

MOTION BY SUPERVISOR HOLLY J. MITCHELL

February 27, 2024

Acceptance of Funds from the State of California for Community Services Unlimited and Butterfly’s Haven

On June 27, 2023, Governor Gavin Newsom signed the Fiscal Year 2023-2024 State Budget (Assembly Bill 179). The Budget allocates \$1.5 million to the Los Angeles County Development Authority to provide predevelopment State funds to the following projects: \$500,000 to Community Services Unlimited (CSU) for its Biddy Mason Project; and \$1,000,000 to Butterfly’s Haven for its Treehouse Leimert Park (Treehouse) Project.

The Biddy Mason Project will be a 39,000-square-foot mixed-use affordable housing and retail development located at 6521 South Vermont Avenue in Los Angeles, which will help create financing opportunities that ensure access to affordable housing and business development spaces for historic residents of South Los Angeles. The State funds will be used for pre-development activities including architectural design and engineering, planning, legal and regulatory review, soil testing, and environmental assessment.

The Treehouse Project will be a 100,000-square-foot mixed-use development located at 4421-4437 South Crenshaw Boulevard in Los Angeles, and will feature 75,000-square-feet of residential space with 100 housing units. Approximately 51% of these units are rent-restricted, catering to a range of income levels from 30% to 80% of the Area Median Income and the diverse unit mix makes it accessible to various populations,

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including singles, families, and seniors. The construction and operation of the Treehouse Project will create significant employment opportunities, providing jobs for over 300 workers over the span of two years. Funds will be used for pre-development non-personnel costs. The LACDA will provide the grants to the above-mentioned projects as directed by the State.

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

1. Accept the funds in the amount of \$1,500,000 from the State of California (State) for the Community Services Unlimited's (CSU) Bidy Mason Project and Butterfly's Haven's Treehouse Leimert Park (Treehouse) Project.
2. Authorize the Executive Director of the Los Angeles County Development Authority (LACDA), or designee, to execute a grant agreement and any related documents with CSU, up to \$500,000 in State allocated funds, for the Bidy Mason Project, and with Butterfly's Haven, up to \$1,000,000 in State allocated funds, to be incorporated in the LACDA's approved Fiscal Year 2023-2024 budget, to be effective following approval as to form by County Counsel and execution by all parties.
3. Find that this action is not subject to California Environmental Quality Act (CEQA) because the funding and predevelopment activities are excluded from the definition of a project pursuant to section 15060 of the State CEQA Guidelines.

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