

MOTION

HOUSING

Casa de Rosas Campus, L.P. (Sponsor), a California limited partnership, wishes to update the affordability restrictions at the Casa de Rosas Apartments project (Project; Council File Number 17-0090-S2, 17-0090-S6, and 18-0527) located at 2600 Hoover Street, Los Angeles, CA 90007 in Council District 9. The Project will provide 36 units of supportive housing, and 1 manager unit.

This purpose of this motion is to authorize changes to the HHH approvals to reduce the number of units that are restricted to 30% AMI and 40% AMI, which will allow them to be more quickly and efficiently leased up. This request is coming after multiple discussions between Sponsor and the Veteran’s Affairs of Greater Los Angeles Healthcare System and is in line with their recommendations and with current market conditions. The motion provides additional information on the affordability restrictions that were included in both the HHH Loan Documents and in the Bond Documents for the project; however, the restrictions in the Bond Documents are not as restrictive as the HHH restrictions and therefore do not need to be amended at this time. This information is provided for informational purposes only.

The affordability restrictions as specified in the CFP Transmittal relative to authorization to issue funding commitments to the Proposition HHH Permanent Supportive Housing Loan Program Winter 2017 Call for Projects recommended applicants (Council File Number 17-0090-S2) dated February 16, 2018 are as follows:

Unit Type	30% AMI	40% AMI	50% AMI	Mgrs.	TOTAL
0 BR	9	2	4	0	15
1 BR	9	3	7	0	19
2 BR	1	1	0	1	3
	19	6	11	1	37

The affordability restrictions as specified in the PEP Transmittal relative to Proposition HHH Administrative Oversight Committee recommendations for the Permanent Supportive Housing Loan Program and Facilities Program Fiscal Year 2018-19 Project Expenditure Plan (Council File Number 17-0090-S6) dated May 17, 2018 are as follows:

Unit Type	30% AMI	40% AMI	50% AMI	Mgrs.	TOTAL
0 BR	9	2	4	0	15
1 BR	9	3	7	0	19
2 BR	1	1	0	1	3
	19	6	11	1	37

The affordability restrictions as specified in the Bond Transmittal relative to the issuance of tax-exempt multifamily conduit revenue bonds for the Casa de Rosas Apartment project (Council File Number 18-0527) dated December 12, 2018, are as follows:

Unit Type	50% AMI	Mgrs.	TOTAL
0 BR	15	0	15
1BR	19	0	19
2 BR	2	1	3
	36	1	37

The proposed affordability restrictions for the HHH Loan Documents are as follows:

Unit Type	50% AMI	Mgrs.	TOTAL
0 BR	15	0	15
1BR	19	0	19
2 BR	2	1	3
	36	1	37

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The proposed rent restriction changes are being requested by the Sponsor at the urging of the VA of Greater Los Angeles. The VA has indicated that leasing up VASH units that are targeting extremely low incomes is a significant challenge, since Veterans experiencing homelessness who are eligible for VA benefits have higher incomes.

I THEREFORE MOVE, that the City Council consider the above information, approve the updated rent restrictions to change the AMI restriction to 50% AMI, and authorize the General Manager of LAHD, or designee, to amend the HHH Loan Documents.

PRESENTED BY:


Curren D. Price, Jr., Councilmember, 9th District

SECONDED BY:


Councilmember, District

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