

AMENDMENT TO ITEM # 6
COUNCIL FILE 19-0685-S2
February 21, 2024

Los Angeles Housing Department

Motion amended to ADD Recommendations # 3 - 7, as noted in **BOLD** below:

1. AUTHORIZE the City Controller to:

- a. Deobligate \$5,570,831 for project Central Avenue Apartments from Home/561 43V800-AHMP and \$5,570,832 for project The Carlton from HOME/561 43V800-AHMP as per Council File 22-0876.
- b. Deobligate \$5,252,761 in SB2/64R-43V726-Rental new construction and \$1,213,986 in SB2/64R 43V724- preservation funds from the PHK3 Council File 21-0112-S3.
- c. Obligate \$2,686,678 in SB2/64R-43V726-Rental new construction and \$2,884,153 in SB2/64R-43V724 preservation funds for project Central Ave Apartment.
- d. Obligate \$2,686,679 in SB2/64R-43V726-Rental new construction and \$2,884,153 in SB2/64R-43V724 preservation funds for project The Carlton.
- e. Obligate \$6,466,747 in HOME/561 43Y800-AHMP for PHK3.
- f. Disencumber \$120,596 FROM City Contract C-139995 with ONEgeneration funded by SB2 Permanent Local Housing Allocation Fund No. 64R account 43VB50-ADU Accelerator Program.
- g. Transfer \$120,596 from 43VB50-ADU Accelerator Program to 43V723-Rental New Construction within the SB 2 Permanent Local Housing Allocation Fund No.64R.

2. AUTHORIZE the General Manager of LAHD, or designee, to prepare the Controller instructions and any necessary technical adjustments consistent with the Mayor and the City Council actions and instruct the Controller to implement the instructions.

3. APPROVE the updated 2021-22 SB-2 / Permanent Local Housing Allocation (PHLA) Expenditure Plan, as noted below:

Year I Budget for 2021 - 2022 SB2 / PHLA Program

	LAHD Admin. Expenditure	Rental - New Construction Expenditure	Rental - Preservation Expenditure	Home Ownership Expenditure (MIPA)	Eviction Protection Payment Assistance	LA ADU Accelerator Program	TOTAL
	5%	44%	22%	20%	5%	4%	100%
Approved Expenditure Plan	\$1,310,979	\$11,536,612	\$5,768,306	\$5,243,915	\$1,310,979	\$1,048,783	\$26,219,573
Requested Expenditure Plan		\$5,888,902	-\$5,768,306			-\$120,596	
Percentage	5%	66%	0%	20%	5%	4%	100%
Recommended Revised Expenditure Plan for Year 1 Allocation	\$1,310,979	\$17,425,514	\$0	\$5,243,915	\$1,310,979	\$928,187	\$26,219,573

4. AUTHORIZE the General Manager of LAHD, or designee, subject to review and approval of the City Attorney as to form, to negotiate and execute the acquisition / predevelopment / construction / permanent and loan agreements with the legal owner for The Carlton and Central Avenue Apartments, both of which received awards from other leveraging sources, subject to the satisfaction of all conditions and criteria contained in the LAHD Affordable Housing Managed Pipeline application, and SB2 PHLA guidelines.

5. AMEND the source of funds of the award amount of \$7,931,350, to \$5,570,831 from SB2 and \$2,360,519 from HOME, to Central Ave. Apartments, L.P. for Central Avenue Apartments located at 8925 South Central Avenue, Los Angeles, CA 90002.

6. AMEND the source of funds of the award amount of \$7,771,750, to \$5,570,832 from SB2 and \$2,200,918 from HOME, to Abode Communities for The Carlton located at 5423 South Western Avenue, Los Angeles, CA 90062.

7. ADOPT the attached Resolution, as required by the State.

City of Los Angeles

AUTHORIZING RESOLUTION

The City Council of the City of Los Angeles and Mayor hereby designate the Los Angeles Housing Department (“LAHD”) as the City of Los Angeles official applicant Agency for the State of California Permanent Local Housing Allocation Program. The City of Los Angeles hereby consents to, adopts and ratifies the following resolution:

WHEREAS, the State of California Department of Housing and Community Development (“HCD”) is authorized to provide up to \$195 million under the SB 2 Permanent Local Housing Allocation Program Formula Component from the Building Homes and Jobs Trust Fund for assistance to Cities and Counties (as described in Health and Safety Code section 50470 et seq. (Chapter 364, Statutes of 2017 (SB 2))).

WHEREAS the State of California (the “State”) and HCD issued a Notice of Funding Availability (“NOFA”) dated 02/26/2020 under the Permanent Local Housing Allocation (PLHA) Program;

WHEREAS Applicant is an eligible Local government applying for the program to administer one or more eligible activities, or a Local or Regional Housing Trust Fund to whom an eligible Local government delegated its PLHA formula allocation.

WHEREAS the HCD approved funding allocations for the PLHA Program, based on the terms and conditions listed in the Guidelines, NOFA, Program requirements, the Standard Agreement and other contracts between the HCD and PLHA grant recipients;

WHEREAS Applicant recognized an immediate need to fill the permanent housing gap by amending the 5-year plan, so LAHD sought and obtained consent from HCD to amend the funding amounts stated in the 5-year plan to fulfill a more pressing need;

WHEREAS the LAHD has recommended funding allocations outside of the originally adopted Los Angeles City Council 5-year plan for the PLHA Program by amending the original amount dedicated to the preservation set aside and increasing the rental new construction program category from 44 percent to 66 percent for the 2019 (Year 1) allocation.

NOW THEREFORE BE IT RESOLVED THAT:

1. The Applicant reallocates \$5,768,306 of Year 1 SB 2 PLHA funds from the Preservation category of the 5-year plan to the Rental New Construction category for projects currently admitted to the Affordable Housing Managed Pipeline.
2. The Applicant reallocates \$120,596 of Year 1 SB 2 PLHA funds from the LA ADU Accelerator Program category of the 5-year plan to the Rental New Construction category for projects currently admitted to the Affordable Housing Managed Pipeline.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon its passage

PASSED AND ADOPTED at a regular meeting of the City of Los Angeles this
_____ day of _____ by the following vote:

AYES: _____ ABSTENTIONS: _____ NOES: _____
_____ ABSENT: _____

CERTIFICATE OF THE ATTESTING OFFICER

The undersigned, City Clerk does hereby attest and certify that the attached Resolution is a true, full and correct copy of a Resolution duly adopted at a meeting of said City Council which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

City of Los Angeles

DATE: _____

Clerk's Signature

Type or Print Clerk's Name