



March 03, 2026

The Honorable Board of Commissioners  
Los Angeles County Development  
Authority  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Commissioners:

**APPROVAL OF GAP FUNDING FOR A MULTIFAMILY AFFORDABLE HOUSING  
DEVELOPMENT IN THE CITY OF LOS ANGELES  
(DISTRICT 3) (3 VOTES)**

**SUBJECT**

This letter recommends that the Board approve an increase to an approved loan totaling up to \$315,000 in No Place Like Home (NPLH) to fund the development of a nine-unit affordable multifamily rental housing development selected through the Notice of Funding Availability (NOFA) Round 2019-1, issued by the Los Angeles County Development Authority (LACDA).

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that approval of funding for this project is not subject to the California Environmental Quality Act (CEQA) for the reasons stated in this Board letter and the record.
2. Approve the increased loan amount to Venice Community Housing Corporation (VCH), in an aggregate amount of up to \$315,000 NPLH funds.
3. Authorize the Executive Director or designee to incorporate, as needed, up to \$315,000 in NPLH into the LACDA's approved Fiscal Year 2025-2026 budget for this purpose.
4. Authorize the Executive Director or designee to reallocate the LACDA funding set aside for affordable housing at the time of project funding, as needed and within the project's approved funding limit, in line with project's need, and within the requirements for each funding source.

## **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The project seeking additional funding through this action is an affordable multifamily rental housing development located in the Venice neighborhood of the City of Los Angeles. The development will provide a total of nine housing units, comprised of eight units for homeless households living with a mental illness, and one onsite manager's unit.

Approval is requested to ensure that this housing development project can fund final construction costs and convert to permanent financing.

## **FISCAL IMPACT/FINANCING**

The recommended increase in loan amount to VCH will provide a total amount of up to \$315,000 in NPLH. This amount will be incorporated into the LACDA's approved Fiscal Year 2025-2026 budget for the purposes described herein.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On May 4, 2021, the Marian Place project was previously approved for \$1,880,000 in NPLH funds through Notice of Funding Availability (NOFA) Round 2019-1. On January 9, 2024, the project was approved for an additional \$1,275,000 in County General Funds gap financing. The LACDA is requesting authority to commit additional NPLH funds to this project that requires supplemental funding. NPLH funds are allocated by the State of California Department of Housing and Community Development and administered by the LACDA on behalf of the County of Los Angeles.

The project has completed construction and needs additional funds to cover final hard and soft construction costs. The financing gap is due to a variety of factors associated with material cost increases, unforeseen permitting delays, and overages in architectural, engineering, and surveying fees.

The loan agreements and related documents for this project will reflect the respective tenant population set-asides and indicate that the assisted units will be affordable to households earning no more than 30% of the median income for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for family size, as established by the U.S. Department of Housing and Urban Development. The loan agreements will require that the affordable housing units be set aside for a period of 55 years. Subject to various underwriting requirements, the developers may be required by the LACDA or other lenders to create a single asset entity to designate ownership of the project. These "assignees" will be LACDA-approved single asset entities created by the developer prior to execution of the loan agreements and all related loan documents.

This letter recommends that the Executive Director, upon approval by County Counsel, have the authority to execute and amend loan agreements, as needed, with the recommended developer. Amendments may be necessary in cases where project specifics change after execution of the loan agreement.

The recommended authority to reduce any loan below the amounts stated in this action is requested in cases where the financing shows the maximum loan amount is not needed by the project. In this case, any reduction in a loan amount would occur during project underwriting and would take place prior to execution of a loan agreement.

This letter also recommends that the Executive Director have the authority to reallocate funds set

aside for affordable housing development at the time of project funding to better align project funds with available resources. Any reallocation of funds will be made within each project's approved funding limit, in line with project needs, and within the requirements for each funding source.

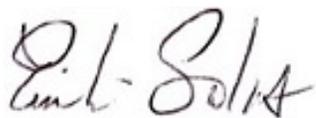
**ENVIRONMENTAL DOCUMENTATION**

The recommended action to provide additional funding for the project is not subject to CEQA pursuant to SB 406 and Public Resources Code section 21080.10. CEQA does not apply to the provision of financial assistance by a local agency not acting as a lead agency for the development and construction of residential housing for persons and families of low and moderate income, as defined in Section 50096 of the Health and Safety Code.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The requested actions will increase the supply of Special Needs and affordable housing units in the County of Los Angeles.

Respectfully submitted,



Emilio Salas

Executive Director

ES:LK:ML:BL

Enclosures

**ATTACHMENT A  
NOFA 2019-1  
RECOMMENDED FUNDING ALLOCATIONS (March 3, 2026)**

Sup. Dist.	Jurisdiction	Development/ Applicant	Type of Housing	Total Project Units	NOFA NPLH 2019-1	Additional Funding	Additional Funding Requested	Total LACDA Funding	Other Funding Resources	Total Development Cost
					No Place Like Home	Affordable Housing Trust Funds	No Place Like Home			
3	Venice	Marian Place/ Venice Community Housing Corporation	Special Needs	9	\$1,880,000	\$1,275,000	\$315,000	\$3,470,000	\$3,138,249	\$6,608,249
<b>Totals</b>				<b>9</b>	<b>1,880,000</b>	<b>1,275,000</b>	<b>315,000</b>	<b>3,470,000</b>	<b>3,138,249</b>	<b>6,608,249</b>