

MOTION BY SUPERVISOR HILDA L. SOLIS

May 13, 2025

Multifamily Housing Mortgage Revenue Bonds for the Century + Restorative Care Village Phase II Project

The Century + Restorative Care Village (RCV) Permanent Supportive Housing (PSH) project is a development that includes a total of 296 permanent supportive and affordable homes that will create a hub of health and wellness activity and house residents in a continuum of care. This project, to be developed on County-owned land at the northwest intersection of Griffin Avenue and North Mission Road in Los Angeles, will supplement nearby County of Los Angeles restorative care projects that provide a comprehensive continuum of care and support services for vulnerable populations, including those experiencing homelessness and living with a mental illness, and persons with substance use disorders. The Century + RCV project will also include over 11,000 square feet of public-serving space dedicated to a peer respite program and workforce development program and will also provide for a variety of outdoor landscaped spaces that are designed to promote healing and restoration and will be accessible as an amenity to the broader community. Finally, several key infrastructure improvements are envisioned including crosswalk improvements at the Griffin / Mission intersection connecting the site to the Los Angeles General Medical Center Campus (Campus), as well as bike lane improvements along Mission Road that tie to additional bike lanes envisioned further north and south.

Century Affordable Development Incorporated (CADI), an affiliate of Century Housing Corporation, is proposing to construct the Century + Restorative Care Village Phase II project, which will be located at 1325 North Mission Road, in the City of Los Angeles (Project). Phase II of the Project will be a 150-unit senior permanent supportive and senior affordable housing development with ample amenity space located on a 0.95-acre portion of the Project site. The Project will include 120 studio units, 29 one-bedroom units, and

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one two-bedroom manager's unit and will serve households earning 30% to 60% of the Area Median Income (AMI).

CADI is nearing the start of construction for Phase I of the Project, to be located at 1321 North Mission Road. Phase I is comprised of 146 consisting of 80 studio units, 57 one-bedroom units, and nine two-bedroom units (including one manager's unit) reserved for individuals earning 30% to 60% of the Area Median Income.

To assist in financing the Project, a Resolution by the Board of Commissioners of the Los Angeles County Development Authority (LACDA), declaring the intent to issue Multifamily Mortgage Revenue Bonds or Notes (collectively, Bonds) in an amount not to exceed \$60,000,000 is required. The Resolution establishes a base date after which costs incurred by CADI's limited partnership, RCV 2 LP, or an LACDA approved affiliate or assignee, may be included in the construction and permanent financing obtained pursuant to the issuance of the Bonds. The Bonds will be repaid solely by the Project, and the borrower will pay all fees and related costs.

The Resolution also authorizes the Executive Director of the LACDA, or designee, to submit an application for the Bonds to the California Debt Limit Allocation Committee on May 20, 2025. Because of the immediate need for affordable housing in the County of Los Angeles and to hasten the redevelopment of this County property, the Board is requested to suspend Section 22.1 of the Rules of the Board for this limited purpose.

The proposed actions are not a project pursuant to the California Environmental Quality Act (CEQA) because they are activities that are excluded from the definition of a project by Section 15378 (b) of the State CEQA guidelines. The proposed actions are administrative activities of government which will not result in direct or indirect physical change to the environment.

I, THEREFORE, MOVE that the Board of Commissioners of the Los Angeles County Development Authority suspend Section 22.1 of the Rules of the Board for the limited purpose of authorizing the adoption of the bond financing resolution and related actions for the Century + Restorative Care Village Phase II project in advance of the May 20, 2025, application deadline; and

1. Adopt and instruct the Chair to sign a Resolution, as required under Treasury regulations, declaring an intent by RCV 2 LP (Borrower), or an affiliate or assignee approved by the Los Angeles County Development Authority (LACDA), to undertake bond financing in an amount not exceeding \$60,000,000 to finance the acquisition, construction, rehabilitation, and/or development of the Century + Restorative Care Village Phase II project.
2. Authorize the Executive Director, or designee, to submit an application to the California Debt Limit Allocation Committee for a private activity bond allocation in an aggregate amount not exceeding \$60,000,000 for the

purposes described herein and to take whatever further action relating to the aforesaid financial assistance may be deemed reasonable and desirable, provided that the terms and conditions under which the bonds or notes are to be issued and sold shall be approved by the LACDA in the manner provided by law prior to the sale thereof.

3. Find that approval of these actions is not subject to the provisions of CEQA because the actions will not have the potential of causing a significant effect on the environment.

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**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
LOS ANGELES COUNTY DEVELOPMENT AUTHORITY OFFICIAL
DECLARATION OF INTENT TO UNDERTAKE THE FINANCING OF A
MULTIFAMILY HOUSING PROJECT AND RELATED ACTIONS**

WHEREAS, the Los Angeles County Development Authority (the “LACDA”), is authorized and empowered by the provisions of Chapter 1 of Part 2 of Division 24 of the Health and Safety Code of the State of California (the “Act”) to issue and sell multifamily housing mortgage revenue bonds or notes as part of a plan of financing for the purpose of making loans or otherwise providing funds to finance the acquisition, construction, development and rehabilitation of multifamily residential rental housing projects, including units for households meeting the income limits set forth in the Act; and

WHEREAS, Century Affordable Development, Inc. (which will form a new limited partnership entity to serve as, the “Borrower,” subject to approval by LACDA), has requested that the LACDA issue and sell its multifamily housing mortgage revenue bonds or notes pursuant to the Act to provide financing (including reimbursement of Borrower’s expenditures) for the acquisition, construction, development and rehabilitation of a multifamily rental housing development consisting of 150 units to be located at 1325 N. Mission Road, in the City of Los Angeles, County of Los Angeles, California, initially known as “Century + Restorative Care Village Phase II” (the “Project”); and

WHEREAS, this Board of Commissioners of the LACDA (the “Board”) hereby finds and declares that it is necessary, essential and a public purpose for the LACDA to finance multifamily housing projects pursuant to the Act, in order to increase the supply of multifamily housing in Los Angeles County available to persons and families within the income limitations established by the Act; and

WHEREAS, as an inducement to the Borrower to carry out the Project, this Board desires to adopt this resolution (this “Resolution”) and, for purposes of Section 8869.86(b) of the Government Code relating to the volume cap allocation by the California Debt Limit Allocation Committee (“CDLAC”), to authorize the issuance of multifamily housing mortgage revenue bonds or notes by the LACDA to finance the Project (the “Bonds”) in a principal amount not to exceed \$60,000,000; and

WHEREAS, the LACDA, in the course of assisting the Borrower in the financing of the Project, expects that the Borrower has paid or may pay certain expenditures (the “Reimbursement Expenditures”) in connection with the Project within 60 days prior to the adoption of this Resolution and may incur additional Reimbursement Expenditures within 60 days prior to the adoption of this Resolution and prior to the issuance of indebtedness for the purpose of financing costs associated with the Project on a long-term basis; and

WHEREAS, Section 1.142-4 and Section 1.150-2 of the Treasury Regulations require the LACDA to declare its reasonable official intent to reimburse prior expenditures for the Project with proceeds of a subsequent borrowing; and

WHEREAS, Section 146 of the Internal Revenue Code of 1986 limits the amount of multifamily housing mortgage revenue bonds that may be issued in any calendar year by entities within a state and authorizes the governor or the legislature of a state to provide the method of allocation within the state; and

WHEREAS, Chapter 11.8 of Division 1 of Title 2 of the Government Code of the State of California (the “Government Code”) governs the allocation of the state ceiling among governmental units in the State of California having the authority to issue multifamily housing mortgage revenue bonds; and

WHEREAS, Section 8869.85 of the Government Code requires a local agency to file an application with CDLAC prior to the issuance of multifamily housing mortgage revenue bonds; and

WHEREAS, this Board hereby finds and declares that this Resolution is being adopted pursuant to the powers granted by the Act.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The above recitals, and each of them, are true and correct.
2. This Board hereby determines that it is necessary and desirable to provide a plan of financing for the Project by the issuance and sale of multifamily housing mortgage revenue bonds or notes pursuant to the Act and hereby authorizes, for purposes of Section 8869.86(b) of the Government Code and subject to Section 3 hereof, the issuance and sale of the Bonds in one or more series from time to time by the LACDA pursuant to a plan of financing, in aggregate principal amounts not to exceed \$60,000,000. This action is taken expressly for the purpose of inducing the Borrower to undertake the Project, provided that nothing contained herein shall be construed to signify that the Project complies with the planning, zoning, subdivision and building laws and ordinances applicable thereto or to suggest that the LACDA or any officer, agent or employee of the LACDA will grant any approval, consent or permit which may be required in connection with the acquisition and construction or rehabilitation of the Project or the issuance of the Bonds.
3. The issuance and sale of the Bonds shall be upon such terms and conditions as may be agreed upon by the LACDA, the Borrower, and the initial purchaser of the Bonds; provided, however, that the Bonds shall not be sold or issued unless specifically authorized by the subsequent resolution of this Board.
4. This Resolution is being adopted by the LACDA for purposes of establishing compliance with the requirements of Section 1.142-4 and Section 1.150-2 of the Treasury Regulations. In that regard, the LACDA hereby declares its official intent to use proceeds of indebtedness to reimburse the Reimbursement Expenditures. Notwithstanding the foregoing, this Resolution does not bind the LACDA to make any expenditure, incur any indebtedness, or proceed with the Project.
5. The Executive Director, or designees, of the LACDA are hereby authorized and directed to apply to CDLAC for a private activity bond allocation for application by the LACDA to the issuance of Bonds in one or more series from time to time for the Project in an amount not to exceed \$60,000,000, to collect from the Borrower an amount equal to the performance deposit required by CDLAC and to certify to CDLAC that such amount has been placed on deposit in an account in a financial institution.
6. The Executive Director, or designees, of the LACDA are hereby authorized and directed to take whatever further action relating to the aforesaid financial assistance may be deemed reasonable and desirable provided that the terms and conditions under which the Bonds are to be issued and sold shall be approved by this Board in the matter provided by law prior to the sale thereof. All

actions taken by officers of the LACDA in furtherance of the Project, the application to CDLAC for private activity bond allocation for the Project, and otherwise as authorized by this Resolution are hereby ratified and approved.

7. This Resolution shall take effect immediately upon its adoption.

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PASSED AND ADOPTED by the Board of Commissioners of the Los Angeles County Development Authority, State of California, this ____ day of _____, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

By: _____
Chair of the Board of Commissioners

ATTEST:

EDWARD YEN
Executive Officer
of the Board of Commissioners

By: _____
Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON,
County Counsel

By: Behnaz Tashakorian
Deputy