

5. Public Hearing - For the Crossroads at Washington affordable housing project located at 1126, 1136, & 1146 East Washington Avenue: Approve two Loan Agreements for a total combined amount of \$4,644,909 and a Development Impact Fee Deferral Agreement with Washington Santa Ana Housing Partners, L.P.; Approve two Subordination Agreements with U.S. Bank and the County of Orange; Approve an Additional Award of up to Eight Project-Based Vouchers for a combined total of 15 Project-Based Vouchers; Approve revisions to the joint sixty-five (65) year Ground Lease with Washington Santa Ana Housing Partners, L.P. and the County of Orange; and Approve a draft Land Use Covenant and Equitable Community Revitalization Grant Agreement with the State of California Department of Toxic Substances Control (Non-General Fund) (Contingent upon approval of City Council Item #68)

Legal notice published in the Orange County Register on June 7, 2022 and June 13, 2022.

Department(s):

Recommended Action: 1. Approve an award of up to eight additional project-based vouchers, for a combined total of 15 project-based vouchers, and authorize the Executive Director of the Housing Authority to execute an Agreement to enter into a Project-Based Vouchers Housing Assistance Payments Contract with Washington Santa Ana Housing Partners, L.P. for the development of the Crossroads at Washington affordable housing project located at 1126, 1136, & 1146 East Washington Avenue, Santa Ana, CA 92701, (APNs 398-092-14 and 398-092-13), subject to non-substantive changes approved by the Executive Director of the Housing Authority and Authority General Counsel.

2. Authorize the Executive Director of the Housing Authority to execute proposed revisions to the joint sixty-five (65) year Ground Lease with Washington Santa Ana Housing Partners, L.P. and the County of Orange, for the development of the Crossroads at Washington affordable housing project located at 1126, 1136, & 1146 East Washington Avenue, Santa Ana, CA 92701, (APNs 398-092-14 and 398-092-13), subject to non-substantive changes approved by the Executive Director of the Housing Authority and Authority General Counsel.

3. Authorize the Executive Director of the Housing Authority to execute a Land Use Covenant with the State of California Department of Toxic Substances Control to protect present or future human health or safety or the environment as a result of the presence of hazardous materials on the property at 1126, 1136, & 1146 East Washington Avenue, Santa Ana, CA 92701, (APNs 398-092-14 and 398-092-13), subject to approval as to form by the Authority General Counsel.

4. Authorize the Executive Director of the Housing Authority to execute an Equitable Community Revitalization Grant Agreement with the State of California Department of Toxic Substances Control to address and remediate present or future human health or safety or the environment as a result of the presence of hazardous materials on the property at 1126, 1136, & 1146 East Washington Avenue, Santa Ana, CA 92701, (APNs 398-092-14 and 398-092-13), subject to approval as to form by the Authority General Counsel.

5. Resolution No. 2022-XXX – Adopt a Resolution approving the Ground Lease of the Housing Authority-owned property at 1126, 1136, & 1146 East Washington Avenue, Santa Ana, CA 92701, (APNs 398-092-14 and 398-092-13) as required under California Health and Safety Code Section 33433.