

HOMELESSNESS AND POVERTY COMMITTEE REPORT relative to issuing supplemental financing commitments for the Colorado East, Rosa de Castillas Apartments, SP7 Apartments LP, Vermont Corridor Apartments and Washington View affordable and supportive housing projects located in Council Districts 1, 10 and 14.

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

1. NOTE AND FILE the Los Angeles Housing Department (LAHD) report dated April 12, 2022, attached to Council file No. 21-0550-S1, relative to issuing supplemental financing commitments to existing affordable and supportive housing projects.
2. AUTHORIZE the General Manager, LAHD, or designee, to:
  - a. Amend the funding commitments for the Colorado East, Rosa de Castilla Apartments, SP7 Apartments LP, Vermont Corridor Apartments, and Washington View projects identified in the Table contained in the City Administrative Officer (CAO) report dated June 3, 2022, attached to Council file No. 21-0550-S1
  - b. Negotiate and execute, or amend, acquisition, predevelopment, construction, and/or permanent loan agreements with the legal owners of all of the projects identified in the Table contained in the CAO report dated June 3, 2022, attached to the Council file, subject to the satisfaction of all conditions and criteria contained in the LAHD original and supplemental funding application, LAHD's report dated April 12, 2022, attached to the Council file, and the LAHD Commitment Letter (if applicable), subject to the review and approval of the City Attorney as to form.
  - c. Execute subordination agreements of the City's financial commitment for all of the projects identified in the Table contained in the CAO report dated June 3, 2022, attached to the Council file, wherein the City Loan and Regulatory Agreements are subordinated to their respective conventional or municipally-funded construction and permanent loans, as required.
  - d. Allow the transfer of the City's financial commitment for all of the projects identified in the Table contained in the CAO report dated June 3, 2022, attached to the Council file, to a limited partnership, or other legal entity, formed solely for the purpose of owning and operating the project, in accordance with City and Federal requirements.
  - e. Obligate funding as follows:

<u>Project</u>	<u>Fund/Dept</u>	<u>Account</u>	<u>Title</u>	<u>Amount</u>
Colorado East	561/43	43N008	Affordable Housing Trust Fund	\$20,129
Colorado East	561/43	43S800	Affordable Housing Managed Pipeline	452,671
Rosa de Castilla Apts.	561/43	43R011	Affordable Housing Trust Fund	970,300
SP7 Apartments LP	561/43	43R011	Affordable Housing Trust Fund	340,032
SP7 Apartments LP	561/43	43S800	Affordable Housing Managed Pipeline	944,808
Vermont Corridor Apts.	561/43	43S800	Affordable Housing Managed Pipeline	800,000

HOME Investment Partnerships Program Fund Subtotal: 3,527,940

Washington View	59T/43	43S723	Rental New Construction	1,040,000
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Housing Impact Trust Fund Subtotal: 1,040,000

Total: \$4,567,940

- f. Prepare Controller instructions and any technical corrections as necessary to the transactions included in the CAO report dated June 3, 2022, attached to Council file, to implement the intent of those transactions, subject to the approval of the CAO.

Fiscal Impact Statement: The CAO reports that there is no impact to the General Fund. The supplemental funding commitments are funded by the HOME Investment Partnerships Program Fund and Housing Impact Trust Fund.

Financial Policies Statement: The CAO reports that the recommendations in this report comply with the City's Financial Policies.

Community Impact Statement: None submitted

### SUMMARY

At the meeting held on June 9, 2022, your Homelessness and Poverty Committee considered CAO and LAHD reports relative to issuing supplemental financing commitments for the Colorado East, Rosa de Castillas Apartments, SP7 Apartments LP, Vermont Corridor Apartments and Washington View affordable and supportive housing projects located in Council Districts 1, 10 and 14.

After an opportunity for public comment was held, the Committee recommended to note and file the LAHD report and move forward the recommendations contained in the CAO report, as detailed above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

HOMELESSNESS AND POVERTY COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
DE LEON:	YES
RAMAN:	YES
BUSCAINO:	YES
RODRIGUEZ:	ABSENT
BLUMENFIELD:	YES

LV 6/9/22

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**