2014

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IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of these actions will increase the supply of permanent supportive housing for chronically homeless persons with mental illness.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line extending to the right.

SEAN ROGAN

Executive Director

SR:ch

Enclosures

ATTACHMENT A

STAR APARTMENTS 240 E. 6th Street, Los Angeles

Star Apartments is a six-story mixed-use affordable housing development that was constructed above an existing concrete podium level located in the Downtown Skid Row district. The first level is for commercial retail and parking for the building. Supportive services, community dining, activity room, outdoor athletic facilities, community gardens, and primary healthcare services are located on the mezzanine and second levels. The remaining four levels consist of stacked pre-fabricated housing units.

Due to the scale and complexity of this project, the project financing includes multiple federal, state, and local financing sources including both the City and County of Los Angeles. The Community Development Commission has acted as lender and loan servicing agent for a loan of \$2,000,000 in City of Industry Funds for construction and permanent financing.

Skid Row Housing Trust (SRHT) will master lease the commercial spaces from Star Apartments L.P. Operating expenses and any commercial income will be managed by SRHT. Construction costs for commercial space were paid by the construction lender and equity investor funds since public funds were not to be used for improvements of commercial space.

The development contains 102 units of which, 77 units will be for very-low income individuals who are homeless with mental illness; the remaining 23 units will be for low-income individuals who are homeless with mental illness, substance abuse disorder, HIV/AIDS or co-occurring disorders; and 2 one-bedroom units will be reserved for on-site managers. SRHT has secured Section 8 Project-Based Vouchers from the Housing Authority of the City of Los Angeles for 100 units.

Star Apartments will be managed by SRHT Property Management Company. The project was designed by Michael Maltzan Architects, the general contractor is Westport Construction Inc., and the tax credit investor is National Equity Fund, Inc. (NEF).

SRHT is the nonprofit service provider with extensive experience in providing service-enriched affordable housing for the homeless and individuals with special needs. A full-time on-site supportive service coordinator and 2 full-time on-site case managers will be available to assist tenants and link them with wide variety of supportive services, including independent living skills, money management, developing computer literacy skills, interpersonal communication skills, developing job search skills, fundamentals of healthy living, and understanding and managing disabilities.

The Department of Health Services (DHS) has been contracted to be one of the project's on-site service providers. One retail space will be used as a medical clinic (with 8 exam rooms) for DHS to provide services such as medical evaluation and assessment of SRHT's residents. Another retail space will be leased for DHS's

ATTACHMENT A

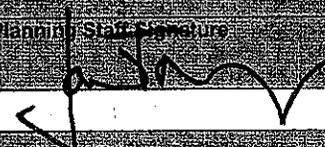
administrative offices. The partnership with DHS is part of a larger goal to improve the link between housing and health services for homeless and low-income individuals.

The Star Apartments project experienced cost overruns during construction, which was substantially completed in November 2013. As such, a gap in both construction hard costs and development soft costs contingencies exists. The infusion of \$400,000 in HSCF will resolve the cost overruns and close the gap at permanent financing conversion anticipated for May 2014.

AFFORDABLE HOUSING REFERRAL FORM LOS ANGELES CITY PLANNING DEPARTMENT

This form is to serve as a referral to Planning Public Counter for affordable housing case filing purposes (in addition to the required Master Land Use Application and any other necessary documentation) and as a referral to LAHD, CRA, LA County, or other City agency for project status and entitlement need purposes. Please refer to Affordable Housing Referral Form (AHRF) Instructions Sheet for additional information on completing this form. This form shall be completed by the applicant and reviewed and signed by Planning staff.

CITY STAFF USE ONLY

<i>CITY STAFF USE ONLY</i>			
Referral to:	<input type="checkbox"/> Public Counter Filing	<input type="checkbox"/> LAHD Funding	<input type="checkbox"/> CRA
	<input checked="" type="checkbox"/> LA County	<input type="checkbox"/> Other	
NOTES:			
Planning Staff Name and Title	Planning Staff Signature	Date	
JON TANJURY, PLANNER		11/10/09	

I. PROPOSED PROJECT

1. PROJECT LOCATION/ ZONING

Project Address: 240 E. 6th Street, Los Angeles, CA 90014

Project Name: Star Apartments

Applicant Name and Contact Information: Star Apartments, L.P. Vanessa Luna (213) 683-0522 x130

Assessor Parcel Number(s): 5148-023-020

Community Plan: Central City Number of Lots: 6 Lot size: 24,394 s.f.

Existing Zone: [Q]R5-2D Land Use Designation: High Medium Residential

Specific Plan HPOZ DRB Enterprise Zone CRA

Q-condition/ D-limitation/ T-classification (please specify): Q: Limits to R4 density & C4 uses; D: Limits to 3:1 FAR

Other pertinent zoning information (please specify): Located in the Greater Downtown Housing Area

2. PROPOSED PROJECT

Description of Proposed Project: The Star Apartments will be comprised of four stories of prefabricated wood construction units above an existing concrete podium, which will be fortified with structural columns. The building will contain 102 units on floors three through six, supportive service, recreational, and community space on the second floor, and approximately 6,500 square feet of street front retail on the ground level. Parking for the building will also be located on the ground floor; 30 spaces will be provided.

	Type of Use	Square Feet	# of Units
Existing ¹	Commercial	14,000 (approx)	13
To be Demolished	Commercial	7,500	13
Proposed	Residential Commercial	66,084 6,500	102 residential 6 commercial
TOTAL		72,584	102 residential 6 commercial

3. APPLICATION STATUS & TYPE

A. Status of Application

- Not Required: Ministerial²
- Entitlement Case Required and needs to filed with Planning
- Case Filed: (1) (2) (3)
- Case Number(s): _____
- Date Filed: _____
- Date Approved: _____
- End of Appeal Period: _____

B. Type of Application (please select only one)

Ministerial²	1. <input type="checkbox"/> Density Bonus (per LAMC 12.22.A.25, Ordinance 179,681) <i>(Please Complete Sections I, II & V)</i>	2. <input checked="" type="checkbox"/> Greater Downtown Housing Incentive Area (per LAMC 12.22.A.29, Ordinance 179,076) <i>(Please Complete Sections I, III & V)</i>	3. <input type="checkbox"/> Senior Independent Housing/ Assisted Living Care Housing/ Disabled Persons Housing (per LAMC 12.21.A.4.u, Ordinance 178,063) <i>(Please Complete Sections I,IV & V)</i>	4. <input type="checkbox"/> Other: <i>(Please Complete Sections I & V)</i>
	<input type="checkbox"/> LADBS- Ministerial o Density Increase o Parking Reductions (option 1 or 2)	<input checked="" type="checkbox"/> LADBS- Ministerial <input checked="" type="checkbox"/> Exempt from SPR	<input type="checkbox"/> LADBS- Ministerial	<input type="checkbox"/> LADBS- Ministerial : (please specify)
Discretionary³	<input type="checkbox"/> Density Bonus with Incentives ON the Menu (please specify)	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Discretionary (please specify)
	<input type="checkbox"/> Multiple entitlement with incentives ON the Menu (please specify)	<input type="checkbox"/> Other entitlement	<input type="checkbox"/> Other entitlement	
	<input type="checkbox"/> Density Bonus with Incentives NOT ON the Menu (please specify)			
	<input type="checkbox"/> Multiple entitlement with incentives NOT ON the Menu (please specify)			

4. DENSITY CALCULATION:

A. Base Density: Maximum density allowable per zoning

Lot size 24,394 sf. (a)
 Density allowable by zone Unlimited units/s.f. of lot area (b)
 Units allowed by right (Base Density) Unlimited units (c) [c = a/b, round down to whole number]

B. Maximum allowable Density Bonus: Unlimited units (d) [d = c x 1.35, round up to whole number]

C. Proposed Project: Please indicate total number of Units as well as breakdown by levels of affordability set by each category (HCD or HUD). For information on HCD and HUD levels of affordability please contact Los Angeles Housing Department's Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

	Total	HCD (State) ⁵	HUD (TCAC) ⁶
Market Rate	_____	N/A	N/A
Managers Unit(s)- Market Rate	<u>2</u>	N/A	N/A
Very Low Income	_____	_____	<u>77</u>
Low Income	_____	_____	N/A
Moderate Income	_____	_____	<u>33</u>
Seniors- Market Rate	_____	N/A	N/A
Seniors- Very Low Income	_____	_____	_____
Seniors- Low Income	<u>2</u>	_____	_____
Total # of Units per Category	_____	_____ (e)	<u>100</u> (f)
Percent of Affordable Units by Category	_____	_____ (g)	<u>98%</u> (h)

[g = e/c or e/i, whichever is less, c or i]
 [h = f/c or f/i, whichever is less, c or i]

TOTAL # of Units Proposed 102 (i)

Number of Density Bonus Units 0 (j) [If i > c, then j = i - c; if i < c, then j = 0]

Percent Density Bonus Requested 0 (k) [k = j/c]

5. SITE PLAN REVIEW CALCULATION: An application for Site Plan Review may be required for projects that meet the Site Plan Review threshold(s) as outlined in LAMC Section 16.05.C. unless otherwise exempted per Section 16.05.D. For Density Bonus projects involving bonus units, please use the formulas provided below to determine if the project meets Site Plan Review threshold for unit count. If project meets the threshold(s) but qualifies under the exemption criteria per Section 16.05.D please confirm exemption with Department of City Planning's Site Plan Review Unit at (213) 978-1219 and provide letter of Exemption signed by authorized Site Plan Review Section planner.

If number of Proposed units [(j) from above] is less than the number of By Right/ Base Density units [(c) from above], then:

(j) - existing units = _____

- YES, Site Plan Review is required, if Proposed units minus existing units is greater than or equal to 50
- NO, if Proposed units minus existing units is less than 50
- Exempt (please specify): See attached exemption forms from CRA and City Planning.

If number of Proposed units [(j) from above] is greater than the number of By Right/ Base Density units [(c) from above], then:

(c) - existing units = _____

- YES, Site Plan Review is required, if By Right/ Base Density units minus existing units is greater than or equal to 50
- NO, if By Right/ Base Density units minus existing units is less than 50
- Exempt (please specify): _____

II. DENSITY BONUS
 (LAMC Sec 12-22-A-25, Ordinance 179,681)

HOUSING DEVELOPMENT PROJECT TYPE (please select one)

- (1) For Sale or Rental Housing with Low or Very Low Income Restricted Affordable Units
- (2) For Sale or Rental Senior Citizen Housing (Market Rate)
- (3) For Sale or Rental Senior Citizen Housing with Low or Very Low Income Restricted Affordable Units
- (4) For Sale Housing with Moderate Income Restricted Affordable Units

7. DENSITY BONUS OPTIONS (Please check all that apply)

- Land Donation
- Child Care
- Restricted Affordable Units Located Near Transit Stop/ Major Employment Center
- Common Interest Development with Low or Very Low Income Restricted Affordable Units for Rent
- Condominium Conversion
- Parking (Please choose only one option)

Parking Option 1: Based on # of bedrooms, inclusive of Handicapped and Guest parking

	# of Units	Spaces/Unit	Parking Required	Parking Provided
0-1 Bedroom		1		
2-3 Bedrooms		2		
4 or more Bedrooms		2.5		
TOTALS				

Parking Option 2: Reduced only for Restricted Affordable Units

	# of Units	Spaces/Unit	Parking Required'	Parking Provided'
Market Rate (Including Senior Market Rate)		Per code		
Restricted Affordable		1		
Very Low/ Low Income Senior or Disabled		.5		
Restricted Affordable in Residential Hotel		.25		
TOTALS				

8. INCENTIVES

A. Project Zoning Compliance & Incentives (Please check all that apply)

	Required/ Allowable	Proposed	ON Menu	OFF Menu
<input type="checkbox"/> (1) Yard/ Setback (each yard counts as 1 incentive)				
<input type="checkbox"/> Front	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Rear	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Side(s)	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (2) Lot Coverage	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (3) Lot Width	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (4) Floor Area Ratio	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (5) Height/ # of Stories	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (6) Open Space	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (7) Density Calculation	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (8) Averaging (all count as 1 incentive)			<input type="checkbox"/>	<input type="checkbox"/>
FAR,	_____	_____	—	—
Density,	_____	_____	—	—
Parking,	_____	_____	—	—
OS,	_____	_____	—	—
Vehicular Access	_____	_____	—	—
<input type="checkbox"/> Other (please specify):	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>

TOTAL # of Incentives Requested: _____

B. Qualification for Incentives On the Menu: *(Please check only one)*

Incentives	% Very Low Income	% Low Income	% Moderate Income
One	<input type="checkbox"/> 5% to <10%	<input type="checkbox"/> 10% to <20%	<input type="checkbox"/> 10% to <20%
Two	<input type="checkbox"/> 10% to <15%	<input type="checkbox"/> 20% to <30%	<input type="checkbox"/> 20% to <30%
Three	<input type="checkbox"/> 15% or greater	<input type="checkbox"/> 30% or greater	<input type="checkbox"/> 30% or greater
3+	<input type="checkbox"/> <i>(Specify):</i>	<input type="checkbox"/> <i>(Specify):</i>	<input type="checkbox"/> <i>(Specify):</i>

9. COVENANT: All Density Bonus projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing Department's Occupancy Monitoring Unit **before** a building permit can be issued. To apply to LAHD to prepare a covenant, contact the Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

III. GREATER DOWNTOWN HOUSING INCENTIVE AREA (GDHIA)
(LAMC Sec. 12.22.A.29; Ordinance 179,076)

10. ELIGIBILITY FOR FLOOR AREA BONUS

NOTE: Published affordability levels per the United States Department of Housing and Urban Development (HUD/TCAC). Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.

- X (1) 5% of the total number of dwelling units provided for Very Low Income households; and
- X (2) One of the following shall be provided:
 - X 10% of the total number of dwelling units for Low Income households; or
 - o 15% of the total number of dwelling units for Moderate Income households; or
 - o 20% of the total number of dwelling units for Workforce Income households, and
- N/A (3) Any dwelling unit or guest room occupied by a household earning less than 50% of the Area Median Income that is demolished or otherwise eliminated shall be replaced on a one-for-one basis within the Community Plan Area in which it is located. (No existing residential on site)

11. INCENTIVES *(Please check all that apply)*

NOTE: Must meet all 3 eligibility requirement from above (#10).

- (1) A 35% increase in total floor area.
- X (2) Open Space requirement pursuant to Section 12.21.G reduced by one-half, provided fee is paid.
- X (3) No parking required for units for households earning less than 50% AMI. *77 units are set aside for households earning less than 50% AMI, and do not require parking.*
- X (4) No more than one parking space required for each dwelling unit. *The remaining 25 units will each have one parking space provided.*

12. ADDITIONAL INCENTIVES TO PRODUCE HOUSING IN THE GREATER DOWNTOWN HOUSING INCENTIVE AREA

- X (a) No yard requirements except as required by the Urban Design Standards and Guidelines
- X (b) Buildable area shall be the same as the lot area (for the purpose of calculating buildable area for residential and mixed-use)
- X (c) Maximum number of dwelling units or guest rooms permitted shall not be limited by the lot area provisions as long as the total floor area utilized by guest rooms does not exceed the total floor area utilized by dwelling units.
- X (d) No prescribed percentage of the required open space that must be provided as either common open space or private open space.

13. SITE PLAN REVIEW: Any residential (including Apartment Hotel or mixed-use) building located within the Greater Downtown Housing Incentive Area is required to complete a Site Plan Review unless otherwise exempted per LAMC Section 16.05.D. If project qualifies under the exemption criteria per Section 16.05.D please confirm exemption with Department of City Planning's Site Plan Review Unit at (213) 978-1219 and provide letter of Exemption signed by authorized Site Plan Review Section planner.

14. COVENANT: All GDHIA projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing Department's Occupancy Monitoring Unit **before** a building permit can be issued. To apply to LAHD to prepare a covenant, contact the Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

IV. SENIOR INDEPENDENT HOUSING/ ASSISTED LIVING CARE HOUSING/ DISABLED PERSONS HOUSING
(LAMC Sec. 12.21 A.4.u. Ordinance 178.063)

15. PARKING REDUCTION

- May be reduced to 50% of the number otherwise required by code if all of the following requirements are met:

16. ELIGIBILITY FOR REDUCED PARKING

- (1) Occupied by at least one person who is disabled or 62 years of age or older, except for management or maintenance personnel unit.
- (2) At least 10 square feet of indoor recreation space and at least 50 square feet of usable open space for each dwelling unit in the development, both available and accessible to all residents of the development.
- (3) Record a Covenant and Agreement with Building and Safety.

V. REQUIRED FOR ALL APPLICATIONS

17. ENVIRONMENTAL STATUS (Please check only one)

- Not Required: Ministerial (CEQA does not apply-may proceed to Building and Safety, no Planning action required)
- Not Filed: (Please visit the Planning Public Counter and inquire about completing either an Environmental Assessment Form or a Categorical Exemption)
- Filed:
 - Categorical Exemption⁸ (Please specify Class and Category): _____
 - Statutory Exemption (Please specify Type of Action): _____
 - Negative Declaration⁸
 - Mitigated Negative Declaration^{8,9}
 - Environmental Impact Report⁸
 - Reconsideration of previous Environmental Review

(Please provide the following information for all filed cases)

Case Number: _____
Date Filed: _____
Date Completed: _____
End of Comment Period: _____
Date Adopted/ Certified: _____
Date Filed with County Clerk: _____
Exhausted All Appeals Date: _____

18. OTHER L.A.M.C. PROVISIONS (Please check all that apply and give brief description)

- Site Plan Review (If applicable but Exempt, please provide letter of Exemption signed by authorized Site Plan Review Section planner) **Exempt** (see attached letter)
- Specific Plan Project Permit Compliance: _____ N/A
- CU: _____ N/A
- ZV: _____ N/A
- ZAA: _____ N/A
- Tract or Parcel Map: _____ N/A
- Other (please specify): _____ N/A

NOTES:

¹ Please provide certificate of occupancy
² Ministerial Projects (aka, "By-Right") do not require any discretionary Planning approvals. Developers of such housing file building plans with the Department of Building & Safety. Plans are checked for compliance with the Building Code and, when in compliance, permits are issued to begin construction.
³ Discretionary Projects require Planning decisions and approval.
⁴ Any waiver or modification of development standards not listed ON the menu of Incentives in the Density Bonus Ordinance.
⁵ HCD (State)= Published affordability levels per California Department of Housing and Community Development. Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.
⁶ HUD (TCAC)= Published affordability levels per the United States Department of Housing and Urban Development. Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.
⁷ Up to 40% of the required parking for the Restricted Affordable Units may be provided by compact stalls.