

MOTION BY SUPERVISOR HOLLY J. MITCHELL

June 25, 2024

Set Aside No Place Like Home Funding for Charles Drew University Affordable Housing

The Charles R. Drew University of Medicine and Science (CDU) Wellness Campus (Wellness Campus) is a transit-oriented development in the unincorporated community of Willowbrook located in the Second Supervisorial District. The Wellness Campus development, led by a collaborative partnership between CDU and Century Affordable Housing Development, Inc. (Century), seeks to revitalize a 12.8-acre site, previously occupied by Lincoln Elementary School and a County-owned parcel. In 2020, Los Angeles County (County) and the Compton Unified School District (CUSD) selected the Wellness Campus development team through a Request for Proposals process.

For almost three decades, Century has exhibited a long track record of financing, developing, managing, and operating permanent supportive and affordable housing communities. Century’s real estate development portfolio includes over 2,000 residential affordable and supportive housing units across 23 completed developments in Los Angeles and San Bernardino Counties, an additional 1,182 residential affordable and supportive housing units across 12 developments under construction or in predevelopment in Los Angeles, Riverside and Orange Counties; and four master-planned communities in Los Angeles County creating regional impacts with nearly 4,000 total homes to be constructed by Century and its partners (and over 1,500 units to be

- MORE -

MOTION

SOLIS _____

MITCHELL _____

HAHN _____

BARGER _____

HORVATH _____

developed by Century independently).

The Wellness Campus plans to offer state-of-the-art facilities, healthcare services, and social amenities. It will also enhance public safety and foster economic growth, knitting together the community along Compton Avenue from East 117th Place to East 118th Street and establishing a new benchmark for community-driven urban development. The affordable housing component on the Wellness Campus is thoughtfully designed to feature 254 units consisting of one, two, and three bedrooms, all reserved for families earning between 30% and 80% of the Area Median Income.

The affordable housing is expected to be completed in three phases. The initial phase will set the foundation with two buildings, each offering 47 residences and 24 parking stalls, specifically for families. The second phase will introduce two more family buildings, with each providing 53 units and 27 parking spaces. The final phase will be devoted to senior residents, mirroring the second stage with 54 units and 27 parking stalls, ensuring that the needs of the entire community are met with grace and efficiency. Together, these stages will weave a cohesive narrative of community growth and inclusivity, where every facet of the development will be interconnected, sharing open spaces that are not just accessible but also are designed to enrich the lives of all who come into its fold.

The No Place Like Home Program (Program) is administered by the Los Angeles County Development Authority (LACDA) and the Los Angeles County Department of Mental Health (DMH) and provides funding for the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or at risk of chronic homelessness. There exists sufficient remaining funding in the Program to set aside up to \$10 million for Century for this potential Project pending the submittal and review of their application to the LACDA.

The recommended actions do not constitute a project under Section 21065 of the Public Resources Code and/ Section 15378(b)(5) of the California Environmental Quality Act (CEQA) Guidelines because the recommended actions are organizational or administrative activities of government that will not result in direct or indirect physical changes in the environment. Any potential future funding commitments will be conditioned

on compliance with all applicable CEQA requirements.

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

1. Find that the approval of these actions, as described herein, is not subject to the provisions of California Environmental Quality Act (CEQA) for the reasons stated in this Board motion and the record.
2. Direct the Executive Director of the LACDA, or designee, to set aside up to \$10 million in No Place Like Home Program funds for the potential Wellness Campus Affordable Housing pending Century Affordable Housing Development, Inc.'s submittal of an application and review by the LACDA to assess the feasibility and need for funding.

###

(IG)

