

MOTION

HOUSING, COMM & ECON. DEVELOP.

There is a shortage of affordable housing citywide, and high land values in West Los Angeles preclude the viability of developing affordable housing in the area.

The Council Office has identified Lot No. 689 at 8866 West Pico Boulevard (Lot), operated by the Department of Transportation (LADOT), as a site potentially suitable for affordable senior housing development. The Lot currently is a metered surface parking lot with 39 parking spaces that serve adjacent businesses and institutions. While the Lot provides needed parking, it also presents an opportunity to address the local community's needs by developing affordable senior housing and potentially increase the number of public parking spaces.

The Los Angeles Housing Department (LAHD) is charged with the production and preservation of affordable housing. The LAHD has previously conducted a Request for Proposals (RFP) process with LADOT on a set of City-owned parking lots, soliciting developers to construct affordable housing on the sites. This same process could be employed at the 8866 West Pico Boulevard lot to facilitate the development of the much-needed affordable housing. It is essential that LAHD work together with the Council Office to do community outreach involving the South Robertson Neighborhood Council and area stakeholders to explore the potential opportunity to provide both senior housing and increased public parking and address questions or concerns.

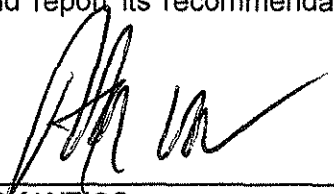
Following the selection of a developer for the Lot, that developer would pursue securing the necessary project financing and entitlement approvals needed to clear the way for construction. The proposed senior housing is expected to be financed with private, City and State funding sources dedicated to the creation of affordable housing. The selected developer would also be required to fully replace the public parking, as well as investigate and demonstrate if adding additional parking is feasible.

Because of the high land values in the area and LADOT's practice of not selling its assets, the RFP may call for the land to be leased to the developer at a discounted annual rent. The Net Present Value (NPV) of the discounted Groundlease would be used to subsidize the affordability of the housing units. The NPV may then be credited as a contribution by LADOT to LAHD's Affordable Housing Trust Fund (AHTF) for the creation of affordable housing.

I THEREFORE MOVE that the City Council AUTHORIZE LADOT and LAHD to issue a Request for Proposals (RFP) for the development of the above referenced City parking lot as an affordable senior housing development with the potential to increase the number of public parking spaces.

I FURTHER MOVE that the City Council DIRECT the LADOT and LAHD to work with Council District Five to do community outreach, and report its recommendation of the selected proposal to the City Council for approval.

08-2698

PRESENTED BY: 
JACK WEISS
Councilman, Fifth District



October 7, 2008

SECONDED BY: 