



# MARINERS VILLAGE Affordable Housing Plan

January 30, 2020



# Meeting Purpose

(Will this meeting address your needs or questions?)

- 1 Update on plans for future affordable units.
- 2 Affordable Units in Mariners Village would not be available until 2023 or later, and will be phased over a six year period.
- 3 This meeting was designed as an update to current Mariner's Village residents
- 4 There is no opportunity to apply for housing or get placement on a wait list at this meeting. Your RSVP or sign in sheet name will be kept for future updates.



# AGENDA

- 1 **Marina del Rey History // LACDA role**
- 2 **Affordable Units in MDR**
- 3 **Mariners Village Affordable Housing Program Overview**
- 4 **Unit eligibility & priority for current Mariners Village residents**
- 5 **Tenant selection process**
- 6 **Tentative timeline**
- 7 **Questions**

## Who are we?

Formerly known as the Community Development Commission/Housing Authority of the County of Los Angeles, the agency was rebranded as the Los Angeles County Development Authority (LACDA) on May 16, 2019.

We are charged with monitoring compliance with affordable apartments in Marina del Rey.



NEW NAME. NEW BRAND. SAME QUALITY SERVICE.



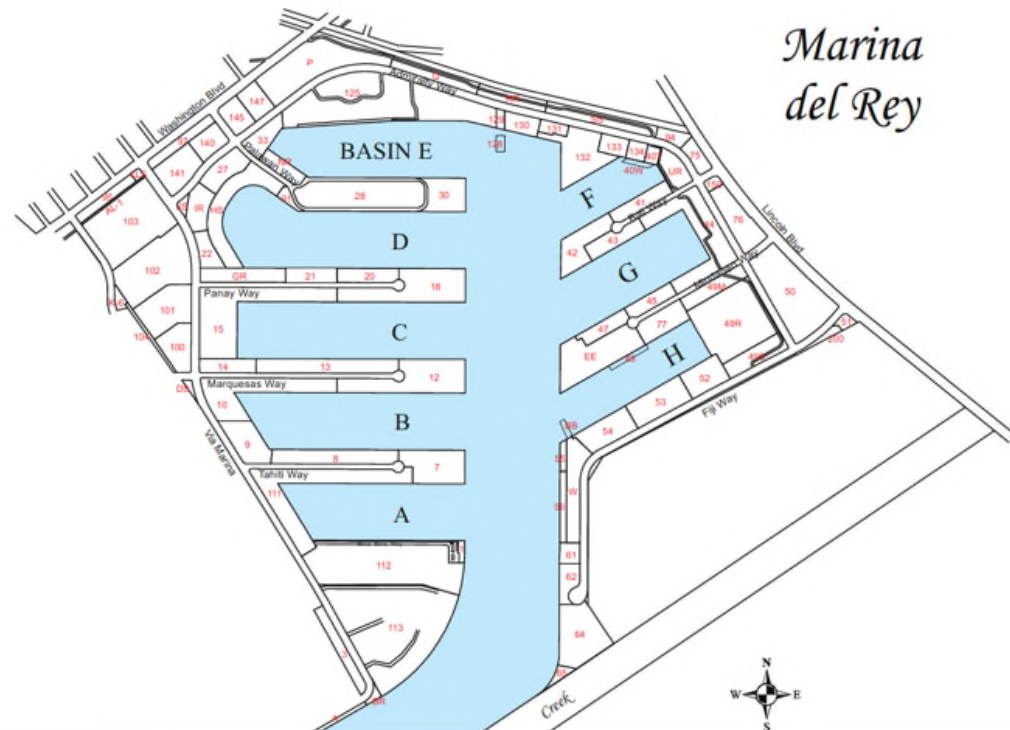
# MDR History / LACDA Role

# MDR History

Marina del Rey is unique because the County owns the land and leases individual parcels to the developers.

Marina del Rey opened for business in 1965.

Department of Beaches and Harbors negotiates and manages the ground leases.



# MDR History

## California Coastal Act (1972)

Development in Marina del Rey is regulated by the California Coastal Act (CCA) and the Mello Act.

The California Coastal Commission implements CCA policies and administers permits that help preserve the coast and local communities.

## Mello Act (1982)

The Mello Act specifically preserves affordable housing along the coast, requiring a 1 for 1 replacement of low and moderate income housing.

# LACDA Role

When Marina del Rey properties are required to have affordable set-aside units, LACDA staff negotiate and record covenants on approved properties. We monitor compliance after occupancy.

RECORDING REQUESTED BY  
AND AFTER RECORDATION, MAIL TO:

LOS ANGELES COUNTY  
DEVELOPMENT AUTHORITY  
700 West Main Street  
Alhambra, CA 91801  
Attn: Director, Housing Investment  
and Finance Division

(Space Above Line for Recorder's Use)

This Agreement is recorded at the request and for the benefit of the Los Angeles County Development Authority and is exempt from the payment of a recording fee pursuant to Government Code Section 6103.

## COVENANTS, CONDITIONS, AND RESTRICTIONS

THIS AGREEMENT CONTAINING COVENANTS, CONDITIONS, AND RESTRICTIONS ("Agreement") is executed as of the \_\_\_\_ day of \_\_\_\_\_, by and between the LOS ANGELES COUNTY DEVELOPMENT AUTHORITY ("LACDA"), by and through the County of Los Angeles (the "County") through its DEPARTMENT OF REGIONAL PLANNING ("DRP"), and THE DEPARTMENT OF BEACHES & HARBORS ("DBH") (LACDA, DRP and DBH are sometimes referred to collectively herein as "County"), and MARINA ADMIRALTY COMPANY, a California limited partnership, ("Lessee"), for the real property described as 4600 Via Marina, Parcel 113, Marina Del Rey, California.

WHEREAS, pursuant to that certain Ground Lease dated on or about the date of this Agreement by and between Lessee and the County, Lessee leases from County that certain real property located within the unincorporated area of the County commonly known as 4600 Via Marina or "Marina del Rey Lease Parcel No. 113," Marina del Rey, and more specifically described in Exhibit A attached hereto and hereby made a part hereof (the "Site"). Capitalized terms in this Agreement are defined in Article I of this Agreement.

WHEREAS, pursuant to the Ground Lease, Lessee is renovating the existing apartment complex on the Site (the "Project") in accordance with final plans and specifications approved by the County (the "Final Plans and Specifications"), such renovations anticipated to take place over six (6) years from the date hereof, with upgrades to the interior of apartments (the "Renovation

LACDA drafts and monitors the Covenants, Conditions, & Restrictions (CC&Rs) that legally tie affordability requirements to the land

## LEASE AGREEMENT

This Lease Agreement ("Lease") is entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ between \_\_\_\_\_ ("Landlord") the landlord of \_\_\_\_\_, by its agent, E&S Ring Management Corporation (jointly, "Management") and the following individuals, jointly and severally:

\_\_\_\_\_, (individually or collectively, "Resident"). Together Resident and Management are referred to herein as the "Parties." Management rents to Resident the premises located at \_\_\_\_\_ apartment number \_\_\_\_\_, \_\_\_\_\_ County, California ("Premises"), which is located within the Apartment Community, commonly known as \_\_\_\_\_ ("Community" or "Property"), for use as a residence and for no other purpose.

1. **Term.**
  - a. **Initial Term.** This Lease shall commence on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ ("Commencement Date") and expire at 11:59 p.m. on \_\_\_\_\_ ("Lease Term"). Thereafter, the tenancy shall automatically renew on a month-to-month basis as provided in Paragraphs (1)(c) and 49 below.
  - b. **Delay of Possession.** Resident understands that, for reasons beyond the control of Management, Management may not be able to provide occupancy to Resident on the Commencement Date if, for example, a former tenant of the Premises who has given notice to leave cancels the notice or fails to leave by the scheduled date. If, for any reason, Management cannot deliver possession of the Premises to Resident on the Commencement Date, Management shall not be liable for any loss resulting therefrom, but there shall be a proportionate reduction of Rent. If the Premises cannot be delivered by Management within ten (10) days of the Commencement Date, Resident may elect to cancel this Lease by giving written notice of cancellation to Management and all funds paid to Management, other than the costs of checking Resident's credit and references, shall be refunded to Resident.
  - c. **Holding Over.** Any holding over by Resident at the expiration of the Lease term with the consent of Management shall create a tenancy from month-to-month on the same terms and conditions set forth in this Lease, subject to amendment by Management as set forth in Civil Code Section 927 and terminable by either party on thirty days written notice in accordance with the provisions of California Civil Code Section 1946, unless a longer notice period is required by applicable law.
2. **Rent.**
  - a. Resident shall pay Rent to Management as follows:  
\$ \_\_\_\_\_ as rent for the Premises ("Base Rent")  
\$ \_\_\_\_\_ as rent for parking spaces.  
\$ \_\_\_\_\_ as rent for \_\_\_\_\_  
\$ \_\_\_\_\_ as rent for \_\_\_\_\_  
\$ \_\_\_\_\_ as rent for \_\_\_\_\_  
\$ \_\_\_\_\_ total due monthly ("Rent")
  - b. Payment must be delivered to an authorized agent or \_\_\_\_\_ at \_\_\_\_\_ The telephone number for this address is \_\_\_\_\_.
  - c. Except as otherwise provided in this Lease, said sum shall be paid in full, in advance, on or before the first day of each month in the form of personal check, cashier's check or money order. If in any month the rent is paid after the third day of the month, payment must be in the form of cashier's check or money order. If Management serves Resident with a three-day notice to pay rent or surrender possession, which Management may do on any date after the first day of

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Revised 12/21/17

Residents of the affordable units will sign the Mariners Village Lease Agreement, as well as an Addendum to the Lease verifying income qualifications



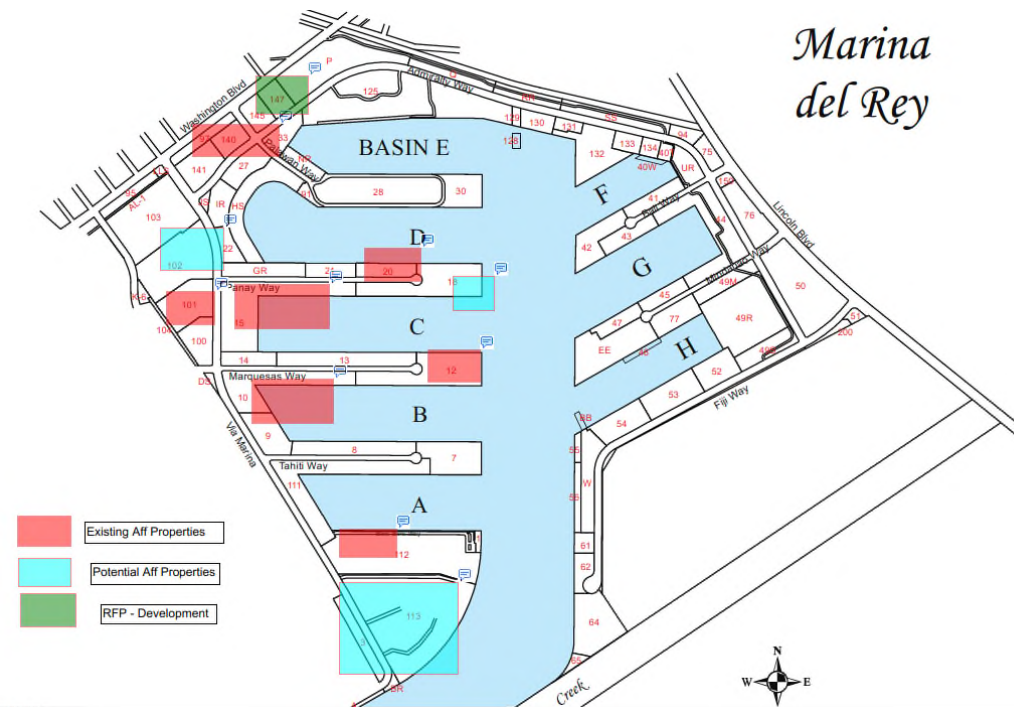


# Affordable Units in MDR

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There are currently seven properties in MDR with affordable units, one property under development, and three properties that will include affordable units in the future

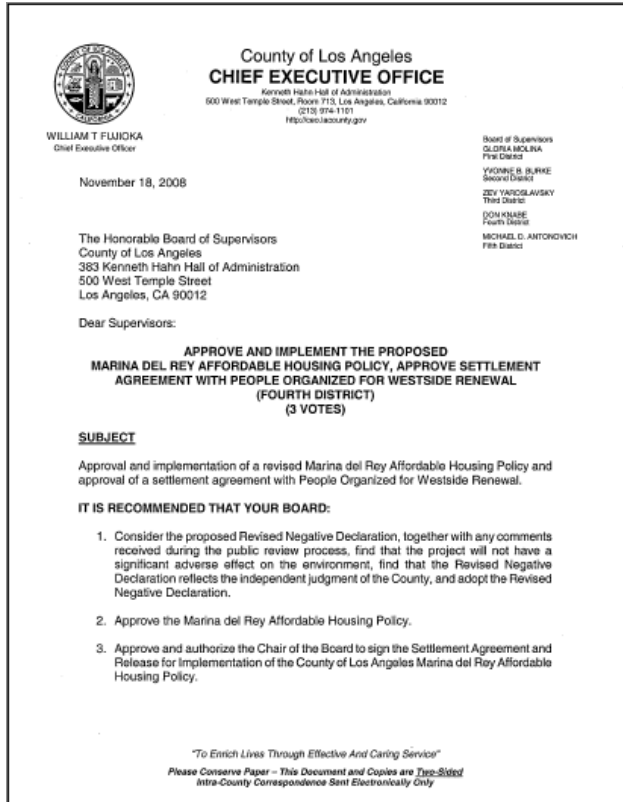
There are currently 439 affordable units in operation or under construction and another 196 being added with Mariners Village



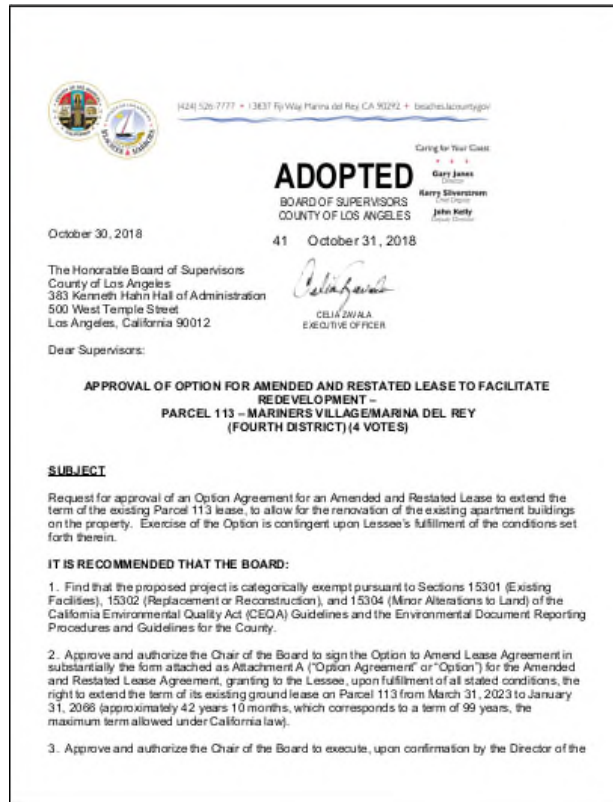


# Affordable Housing Program Overview

# Mariners Village affordable housing units



2008 MDR Housing Policy



2018 Mariners Village Action

The Mariners Village renovation plan does not trigger mandatory affordable housing requirements under the current County Board Policy.

The proposed plan of 196 affordable units was offered and accepted by the County Board. The details of implementation were to be worked out with LACDA and Dept of Beaches and Harbors, with approval by County Council and the County Board.

# Mariners Village

## Affordable Housing Program Overview

As a condition of County Board approval of a ground lease extension for Mariners Village, the property will undergo renovations over a six year period and designate 20% of the 981 units as affordable to Very Low Income households.

**Number of Affordable Units:** 196

**Unit Availability Timeline:** Units will become available on a rolling basis over a six year period beginning at the start of renovations (start date TBD)

**Income Qualifications:** Very Low Income (50% AMI)

**Tenant Selection:** Current residents who have resided at Mariners Village on or before November 1<sup>st</sup>, 2018 will receive priority for the first 20% of affordable units.



# Unit Eligibility & Priority for Current Residents

# Mariners Village

## **Unit Eligibility & Priority for Current Mariners Village Residents**

To qualify for priority access for an affordable unit at Mariners Village, current residents must meet the following criteria:

- Named as Resident under the Lease or Rental Agreement for an apartment at MV
- Occupied the apartment under a Lease or Rental Agreement since November 1, 2018
- Remain in compliance with the apartment Lease or Rental Agreement

# Mariners Village

## Unit Eligibility & Priority for Current Mariners Village Residents

Upon time of application, residents must meet income qualifications under state income guidelines to qualify for an affordable unit. Below are the 2019 state income guidelines, subject to change annually.

### Household Income

Household Size	1 Person	2 Persons	3 Persons	4 Persons	5 Persons
Very Low 50% AMI	\$36,550	\$41,800	\$47,000	\$52,200	\$56,400

### Rent Amount

Bedroom Size	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms
Very Low 50% AMI	\$640	\$731	\$822	\$914





# Tenant Selection

# Mariners Village

## Tenant Selection Plan

Current residents who meet the qualifying criteria will have the opportunity to join a “Qualified Resident Interest List”

- There is no deadline to join the list
- The purpose of the list is to receive updates on renovations and affordable unit availability

Applications and up-to-date income guidelines will be sent to current residents who meet the qualifying criteria 30 – 90 days before one or more units become available. If determined eligible, current residents will be put on a “Qualified Resident Waiting List”.



# Tentative Timeline

# Mariners Village

## Tentative Timeline

2020: Lessee (Mariners Village) signs lease with the County

2021 – 2022: Lessee (Mariners Village) obtains entitlements and permits

2022 – 2023: Renovations begin\*

2022 – 2029: Affordable units become available on a rolling basis over a six year period

*\*Current residents will be provided with updates as the timeline develops*

# Finding Affordable Housing

All affordable units with County funding or building approvals are required to advertise on the Los Angeles County Housing Resource Center website.

The County Board and LACDA will be reviewing options to improve registration and application for affordable units in Marina del Rey over the next few months.

**Housing.LACounty.gov**  
LOS ANGELES COUNTY HOUSING RESOURCE CENTER

**Free housing search and listing service**

A one-stop shop for housing information in Los Angeles County  
*Launching a new design this fall!*

Go to [www.Housing.LACounty.gov](http://www.Housing.LACounty.gov) or call 1-877-428-8844 (toll free)  
Call center available Monday - Friday, 6 a.m. - 5 p.m. Pacific Time.  
Se habla español. Call 7-1-1 for TTY.

**LACDA**  
Los Angeles County Development Authority



HOUSING  
COMMUNITY  
ECONOMIC

# LACDA

Los Angeles County Development Authority

Thank you for coming tonight.

# Questions?





## Contact Us

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