

HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to the sale, change of ownership, and execution of new or amended loan agreements/terms for the Manitou Vistas I (MV-1) located at 3420 Manitou Avenue and Manitou Vistas II (MV-2) located at 3414 Manitou Avenue, both in Council District (CD) 14.

Recommendation for Council action, pursuant to Motion (Jurado – Raman):

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

- a. Approve the sale of the (MV-1) located at 3420 Manitou Avenue and MV-2 located at 3414 Manitou Avenue (collectively Projects) both in CD 14 to an entity created by the Housing Authority of the City of Los Angeles (HACLA), named New Way Home Corporation, a California non-profit public benefit corporation, as Borrower, owner and operator of the Projects.
- b. Assign the existing Projects loans in the amount of \$2,504,918 and \$1,519,500 to New Way Home Corporation and negotiate and execute new loan agreements and related documents, as required, all subject to compliance with the Health & Safety Code Regulations, and City Attorney review and approval, as appropriate.
- c. Amend the Projects loan agreements to extend the loan term and affordability restrictions with a new 55 year term, reduce the interest rate to three percent simple interest, and forgive all accrued interest through the closing date; and revise the Residual Receipts structure to include a reduced split of 25% City and 75% HACLA with 100% of Residual Receipts funds placed into replacement reserve account until the earlier of (i) 10 years or (ii) until a capital event occurs. Starting in year 11 the split will continue at 25% City and 75% HACLA without the replacement reserve restrictions. In the event of a capital event defined as resyndication, any sale, transfer, refinance, or request for subordination of LAHD debt the Residual Receipt split would be 50/50.
- d. Revise the affordability restrictions on MV-2 from the original 10 units to 20 units, with two units at 30% Area Median Income (AMI), two units at 40% AMI, 10 units at 50% AMI, and six units at 60% AMI, which matches the Tax Credit Allocation Committee affordability restrictions, subject to the approval of the City Attorney.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

SUMMARY

At the meeting held on November 5, 2025, your Housing and Homelessness Committee considered a Motion (Jurado – Raman) relative to the sale, change of ownership, and execution of new or amended loan agreements/terms for the MV-1 located at 3420 Manitou Avenue and MV-2 located at 3414 Manitou Avenue, both in CD 14.

After an opportunity for public comment was held, the Committee moved to approve the recommendation contained in the Motion, as detailed above. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

HOUSING AND HOMELESSNESS COMMITTEE

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

LV 11.5.25

-NOT OFFICIAL UNTIL COUNCIL ACTS-