

MOTION BY SUPERVISOR SOLIS

April 1, 2025

MacLaren Esperanza Village Project Supplemental Funding

The County of Los Angeles (County), through our Board of Supervisors (Board), recognizes the ongoing need for increased affordable housing and remains committed to creating housing opportunities for our residents. In line with this commitment, on September 10, 2024, the Board took action to further the development of affordable housing at the site formerly operated as MacLaren Hall, a former Department of Children and Family Services (DCFS) facility located at 4024 Durfee Avenue in the City of El Monte (Property). Building on this progress, we are eager to help advance the Esperanza Village Affordable Housing Project (Project) and bring much-needed housing to the community. The Project would deliver approximately 202 affordable rental units for low-income families, seniors, and individuals with special needs, helping to address the critical need for housing in the region. In addition to quality housing, the Project will feature essential infrastructure, including driveways, parking, courtyards, and shared community spaces, including a community park which was separately approved by the Board on November 24, 2020 and currently being developed by the County’s Department of Public Works (DPW) and the City of El Monte. Additionally, the County proposes to develop onsite a community health clinic to serve residents and the

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surrounding community as well as bolster economic development through the creation of approximately 140 full-time jobs for the local community. Together, these elements would bring lasting economic and social benefits to the region.

To help expedite the Project and more quickly address the urgent need for affordable housing in the County of Los Angeles, the First Supervisorial District is allocating approximately \$10.113 million to the Project comprised of the following:

- \$4.113 million from the Supervisorial District 1 allocation of the Interim Housing Capital Fund Pool
- \$1 million from the Provisional Financing Uses
- \$4 million from the Community Program Funds
- \$1 million from the Homeless Service Center Funds previously allocated to the Los Angeles County Development authority (LACDA) by the First Supervisorial District

I, THEREFORE, MOVE that the Board of Supervisors:

1. Acting as a responsible agency for the Villa Esperanza Project pursuant to the California Environmental Quality Act (CEQA), certify that the County has independently reviewed and considered and reached its own conclusions regarding the environmental effects of the County's current approvals related to the project as shown in the Initial Study-Mitigated Negative Declaration (IS/MND) which was approved by the City of El Monte (City) as lead agency and on

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November 29, 2022 and the Addendum to the adopted IS/MND, which was prepared and adopted by the City on September 3, 2024, and find that there are no changes to the approved project or to the circumstances under which it will be undertaken that require additional environmental documentation or findings under CEQA and the previously adopted Mitigation Monitoring and Reporting Programs will continue to apply.

2. Approve an appropriation adjustment to transfer \$9.113 million comprised of \$4.113 million from the Interim Housing Capital Fund Pool, \$1 million from the Provisional Financing Uses Services and Supplies budget, and \$4 million from the First Supervisorial District Community Program Funds Services and Supplies budget to the MacLaren Esperanza Village Project and Facilities Development Budget for transfer to the Los Angeles County Development Authority (LACDA) after execution of the Funding Agreement, to fund the MacLaren Esperanza Village Project (Project).
3. Find that pursuant to Government Code section 26227, the allocation of funds for the development of affordable housing to the developer for the Project meet the social needs of the population of the County and will serve a public purpose that benefits the County and its residents.
4. Designate the LACDA, by and through its Executive Director, or designee, to act as the agent of the County in providing the funding up to \$10.113 million, which includes any administrative costs for LACDA, to the development team for the

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Project and to execute any necessary agreements as well as any amendments and related documents needed on behalf of the County.

5. Authorize the Chief Executive Officer, or her designee, to execute, and if necessary, to amend or terminate, a funding agreement between the County and the LACDA for an amount not to exceed \$10.113 million comprised of \$4.113 million from the Interim Housing Capital Fund Pool, \$1 million from the Provisional Financing Uses Services and Supplies budget, \$4 million from the First Supervisorial District Community Program Funds Services and Supplies budget, and \$1 million from the Homeless Service Center Funds previously allocated by the First Supervisorial District to the LACDA for the Project.

I, THEREFORE, MOVE that the Board of Supervisors, acting as the Board of Commissioners of LACDA:

1. Acting as a responsible agency pursuant to the California Environmental Quality Act (CEQA), certify that the County has previously considered the Initial Study-Mitigated Negative Declaration (IS/MND) for the Esperanza Village Project, which was approved by the City of El Monte (City) as lead agency and determined on November 29, 2022 and the Addendum to the adopted IS/MND, which were prepared and adopted by the City as the lead agency, on September 3, 2024, that there are no changes to the approved projects or to the circumstances under which they will be undertaken that

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require additional environmental documentation or findings under CEQA and the adopted Mitigation Monitoring and Reporting Programs will continue to apply.

2. Authorize the Executive Director, or his designee, to execute all required documents necessary to accept and incorporate \$9.113 million comprised of the following: \$4.113 million from the Interim Housing Capital Fund Pool, \$1 million from the Provisional Financing Uses, and \$4 million from the Community Program Funds, into the LACDA's approved Fiscal Year 2024-2025 budget, including \$1 million from the Homeless Service Center Funds previously allocated to the LACDA by the First Supervisorial District for the Esperanza Village Project (Project).
3. Authorize the Executive Director, or his designee, to negotiate, execute, amend, and if necessary, terminate for convenience, a grant agreement and any ancillary documents, with the development team, or a designee approved by the LACDA, for a total amount of \$10.113 million using the sources of funds identified in this Board Motion for the development of the proposed Project.

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HLS:gdm