

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

February 3, 2015

Allocation of Homeless Service Center Funds for Mosaic Gardens at Willowbrook

LINC Community Development Corporation (LINC) is a nonprofit organization that builds, owns and operates affordable housing for seniors and families throughout California. LINC is in the process of developing the Mosaic Gardens at Willowbrook (Mosaic Gardens), which will be located at 2213 El Segundo Boulevard, and 12701, 12709 and 12627 Willowbrook Avenue in the unincorporated community of Willowbrook. Mosaic Gardens will serve low-income families and homeless persons in the Second Supervisorial District who are frequent users of services provided by the Los Angeles County Department of Mental Health (DMH) and the Los Angeles County Department of Health Services (DHS). Mosaic Gardens will consist of 61-units: 31 units for homeless persons, 29 units for low-income families, and one manager's unit.

Consistent with other housing developments that serve low-income and homeless persons, Mosaic Gardens will require gap financing. The estimated gap in funding for the Mosaic Gardens can be closed with Homeless Service Funds allocated for use in the Second Supervisorial District. The Homeless Service Funds are subject to various

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MOTION

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underwriting requirements, and the developer may be required by the Community Development Commission (CDC) or other lenders to create a single asset entity that will allow the project to be owned by a limited partnership. The CDC will approve any designated single asset entity prior to signing loan documents.

CDC staff has considered and determined based on the attached analysis that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to sections 15192 and 15194 of the CEQA Guidelines.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Direct the Interim Chief Executive Officer (CEO) to reallocate \$924,000 of the Second District's Homeless Services Funds from the Homeless and Housing budget unit to the Project and Facility Development budget unit in order to facilitate the transfer of these funds to the Community Development Commission (CDC).
2. Authorize the Interim CEO to execute a funding agreement with CDC in the amount of \$924,000 to provide gap financing required for the Mosaic Gardens at Willowbrook housing development and fund administrative costs incurred by CDC.

I FURTHER MOVE THAT THE BOARD OF SUPERVISORS, ACTING AS THE COMMISSIONERS OF THE COMMUNITY DEVELOPMENT COMMISSION:

3. Authorize the Executive Director, or his designee, to execute all documents necessary to accept and incorporate into the CDC's approved Fiscal Year 2014-2015 budget up to \$924,000 in Second District Homeless Service Funds for

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predevelopment, construction, and administrative costs associated with the development of the Mosaic Gardens at Willowbrook.

4. Authorize the Executive Director, or his designee, to negotiate, execute, amend and, if necessary, terminate a Loan Agreement and all related documents with LINC or its CDC-approved designee, to loan up to \$840,000 in Homeless Service Funds to assist with development and construction costs of the Mosaic Gardens at Willowbrook housing development, following approval as to form by County Counsel.
5. Acting as a lead agency pursuant to the California Environmental Quality Act (CEQA), certify that the CDC has considered the attached determination, which was prepared by the CDC; and find that the project is exempt from CEQA pursuant to sections 15192 and 15194 of the CEQA Guidelines.

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(KK)

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPT'S. NO. 060

DEPARTMENT OF CHIEF EXECUTIVE OFFICE

February 3, 2015

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2014-15

3 - VOTES

SOURCES

USES

HOMELESS AND HOUSING PROGRAM
A01-CB-2000-26685
Services and Supplies \$924,000
DECREASE APPROPRIATION

PROJECT & FACILITY DEVELOPMENT
A01-CF-5500-10190
Other Charges \$ 924,000
INCREASE APPROPRIATION

SOURCES TOTAL: \$ 924,000

USES TOTAL: \$ 924,000

JUSTIFICATION

Reflects transfer of \$924K from Second District Homeless and Housing Budget -Homeless Center Services Funds to the Project Facility Development Budget (10190) for a funding agreement with Community Development Commission (CDC) to provide gap financing required for the Mosaic Gardens at Willowbrook housing development and fund administrative costs incurred by CDC.

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

Handwritten signature of Chia-Ann Yen, Principal Analyst, CEO

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

11 FEB 03 2015

Handwritten signature of Patrick O'Quinn, ACTING EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR ---

- ACTION (checkbox)
RECOMMENDATION (checkbox checked)

AUDITOR-CONTROLLER

B.A. NO. 088

BY [Signature] Jan. 29 20 15

APPROVED AS REQUESTED (checkbox checked)

APPROVED AS REVISED (checkbox)

CHIEF EXECUTIVE OFFICER

BY [Signature] Jan 29 20 15