

HOMELESSNESS AND POVERTY COMMITTEE REPORT and RESOLUTION relative to a request for approval of recommendations relative to the disposition of the City-owned properties located at 4600 West Washington Boulevard and 4601 West Washington Boulevard for the development of 56-units of affordable and supportive housing.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. NOTE and FILE the Los Angeles Housing and Community Investment Department (HCIDLA) report, dated April 15, 2021, attached to the Council file, relative to the disposition of the City-owned properties located at 4600 West Washington Boulevard and 4601 West Washington Boulevard for the development of affordable and supportive housing.
2. REQUEST the City Attorney to prepare all necessary documents, including but not limited to, an Implementation Agreement to the Disposition and Development Agreement, the Ground Lease, and other necessary documents, for the development of affordable and supportive housing on City-owned properties located at 4600 West Washington Boulevard and 4601 West Washington Boulevard, to reflect the revised project terms in the Revised Key Terms and Conditions attached to HCIDLA's report dated April 15, 2021.
3. AUTHORIZE the General Manager, HCIDLA, or designee, to negotiate and execute all ancillary documents with the selected developer Western Community Housing Corporation and Meta Housing Corporation (Developer) for the development of affordable and supportive housing at the City-owned properties located at 4600 West Washington Boulevard and 4601 West Washington Boulevard, or the Developer's to-be-formed Limited Partnership required as a condition of financing, per the terms of the ground lease.

Fiscal Impact Statement: The City Administrative Officer (CAO) reports that there is no impact to the General Fund. Potential project funding sources include State tax-exempt bonds, State grants and/or loans, State tax credits, private financing, Project-Based Section 8 vouchers, and a Proposition HHH Supportive Housing Loan, among others. There is no additional cost to the City, and no funding commitments are being made at this time.

Financial Policies Statement: The CAO reports that the recommendations in the subject CAO report dated June 3, 2021, attached to the Council file, comply with the City's Financial Policies.

Community Impact Statement: None submitted.

SUMMARY:

At a regular meeting held on June 10, 2021, the Homelessness and Poverty Committee considered HCIDLA and CAO reports relative to a request for approval of recommendations relative to the disposition of the City-owned properties located at 4600 West Washington Boulevard and 4601 West Washington Boulevard for the development of 56-units of affordable and supportive housing. After providing an opportunity for public comment, the Committee recommended to note and file the HCIDLA report dated April 15, 2021, and adopt the CAO report dated June 3, 2021. This matter is now submitted to the Council for consideration.

Respectfully submitted,

HOMELESSNESS AND POVERTY COMMITTEE

MEMBER	VOTE
RIDLEY-THOMAS:	YES
DE LEON:	YES
BUSCAINO:	ABSENT
RODRIGUEZ:	YES
RAMAN:	YES

LC 06/10/21

-NOT OFFICIAL UNTIL COUNCIL ACTS-