

HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to amending subordinate loan and related loan documents for the La Brea Franklin Apartments located at 1801 North La Brea Avenue in Council District Four (CD 4), to ensure the long-term preservation of the affordable housing development.

Recommendation for Council action:

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

- a. Negotiate and execute all documents required to amend the loan and related documents to extend the Loan and Ground Lease maturities to 2066, to increase the interest rate to the IRS long-term applicable federal rate (AFR) on a simple interest basis, and to subordinate the loan to the new financing for the affordable housing project located at 1801 North La Brea Avenue (Assessors Identification Number: 5572-031-901) in CD 4, per the terms of the loan agreement and ground lease or as set forth in the LAHD report dated October 21, 2025, attached to Council file No. 25-1260.
- b. Prepare all necessary documents, including but not limited to a renewal and modification of a loan agreement and ground lease (and/or amendments and restatements of any necessary documents, including rental covenants and the ground lease), to preserve and support an affordable housing project on the property located at 1801 North La Brea Avenue (Assessors Identification Number: 5572-031-901) in CD 4.
- c. Make any other technical adjustments to property ground lease, loan and other documents as deemed necessary by the City Attorney to implement the changes outlined in the LAHD report dated October 21, 2025, attached to the Council file.

Fiscal Impact Statement: The LAHD reports that there is no impact to the General Fund.

Community Impact Statement: None submitted

SUMMARY

At the meeting held on December 3, 2025, your Housing and Homelessness Committee considered a LAHD report relative to amending subordinate loan and related loan documents for the La Brea Franklin Apartments located at 1801 North La Brea Avenue in CD 4, to ensure the long-term preservation of the affordable housing development.

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

Respectfully Submitted,

HOUSING AND HOMELESSNESS COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
RAMAN:	ABSENT
JURADO:	YES
BLUMENFIELD:	YES
HUTT:	YES
McOSKER:	YES