



August 06, 2019

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

Dear Commissioners:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

1-D August 6, 2019

CELIA ZAVALA
EXECUTIVE OFFICER

**APPROVE A DISPOSITION AND DEVELOPMENT AGREEMENT FOR PROPERTY LOCATED AT
11909 WILLOWBROOK AVENUE IN UNINCORPORATED WILLOWBROOK
(DISTRICT 2) (3 VOTES)**

SUBJECT

This letter recommends delegating authority to the LACDA to execute a Disposition and Development Agreement (DDA) with Restore Neighborhoods LA, Inc. (RNLA), a California nonprofit public benefit corporation, for a LACDA-owned property located at 11909 Willowbrook Avenue in unincorporated Willowbrook.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the approval of a DDA with RNLA is exempt from the California Environmental Quality Act (CEQA), for the reasons stated in this Board letter and the record of the project.
2. Delegate authority to the Executive Director, or her designee, to negotiate and execute the DDA, approved as to form by County Counsel, with RNLA, for the disposition of the LACDA-owned property located at 11909 Willowbrook Avenue in unincorporated Willowbrook (Property) for the development of affordable housing.
3. Delegate authority to the Executive Director, or her designee, to execute any other ancillary documentation, approved as to form by County Counsel, necessary to effectuate the terms of the DDA and the seller carryback loan to RNLA and take any other actions necessary and appropriate to implement and effectuate the terms of the DDA.
4. Authorize the Executive Director, or her designee, to execute amendments to the DDA or any

ancillary documentation, as needed, to implement and effectuate the terms of the DDA.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

In 1992, the LACDA purchased the 7,220 square-foot parcel of land at 11909 Willowbrook Avenue, located in unincorporated Willowbrook, using CDBG funds. The Property is currently unimproved and has been identified as a suitable site for a small-scale affordable housing development.

RNLA will develop affordable housing that will house and provide supportive services for homeless adults. The Project will feature seven units in three single-story buildings. In total, the project will include approximately 2,100 square feet of residential space and 440 square feet of indoor common space. The seven units will be restricted to individuals earning at or below 50% of the area median income for the Los Angeles-Long Beach Metropolitan Statistical Area. Rental assistance will be provided to the Project via the Department of Health Services' Flexible Housing Subsidy Pool.

The purpose of the recommended action is to execute a DDA or any ancillary documentation with RNLA to dispose of the Property for the development of affordable housing for homeless adults (Project). The Property will be conveyed to RNLA in exchange for the performance of the covenants and conditions enumerated in the DDA.

FISCAL IMPACT/FINANCING

There is no impact on the County General Fund. The LACDA will execute a seller carryback loan for \$212,510. Loan payments made by RNLA will be returned to the Second Supervisorial District's Community Development Block Grant (CDBG) fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

RNLA is a non-profit organization that has facilitated the development of more than 800 residential units throughout the County of Los Angeles and has leveraged the investment of more than \$140 million into Los Angeles neighborhoods.

The LACDA previously executed an Agreement to Negotiate Exclusively with RNLA to negotiate the disposition and development of the Property. The LACDA now seeks approval to enter into a DDA for the transfer of the land to RNLA, following approval as to form by County Counsel. The LACDA will then proceed with the sale of the Property for \$212,510 and execute either a Grant Deed or Quitclaim Deed to RNLA.

Under the terms of the DDA, the Project will remain affordable for 55 years. Following the transfer of the land to RNLA, construction is expected to begin in September, 2020 and end in December, 2020.

ENVIRONMENTAL DOCUMENTATION

This action is not subject to CEQA because the approval of a DDA for this project is ministerial pursuant to section 15268 of the State CEQA Guidelines and section 21080(b)(1) of the California Public Resources Code.

An Environmental Assessment (EA) has been prepared for the 11909 Willowbrook Avenue project pursuant to the requirements of the National Environmental Policy Act (NEPA). This document

describes the proposed project, evaluates the potential environmental effects, and describes the mitigation measures necessary to avoid potentially significant environmental effects from the project. Based on the conclusions and findings of the EA, a Finding of No Significant Impact was approved by the Certifying Official of the LACDA. Following the required public and agency comment periods, the U.S. Department of Housing and Urban Development (HUD) issued a Release of Funds for the Project on April 20, 2019.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The proposed actions will increase affordable housing and supportive services for homeless and low-income households within the unincorporated area of Willowbrook.

Respectfully submitted,



MONIQUE KING-VIEHLAND

Executive Director

MKV:LK:CS