

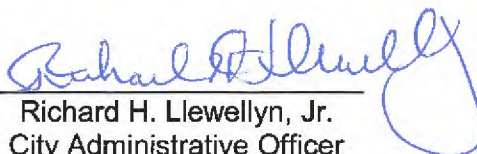
WA# 0220-05292-0000

TRANSMITTAL

To: Council	DATE 10-30-18	COUNCIL FILE NO. 09-0420-S1
From: Municipal Facilities Committee	COUNCIL DISTRICT 5	

At its meeting of October 25, 2018, the Municipal Facilities Committee approved recommendations in the attached City Administrative Officer (CAO) report and instructed staff to transmit to Council for consideration. Council approval of the report recommendations will designate the City-owned property at 11010 Santa Monica Boulevard, in Council District 5, as an Affordable Housing Opportunity pursuant to the CAO review and analysis as well as authorize the Housing and Community Investment Department to release a Request for Proposals for the site.

Fiscal Impact Statement: Approval of the recommendations in this report will have no immediate impact on the General Fund. Any future impact is unknown at this time but will be transmitted to Council once that information is determined.



Richard H. Llewellyn, Jr.
City Administrative Officer

Chair, Municipal Facilities Committee

RHL:JVW/blm15190036t

Attachment

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date:	October 24, 2018	CAO File No. 0220-05292-0000 Council File No. 09-0420-S1
To:	Municipal Facilities Committee	
From:	Richard H. Llewellyn, Jr., City Administrative Officer	
Subject:	Recommendations for the Disposition of Affordable Housing Opportunity Site at 11010 Santa Monica Boulevard	

RECOMMENDATIONS

That the Municipal Facilities Committee approve the following recommendations and forward to the City Council for consideration:

1. Designate the municipal parking lot at 11010 Santa Monica Boulevard as an Affordable Housing Opportunity pursuant to the City Administrative Officer review and analysis;
2. Authorize the Housing and Community Investment Department (HCIDLA) General Manager, or designee, to release a Request for Proposals (RFP) to select qualified developers for the disposition and development of 11010 Santa Monica Boulevard, a real estate asset owned by the City of Los Angeles and currently operated as a municipal parking lot by the Los Angeles Department of Transportation (LADOT); and
3. Instruct the HCIDLA General Manager, or designee, to report back to the City Council with recommendations regarding the selection of a qualified candidate from the RFP.

BACKGROUND

In February 2016, a Comprehensive Homeless Strategy (CHS) was adopted by the City in response to the homelessness crisis in Los Angeles. In response to CHS' Strategy 7D, "Using Public Land for Affordable and Homeless Housing," the Office of the City Administrative Officer (CAO) initiated the Affordable Housing Opportunity Site (AHOS) program utilizing surplus city owned properties.

AHOS Round 1

Using the Council approved Asset Evaluation Framework (C.F. 12-1549-S3), the CAO's Asset Management Group (AMG) conducted the preliminary assessment of the City-owned sites identified in the FY 2016-17 Adopted Budget. Six of the eight sites that were initially identified as potential affordable housing sites are moving forward through HCIDLA's Public Land Development Program.

AHOS Round 2

During 2017, the CAO AMG identified six sites suitable for affordable housing after a Council motion was issued by the respective council office requesting an assessment by the CAO AMG. Development proposals for affordable housing are moving forward on four of the six sites.

11010 SANTA MONICA BOULEVARD

In June 2018, Council approved a Motion (C.F. 09-0420-S1) requesting that the CAO, with the assistance of other City departments and the Los Angeles Homeless Services Authority (LAHSA), evaluate the City-owned site at 11010 Santa Monica Boulevard as a potential site for supportive housing, affordable housing, or "A Bridge Home" shelter program. If the property was determined to be suitable for any of these uses, the CAO was instructed to coordinate with other departments and the Council office to determine the best use for the site and identify the procedures and funding sources needed to proceed.

The lot size is approximately 10,241 s.f. Sites for "A Bridge Home" shelter program are at least 20,000 s.f. in order to cost-effectively provide services to shelter residents, so this parcel was eliminated from consideration for "A Bridge Home."

The property is currently operated by LADOT as Lot Number 748. There are 24 parking spaces on site. The lot operates at 94% peak occupancy on weekdays and 2% occupancy on the weekends. LADOT recommends that the public parking be replaced within any new private development.

A Preliminary Title Report provided by the Department of General Services (GSD) indicated that there are several easements on the property. Initial review indicates that due to their size and location, these easements should not have a significant impact on future development, but further review is recommended.

A Planning Analysis provided by the Department of City Planning (DCP) indicated that the site is on a major commercial street (Santa Monica Boulevard) with alternate access from an alley. It is located within the West Los Angeles Transportation Improvement and Mitigation Plan area. The site is flanked by a five story office building on the west and a collision center / auto body repair shop on the east. The General Commercial land use designation and C2-1VL-O zoning allows for residential and commercial uses. The site could support 27 units by-right and, under the Transit Oriented Communities Program, up to 51 units if the project consists entirely of restricted affordable units.

This preliminary analysis supports a recommendation by the CAO that the site be used for affordable housing. The site is within a mile of a Veteran's Administration (VA) medical center, a VA regional benefit office, and offices of other homeless service nonprofits. Due to this proximity, this location would be an especially good site for permanent supportive housing for homeless veterans or other very low income populations.

Request for Proposal

HCIDLA staff has held a series of meetings with key stakeholders to discuss innovation around supportive housing design and construction, with an emphasis on creating housing in a faster, less expensive, and replicable way.

Based on these discussions and after consultation with the Council Office and the Mayor's Office, HCIDLA has drafted the following goals for the project RFP for this site:

- A) The RFP will include language directing project proposals to employ cutting edge design and feasible alternative construction techniques such as pre-fabricated structures and energy efficient construction methods;
- B) Proposals will emphasize creative, replicable, durable and cost efficient approaches to reduce construction and operation costs, and speed delivery of affordable housing units;
- C) Project design focus will be placed on architectural design "best practices";
- D) Project design will accentuate an appreciation of the area and local neighborhood; and
- E) Proposals will utilize the Department of City Planning's established three pillars of design, which are "Pedestrian First Design", "360 Degree Design" and "Climate Adaptive Design". Details of these principals can be found at DCP's Urban Design Studio website.

At the Mayor's Annual Transportation, Housing and Jobs Summit held at the University of California, Los Angeles on October 5, 2018, Mayor Garcetti announced the intention to release a RFP for a design-oriented permanent supportive housing development on this site.

FISCAL IMPACT STATEMENT

There is no fiscal impact to the General Fund for approval of the recommendation for HCIDLA to issue a Request for Proposal for the site. If a developer is selected to build affordable housing on the site and the site is transferred to HCIDLA, there will likely be an impact to the Special Revenue Parking Fund due to reduced parking revenue during construction. A full estimate of the cost and impact will be included with the Disposition and Development Agreement for the site, and submitted to the Council at the time of approval.