

File No. [12-0049-S5](#), [12-0049-S9](#), [12-0049-S10](#), [12-0049-S13](#), [16-0739](#), [17-0862](#), [18-0261](#), [18-0579](#), [15-0450](#), [15-0450-S1](#)

HOUSING COMMITTEE REPORT relative to request for approval to execute disposition and development agreements and various other actions for the development of affordable housing on City-owned property.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. AUTHORIZE the Los Angeles Department of Transportation (LADOT) to effectuate a non-financial transfer of jurisdiction and control of the following properties to the Los Angeles Housing and Community Investment Department (HCIDLA) in the assembly of land for the development of affordable housing:
 - a. 4600 West Washington Boulevard (APN 5061-014-900)
 - b. 4601 West Washington Boulevard (APN 5071-025-900)
2. AUTHORIZE the General Manager, HCIDLA, or designee to:
 - a. Reinstatement and extend the term of the negotiating period under the Exclusive Negotiation Agreement until June 30, 2019, and prepare, in consultation with the City Attorney, and execute any documents necessary to facilitate or implement such extension, for the following sites:
 - i. 12568 North San Fernando Boulevard (Council District Seven)
 - ii. 206 East Washington Boulevard (Council District Nine)
 - iii. 1637 North Wilcox Avenue (Council District 13)
 - b. Prepare Controller instructions and any necessary technical corrections consistent with the Mayor and Council action on this matter, subject to the approval of the City Administrative Officer; (CAO).
3. INSTRUCT the HCIDLA, LADOT, Department of General Services, and Department Cultural Affairs (DCA) to request authority from City Council if the developer will charge a fee for the proposed 90 parking spaces at the 4600 and 4601 West Washington Boulevard sites, including for the patrons of the Nate Holden Performing Arts Center, which is currently under the jurisdiction of the DCA.
4. REFER the following Council files to the Housing Committee:
 - a. 15-0450 in connection with the following locations:
 - i. 160 West 7th Street
 - ii. 462 West 9th Street

- iii. 460 West 7th Street
- b. 15-0450-S1 in connection with the following location:
 - i. 462 West 9th Street

Fiscal Impact Statement: The CAO reports that there is a potential General Fund impact. The Special Parking Revenue Fund (SPRF), which collects parking revenue from the LADOT-owned parking facilities and lots, transfers its annual surplus to the General Fund. This parking lot currently does not charge fees for parking so the lot does not generate parking revenue. There is a potential positive General Fund Impact if the City or the developer begins to charge parking fees for this lot upon completion of the development. The recommendations contained in the February 19, 2019 CAO report, attached to the Council file, are in compliance with the City's Financial Policies in that there is no additional cost to the City, and no additional funding commitments are being made at this time. Potential project funding sources include State tax-exempt bonds, State grants and/or loans, State tax credits, private financing, the Affordable Housing Trust Fund, and a HHH Supportive Housing Loan, among others.

Community Impact Statement: None submitted.

(Information Technology and General Services Committee waived consideration of Council file Nos. 15-0450 and 15-0450-S1 in connection with the above matter.)

Summary:

On February 27, 2019, your Committee considered a February 19, 2019 CAO and December 4, 2019 HCIDLA reports relative to request for approval to execute disposition and development agreements and various other actions for the development of affordable housing on City-owned property. According to the CAO, the HCIDLA is requesting authority to execute Disposition and Development Agreements (DDA) with developers selected through competitive Request for Proposals (RFP) or Request for Qualification/Proposals (RFP/Q) processes that include the agreement to convey the housing asset (public land) for affordable housing development, along with various other actions. Subsequent to the release of the December 14, 2018 HCIDLA report, the HCIDLA requested to remove the two proposed properties in Recommendation I of their Report from consideration. The 462 W. 9th Street property in Council District 15 does not have an approved California Environmental Quality Act of 1970 (CEQA) process clearance.

Also, there is an outstanding issue of whether the City is obligated to continue operating a free parking lot at the site. Council approved authorizing the HCIDLA to execute a DDA for the 1637 N. Wilcox Avenue property in Council District 13 when it considered a separate HCIDLA report released subsequent to December 14th Report(Council File No. 12-0049-S9). The HCIDLA is also requesting authority for a non-financial transfer of jurisdiction and control of certain properties from the LADOT to the HCIDLA. The HCIDLA is requesting to remove the 462 W. 9th Street property in Recommendation II of its report from consideration until the outstanding parking issue referenced above is resolved. Finally, the HCIDLA is requesting authority to reinstate and extend the term of the negotiating period under the Exclusive Negotiation Agreements through June 30, 2019 for five City owned properties.

After consideration and having provided an opportunity for public comment, the Committee

moved to recommend approval of the recommendations contained in the February 19, 2019 CAO report, as amended. Also, the Committee moved to continue Council File Nos. 15-0450 and 15-0450-S1. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

HOUSING COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
CEDILLO:	YES
KREKORIAN:	ABSENT
HARRIS-DAWSON:	YES

ARL
2/27/19

-NOT OFFICIAL UNTIL COUNCIL ACTS-