

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

May 12, 2020

Funding to Support Affordable Housing Development at 11909 Willowbrook Avenue

On August 6, 2019, the Board of Commissioners (Board) of the Los Angeles County Development Authority (LACDA) authorized the Executive Director to execute a Disposition and Development Agreement with the non-profit Restore Neighborhoods LA, Inc. (RNLA) to develop seven units of affordable, supportive housing for homeless adults on a 7,220 square foot LACDA-owned property located at 11909 Willowbrook Avenue (Project) in the unincorporated community of Willowbrook.

The Project will provide affordable housing and supportive services for homeless and low-income seniors. While RNLA has secured substantial financing towards the \$1,300,000 construction budget and operations of the development, \$180,000 is required in order to complete the financing of the Project and enable construction to commence. This is an eligible use of Condominium Conversion Funds, of which \$180,000 is available from the Second Supervisorial District for allocation to this Project. The Project has received no other gap financing from LACDA beyond the contribution of the land in order to develop this Project.

The Board previously approved an exemption for the Project pursuant to Section 15268 of the California Environmental Quality Act (CEQA) Guidelines on August 6, 2019.

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The recommendations in this motion are within the scope of the previously approved CEQA exemption.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS, ACTING AS THE COMMISSIONERS OF THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY:

1. Authorize the Acting Executive Director of the Los Angeles County Development Authority (LACDA), or his designee, to execute a Loan Agreement and all related documents with Restore Neighborhoods LA, Inc., (RNLA) in an amount not to exceed \$180,000 in Condominium Conversion Funds from the Second Supervisorial District, for the affordable supportive housing project located at 11909 Willowbrook Avenue (Project) in the unincorporated community of Willowbrook;
2. Authorize the Acting Executive Director of LACDA, or his designee, to execute any necessary amendments to the Loan Agreement and all related documents with RNLA;
3. Authorize the Acting Executive Director of LACDA, or his designee, to incorporate up to \$180,000 of Condominium Conversion Funds from the Second Supervisorial District into the LACDA's approved Fiscal Year 2019-2020 Budget and future fiscal year budgets, as needed, for the purposes described herein; and
4. Find that the recommended actions are within the scope of the previously approved exemption from the California Environmental Quality Act, for the reasons stated in this motion and the record of the Project.

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