

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

NOVEMBER 5, 2019

Completing the Disposition for the Ashley Holmes Affordable Housing Development in Willowbrook

On October 10, 2018, the Community Development Commission of the County of Los Angeles (now known as the Los Angeles County Development Authority), on behalf of the Los Angeles County (County), executed a Disposition and Development Agreement (DDA) with Integral Development LLC (Developer) for the development of the Ashley Willowbrook Project (Project), a 61-unit multi-family affordable housing project that will house Transition Age Youth, homeless youth, and families at 1758 East 117th Street and 11731 Holmes Avenue (Site) in the unincorporated community of Willowbrook.

The Site was originally acquired by the County's former redevelopment agency. Pursuant to the DDA, the Site is to be conveyed to the Developer to implement the Project. State law requires that the proceeds from the sale of former redevelopment agency properties be distributed to affected taxing entities upon disposition. While the Developer has identified funding to pay the non-General Fund taxing entities, it is appropriate that a County funding source offset the required General Fund contribution, given that the Project will create 61 units of much-needed affordable housing in the unincorporated community of Willowbrook. The funds will be transferred to LACDA to deposit into escrow in order to offset the cost of acquisition.

-MORE-

MOTION

SOLIS	_____
RIDLEY-THOMAS	_____
KUEHL	_____
BARGER	_____
HAHN	_____

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I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Authorize delegation authority to the Executive Director of the Los Angeles County Development Authority (LACDA), or her designee, to take all appropriate actions necessary to effectuate the Development and Disposition Agreement, including, without limitation, executing any deeds or ancillary documentation on behalf of Los Angeles County (County);
2. Direct that the proceeds for the sale of the County-owned property located at 1758 East 117th Street and 11731 Holmes Avenue in unincorporated Willowbrook be transmitted to the County Auditor-Controller for distribution to the affected taxing entities of the former Willowbrook Community Redevelopment Project Area;
3. Authorize the Chief Executive Officer, or her designee, to execute and, if necessary, amend or terminate a Funding Agreement in the amount of \$137,000 with LACDA for the Ashley Willowbrook Project (Project);
4. Approve an appropriation adjustment to transfer \$137,000 in Second District Measure U funding available in the Provisional Financing Uses Budget to the other charges appropriation in the Affordable Housing Budget; and
5. Find that this Project, previously approved by the Board of Supervisors on October 29, 2019, is ministerially exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Statute section 21080(b)(1) and State CEQA Guidelines section 15268.

**I FURTHERMORE MOVE THAT THE BOARD OF SUPERVISORS, ACTING AS
THE COMMISSIONERS OF THE LOS ANGELES COUNTY DEVELOPMENT
AUTHORITY:**

1. Authorize the Executive Director of the Los Angeles County Development Authority (LACDA), or her designee, to take all appropriate actions necessary to effectuate the Development and Disposition Agreement, including, without limitation, executing any deeds or ancillary documentation on behalf of Los Angeles County (County);
2. Authorize the Executive Director, or her designee, to execute and if necessary, amend a Funding Agreement and all related documents between the County and the LACDA for the Ashley Willowbrook Project (Project) for up to \$137,000;
3. Authorize the Executive Director, or her designee, to accept and incorporate up to \$137,000 in the Affordable Housing budget unit from the County into LACDA's approved FY 19/20 budget, as needed; and
4. Find that this Project, previously approved by this Board of Supervisors on October 29, 2019, is ministerially exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Statute section 21080(b)(1) and State CEQA Guidelines section 15268.

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(KK/KJ)