

MOTION BY SUPERVISOR KATHRYN BARGER

December 9, 2025

APPROVE FUNDING FOR RENOVATIONS AND REMEDIATION WORK AT THE ALTADENA VISTAS APARTMENTS LOCATED IN THE EATON FIRE DAMAGE AREA

The Altadena Vistas Apartments Limited Partnership, a California limited partnership (Owner), has owned and operated the Altadena Vistas Apartments (AVA) since 1993. The AVA provides 21 residential units for seniors aged 55 years or older with incomes at or below 60 percent of the area median income, as well as one manager's unit.

The AVA was impacted by the January 2025 Eaton Fire. To continue providing safe and affordable housing for seniors, the Owner has requested \$4,369,029 in Home Investment Partnerships Program (HOME) funds from the Los Angeles County Development Authority (LACDA) to address fire damage and complete necessary building upgrades. The proposed project includes environmental assessment and remediation, soils testing, replacement of landscaping, upgrades to the fire alarm and sprinkler systems, installation of a security system and cameras, replacement of fixtures, cabinetry, and flooring in common areas and residential units, and other necessary improvements (Project). The HOME funds would also allow the Owner to reduce operating costs by refinancing existing debt and installing energy-efficient components at the AVA.

Under the HOME program, the Owner's sole managing general partner would qualify as a Community Housing Development Organization (CHDO), making the Owner eligible to receive HOME set-aside funds to sponsor the Project. LACDA will work with the Owner and its managing general partner to ensure compliance with all requirements for CHDO designation.

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The loan agreement and related documents for the HOME funds will incorporate affordability restrictions and provisions requiring compliance with all applicable federal, state, and local laws and regulations. Because the AVA received a \$425,000 HOME loan in 2004, the final loan amount for the additional funding proposed under this motion will account for the existing loan and any other funding sources to ensure compliance with applicable funding limits.

The recommended action to provide HOME funding for the proposed improvements is exempt from the California Environmental Quality Act (CEQA) pursuant to section 15301 of the State CEQA Guidelines because the improvements involve negligible or no expansion of existing use and do not have the potential to cause a significant effect on the environment. The Project meets the criteria set forth in section 15301 of the Guidelines and Class 1 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, based on the Project record, it will comply with all applicable regulations, and there are no cumulative impacts, unusual circumstances, impacts to scenic highways, listings on hazardous waste site lists compiled pursuant to Government Code section 65962.5, or indications that the Project may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

The site improvements are also excluded from the National Environmental Policy Act (NEPA) pursuant to 24 Code of Federal Regulations section 58.35(a)(3)(ii), because they involve activities that will not alter existing environmental conditions.

Timely Board approval will allow LACDA to move forward with the loan agreement and avoid any loss of available funding.

I, THEREFORE, MOVE that the Board of Commissioners of the Los Angeles County Development Authority:

1. Find that approval of funding for this project is not subject to CEQA or NEPA for the reasons stated in this motion and in the administrative record.
2. Approve a loan of up to \$4,369,029 in HOME funds for the project, and authorize the Executive Director, or his designee, to negotiate, execute, and if necessary, amend a loan agreement and all related documents with the developer or a designee approved by LACDA, including but not limited to documents to subordinate the loan to construction and permanent financing, and any intergovernmental, interagency, or inter-creditor agreements necessary to implement the project, following approval as to form by County Counsel.
3. Authorize the Executive Director, or his designee, to incorporate up to \$4,369,029 in HOME CHDO set-aside funds into LACDA's approved Fiscal Year 2025–26 budget, or future fiscal year budgets, as needed.

4. Authorize the Executive Director, or his designee, to reallocate LACDA funding set aside for affordable housing at the time of project funding, as needed and within the approved project funding limit, consistent with project needs and applicable funding source requirements.

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