

HOUSING COMMITTEE REPORT relative to preparing an Exclusive Negotiation Agreement with Ward Economic Development Corporation for the City-owned property located at 2441-2450 South Crenshaw Boulevard.

Recommendation for Council action, pursuant to Motion (Wesson - Harris-Dawson):

AUTHORIZE the General Manager, Los Angeles Housing and Community Investment Department (HCIDLA), to prepare and execute, in consultation with the City Attorney, an Exclusive Negotiation Agreement with Ward Economic Development Corporation for one year, with the option to extend for an additional year if necessary, for the City-owned property located at 2441-2450 South Crenshaw Boulevard, Los Angeles, California.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

On May 23, 2018, your Committee considered a Motion (Wesson - Harris-Dawson) relative to preparing an Exclusive Negotiation Agreement with Ward Economic Development Corporation for the City-owned property located at 2441-2450 South Crenshaw Boulevard. According to the Motion, in February 2012, the Community Redevelopment Agency of the City of Los Angeles (CRA/LA) was dissolved and the process for disposing CRA/LA assets was initiated. In December 2012, Council approved the appointment of the HCIDLA as the Successor Housing Agency and consequently all housing assets and functions of the former CRA/LA were transferred to HCIDLA (Council File No. 12-0049).

The housing asset known as Rosa Parks Phase II was transferred to HCIDLA in June 2013. On May 22, 2015 the HCIDLA released a Request for Proposals (RFP) for the selection of a qualified developer for a City-owned property known as Rosa Parks Phase II and located at 2444-2450 South Crenshaw Boulevard, Los Angeles. On October 30, 2015, Council approved Ward Economic Development Corporation (WEDC) and The Related Companies of California, LLC (Related) as the selected developer as reflected in Council File No. 15-0340. The WEDC and Related entered into a Memorandum of Understanding (MOU) to set up a joint venture to develop Rosa Parks Phase II which is adjacent to Rosa Parks Villas, owned by WEDC. HCIDLA drafted a one-year Exclusive Negotiation Agreement (ENA) for execution by WEDC and Related that would lead to negotiation of the terms for a Disposition and Development Agreement (DDA). However, due to unanticipated events, the ENA was not executed by Related. Instead, a termination agreement and release was executed between WEDC and Related effective on January 1, 2018 because the parties could not agree to terms of the MOU. Since WEDC owns Rosa Parks Villas, located at the adjacent parcels at 2511, 2513, 2515, 2517, 2523, and 2525 South Bronson Avenue, the HCIDLA now desires to enter into a two-year ENA with WEDC to give appropriate time for the WEDC and HCIDLA to finalize a DDA for the development of Rosa Parks Phase II.

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

moved to recommend approval of the Motion as detailed in the above recommendation. 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
5/23/18



-NOT OFFICIAL UNTIL COUNCIL ACTS-