

coupled with case management. Upon consultation with the Planning Division, the proposed community was expanded to 23 units (22 affordable and one unrestricted managers unit) as shown in the Proposed Site Schematic attached as Exhibit B.

The mission of the proposed community would be to provide access to stable affordable housing; provide case management and supportive services based on clients' needs; and to assist clients with graduating into permanent housing.

NPBS is applying for MHP loan funds to support the project and would be the recipient of these funds. The Housing Authority would potentially sell 11049 Bogart Avenue pursuant to a separate noticed hearing before the Housing Authority Board, which would occur only if MHP funds are awarded.

DISCUSSION:

In August of 2019, the Housing Authority approved a Purchase Option Agreement with NPBS to facilitate development of the 22 Permanent Supportive Housing units at 11049 Bogart Avenue. To build a stronger funding application, NPBS decided to delay their application to the MHP program until the first funding round of 2020. The extra time was used to answer entitlement questions related to a potential project, and to develop housing tax credit funding scenarios that would be used in conjunction with MHP to finance the community.

Public Outreach:

On November 7, 2019, a community meeting was held at the La Sierra Senior Center to share information on the proposed project and to receive community input. This project site has also been approved as a Housing First site in the City's Housing First Plan, which was approved by City Council on March 13, 2018 and was subject to public outreach.

FISCAL IMPACT:

There is no fiscal impact associated with this report. If the MHP funds are awarded, staff will return to the Housing Authority to request approval to write down the value of the property located at 11049 Bogart Avenue from the current valuation of \$165,530 (or 33,106 Sq. Ft., at a neighborhood residential land value of \$5.00 Per Sq. Ft.) to \$1.00 in order to make the project financially feasible.

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Approved by:	Moises Lopez, Deputy City Manager
Approved as to form:	Gary G. Geuss, City Attorney

Attachments:

1. First Amendment to Purchase Option Agreement
2. Proposed Site Schematic (23-units)