

ALL ITEMS FORTHWITH

- - - SPECIAL COUNCIL MEETING - - -

10:30 A.M. OR AS SOON THEREAFTER
AS COUNCIL RECESSES ITS REGULAR MEETING

ROLL CALL - Members present: Cardenas, Garcetti, Greuel, Hahn, LaBonge, Parks, Perry, Rosendahl, Zine and President Padilla (10); Absent: Reyes, Smith and Weiss (3). Council Districts 10 and 14 Vacant.

ROLL CALL NUMBER (#) - INDICATES THE ORDER IN WHICH THE ITEMS WERE ACTED UPON DURING THE COUNCIL MEETING

Items for Which Public Hearings Have Been Held - Items 1-2

Roll Call #1 - Motion (Parks - Garcetti) Adopted, Ayes (10); Absent: Reyes, Smith and Weiss (3)
(Item Nos. 1-2)

ITEM NO. (1) - MOTION ADOPTED TO APPROVE COMMITTEE REPORT RECOMMENDATION
- ORDINANCE OVER TO OCTOBER 11, 2005

05-0587

PUBLIC SAFETY COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to implementing a policy to allow members retired on service pensions from Tiers 3, 4, and 5 of the Fire and Police Pension Plan to return to active duty.

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

PRESENT and ADOPT the accompanying ORDINANCE amending Division 4 of the Los Angeles Administrative Code to allow members retired from tiers 3, 4, and 5 of the Fire and Police Pension Plan to return to active duty.

Fiscal Impact Statement: None submitted by the City Attorney. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

(Personnel and Budget and Finance Committees waived consideration of the above matter)

ITEM NO. (2) - ADOPTED

05-0105

CDs 6, 8 & 10 HOUSING, COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE REPORT relative to funding from the Affordable Housing Trust Fund for various multifamily rental housing developments under the 2005 High Leverage Program Round 3.

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

1. AUTHORIZE the General Manager, Los Angeles Housing Department (LAHD), or designee, to:

- a. Issue Letters of Commitment for the High Leverage Program with amounts identified from the Affordable Housing Trust Fund and other sources for the following projects, contingent on project sponsors applying to one or more of the following competitive programs: State of California Multifamily Housing Program (MHP), including the Multifamily Housing Supportive Service Program (MHSSP); California Tax Credit Allocation Committee (CTCAC) Low Income Housing Tax Credit Program, and U.S. Department of Housing and Urban Development (HUD) Section 811 Capital Advance Program; and, receive the full amount requested from the identified leveraging source, as follows:

<u>Project</u>	<u>Units</u>	<u>HLP</u>	<u>CTCAC</u>	<u>MHP</u>	<u>HUD</u>
HFL Vanowen Apts.	25	\$1,225,000		\$1,675,332	\$3,137,830
Hobart Heights	49	2,646,000	\$ 9,114,828		
Morgan Place Senior	55	2,916,000	4,537,340	3,295,902	
Total:	129	\$6,787,000	\$13,652,168	\$4,971,234	\$3,137,830

- b. Negotiate and execute an acquisition, predevelopment, construction and permanent loan agreement for each project that receives an MHP/MHSSP or CTCAC funding award, subject to the satisfaction of all conditions and criteria stated in the HLP application, Letter of Commitment, and in any Council and Mayor approved actions.
- c. Execute subordination agreements wherein the City loan and regulatory agreements on Round Three projects are subordinated to all other project financing.
- d. Execute agreements allowing the transfer to and/or execution of loans by a limited partnership, to enable admittance of tax credit investors.
- e. Prepare Controller instructions and make any necessary technical adjustments consistent with this action, subject to the approval of City Administrative Officer (CAO); and AUTHORIZE the Controller to implement the instructions.

2. INSTRUCT the General Manager, LAHD, or designee, to:

- a. Provide the necessary documentation or actions concerning satisfaction of environmental requirements prior to the release of any HLP funds, including the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA), and either return to Mayor and Councilor withdraw funding commitments for any projects not meeting such requirements, inclusive of any conditions or requirements that substantially affect the terms of the HLP funding commitment.
- b. Rescind the funding commitment awarded to Morgan Place Senior Apartments in 2005 Round Two of the HLP for an amount of \$2.7 million, in favor of the proposed commitment of \$2.9 million under 2005 Round Three.

3. AUTHORIZE the Controller, subject to full CEQA and NEPA environmental clearance, to:

- a. Reimburse the sponsors of all Round Three approved projects for funding expenses incurred prior to the execution of City loans if such expenses have been approved by LAHD as part of the development cost budget.
- b. Allocate and/or expend funds, as follows, upon proper written demand from the General Manager, LAHD, or designee:

<u>Project</u>	<u>Fund/ Account</u>	<u>Title</u>	<u>Amount</u>
HFL Vanowen Apts.	561/W211	Housing Development	\$1,225,000
Hobart Heights	561/W211	Housing Development	2,195,000
Morgan Place Senior	561/W211	Housing Development	2,916,000
Hobart Heights	44G/T214	CRA Housing Development	451,000
Total:			\$6,787,000

Fiscal Impact Statement: The CAO reports that this action will not impact the General Fund. The above recommendations involve the use of dedicated funding sources to the Affordable Housing Trust Fund (\$451,000 in Community Redevelopment Agency funds) and \$6.3 million in Consolidated Plan HOME Investment Partnerships Program funds that supplement the Affordable Housing Trust Fund in support of the High Leverage Program, for total funding commitments of \$6.8 million. These recommendations are in compliance with City financial policies in that these are ongoing grant or special funds.

Items for Which Public Hearings Have Not Been Held - Items 3-6 (10 Votes Required for Consideration)

Roll Call #2 - Motion (Cardenas - Garcetti) Adopted, Ayes (10); Absent: Reyes, Smith and Weiss (3)
(Item Nos. 3-6)

ITEM NO. (3) - MAP APPROVED AND CITY ENGINEER REPORT ADOPTED

05-2036

CD 6 PARCEL MAP L.A. NO. 2003-9126 for property lying northerly of Cabrito Road and easterly of Van Nuys Boulevard.
(Approve Subdivision Improvement Agreement and Contract with attached security documents)
(ADOPT City Engineer Report)
(ADOPT Bond No. C-108714)
Applicants: S & V Van Nuys Associates
Warren W. Williams, Jr.

ITEM NO. (4) - MAP APPROVED AND CITY ENGINEER REPORT ADOPTED

05-2037

CD 13 PARCEL MAP L.A. NO. AA-2004-4467-PMLA for property lying southerly of First Street on the west side of Westmoreland Avenue.
(ADOPT City Engineer Report)
(Quimby Fee: \$11,304)
Applicants: John Chung
Hayk Martirosian

ITEM NO. (5) - MAP APPROVED AND CITY ENGINEER REPORT ADOPTED

05-2055

CD 2 PARCEL MAP L.A. NO. 2004-5259 for property lying northerly of Otsego Street and westerly of Colfax Avenue.
(ADOPT City Engineer Report)
Applicants: Joan Duffy
Iacobellis and Associates

ITEM NO. (6) - MAP APPROVED AND CITY ENGINEER REPORT ADOPTED

05-2056

CD 14 PARCEL MAP L.A. NO. 2001-2334 for property lying southeasterly of Toland Way and southerly of York Boulevard.
(Approve Subdivision Improvement Agreement and Contract with attached security documents)
(ADOPT City Engineer Report)
(ADOPT Bond No. C-108715)
(Quimby Fee: \$1,514)
Applicants: Ruben and Juan Carlos Anguiano
Villarruel and Associates

Councilmember LaBonge moved, seconded by Councilmember Zine, that the Special Council meeting adjourn.

Ayes, Cardenas, Garcetti, Greuel, Hahn, LaBonge, Parks, Perry, Rosendahl, Zine and President Padilla (10); Absent: Reyes, Smith and Weiss (3). Council Districts 10 and 14 Vacant.

Whereupon the Special Council meeting did adjourn.

ATTEST: Frank T. Martinez, CITY CLERK

By

Council Clerk

PRESIDENT OF THE CITY COUNCIL