

MOTION BY SUPERVISOR HOLLY J. MITCHELL

August 9, 2022

Willowbrook III Housing Development Project

The 2021 Los Angeles County (County) [Annual Affordable Housing Outcomes Report](#) identified that the County is facing a shortfall of almost 500,000 affordable homes to meet the demand of our lowest-income residents. Additionally, the 2020 Point-In-Time (PIT) Count revealed that there are more than 66,000 individuals experiencing homelessness in the County. The PIT Count also showed that the Second Supervisorial District’s homeless population exceeded 22,750 persons. While the County is making great strides in addressing affordable housing, more needs to be done.

In April 2017, LINC Housing Development Corporation (LINC), a California nonprofit public benefit corporation, successfully completed construction on Mosaic Gardens at Willowbrook (Mosaic Gardens), a 61-unit affordable housing development in the unincorporated community of Willowbrook. Mosaic Gardens was built on a vacant, two-acre lot and now provides community gardens, a playground, a fitness room, and Leadership in Energy and Environmental Design (LEED) certified housing for low-income and formerly homeless households. LINC is a premier nonprofit affordable housing developer with over 30 years of experience and over 7,500 homes constructed that span across the County and beyond.

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MOTION

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BARGER	_____
MITCHELL	_____

On [September 26, 2017](#), the Board of Supervisors approved a Board letter to negotiate exclusively with LINC for the potential development of 1854 E. 118th Street, 12617, 12625, and 12611 S. Willowbrook Ave. LINC completed Springhaven, a 100-unit affordable and supportive housing community in Willowbrook utilizing the 1854 E. 118th Street site.

LINC is ready to move forward with development at 12617 and 12625 S. Willowbrook Ave., which are currently vacant and underutilized County-owned parcels in unincorporated Willowbrook. They are proposing to develop new housing adjacent to the Mosaic Gardens project site. This proposed project, known currently as Willowbrook III, would also include the property located at 12611 S. Willowbrook Avenue, which LINC will purchase separately in order to assemble the development site.

The proposed Willowbrook III project would include the new construction of a single three-story residential building with 51 apartments (50 affordable units and one onsite manager's unit), a ground floor community room space, 23 automobile parking stalls for residential use in an at grade surface lot, bicycle parking that consists of 28 long term and six short term spaces, and approximately 15,000 square feet of open space. All units would be reserved for households earning at or below 30 percent of the Area Median Income, with one unit set aside for the onsite manager. The proposed Willowbrook III project will be developed pursuant to Government Code section 25539.4, and therefore, is exempt from the California Surplus Land Act (Government Code section 54220, et seq.).

In order to determine if this proposed Willowbrook III project maximizes the use of the County Properties and meets the needs of the County and community, an Exclusive Negotiation Agreement (ENA) between the County and LINC is needed. During the exclusive negotiating period, LINC and the County will negotiate the terms of a development agreement, with terms acceptable to both parties. There are no anticipated costs to the Los Angeles County Development Authority (LACDA), as agent of the County, as LINC will provide funds for the payment of costs incurred by LACDA during the ENA period for the management and oversight of predevelopment activities. The terms of the payments to the County will be included in the ENA. At the conclusion of the

ENA period, LACDA will return to the Board of Supervisors with a recommendation regarding certification of the environmental documentation and approval of a final development agreement to include a ground lease between the County and LINC.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Find that approval of this action is not subject to the provisions of the California Environmental Quality Act (CEQA) because this action does not commit the County of Los Angeles to a project and will not have the potential for causing a significant effect on the environment.
2. Authorize and delegate authority to the Executive Director of the Los Angeles County Development Authority (LACDA), or his designee, to act on behalf of the County to execute an Exclusive Negotiation Agreement (ENA) between the County and LINC Housing Development Corporation (LINC), approved as to form by County Counsel, for an initial six-month term, and to extend the term of the ENA for a maximum of up to two (2) 90-day ENA extension periods, if needed in order to negotiate the potential Willowbrook III project, collect deposits and fees in connection with the terms of the ENA, and to administer the expenses and accounting associated with the ENA, and for its Executive Director, or designee, to execute any and all related or ancillary documents or amendments to the ENA necessary to effectuate the action authorized hereby.
3. Authorize the Executive Director of LACDA, or his designee, to act on behalf of the County to manage the predevelopment phase of the proposed Willowbrook III project.

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

1. Find that approval of this action is not subject to the provisions of CEQA because this action does not commit the County of Los Angeles to a project and will not have the potential for causing a significant effect on the environment.

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2. Authorize LACDA to serve as the agent of the County and authorize the Executive Director, or his designee, to execute an ENA between the County and Developer, approved as to form by County Counsel, for an initial six-month term, and to extend the term of the ENA for a maximum of up to two (2) 90-day ENA extension periods, if needed in order to negotiate the potential Willowbrook III project, collect deposits and fees in connection with the terms of the ENA, and to administer the expenses and accounting associated with the ENA.
3. Authorize the Executive Director of LACDA, or his designee, to execute any and all related or ancillary documentation or amendments, approved as to form by County Counsel, which are necessary to effectuate the action authorized hereby.
4. Authorize the Executive Director of LACDA, or his designee, to manage the predevelopment phase of the proposed Willowbrook III project.

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