

HOUSING COMMITTEE REPORT relative to releasing a Request for Qualifications and Proposals (RFQ/P) for qualified developers to create affordable housing, and for affordable housing owner/operators.

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

1. AUTHORIZE the General Manager, Los Angeles Housing and Community Investment Department (HCIDLA), or designee, to:
 - a. Release an RFQ/P to select qualified developers for the disposition and development of housing assets owned by HCIDLA and the Los Angeles Department of Transportation to create affordable housing at the City-owned properties listed on Page 2 of Attachment A of the HCIDLA report to the Mayor dated October 17, 2016.
 - b. Release an RFP, as described in Attachment B of the HCIDLA report to the Mayor dated October 17, to select qualified mission-driven affordable housing providers to own and manage housing assets referred to as Occupied Residential Properties owned by HCIDLA, at the City-owned properties listed on Page 3 of Attachment A of the HCIDLA report dated October 17, 2016.
2. AUTHORIZE the General Manager, HCIDLA, or designee, and the General Manager, Economic and Workforce Development Department, or designee, to amend an existing Memorandum of Understanding for economic development opportunities related to housing assets owned by HCIDLA, as listed in Page 2 of Attachment A of the HCIDLA report dated October 17, 2016.
3. INSTRUCT the General Manager, HCIDLA, or designee, to report with recommendations regarding the selection of qualified candidates from the Housing Assets RFQ/P for the above recommendations.
4. AUTHORIZE the General Manager, HCIDLA, or designee, to:
 - a. Negotiate and execute an Exclusive Negotiation Agreement with the Weingart Center for the Homeless, a 501(c)(3) non-profit organization, for the transfer of the property located at 557 Crocker Avenue, subject to the approval of the City Attorney as to form and legality.
 - b. Request and collaborate with the City Attorney to prepare an ordinance authorizing the transfer of the real property located at 557 Crocker Avenue to the Weingart Center for the Homeless, subject to Council approval.
 - c. Pursuant to Section 7.27 (Private Sale) of the Los Angeles Administrative Code, to transfer the property located at 557 Crocker Avenue for its fair reuse value, subject to the conditions placed on the property by the HCIDLA for the development of permanent supportive housing for the homeless, without notice of sale or advertisement for bids to the Weingart Center for the Homeless, a 501(c)(3) nonprofit organization, and negotiate and execute an Owners Participation Agreement with the

Weingart Center for the Homeless, subject to the approval of the City Attorney as to form.

- d. Prepare Controller instructions for any necessary technical adjustments consistent with this action, subject to the approval of the City Administrative Officer (CAO); and, AUTHORIZE the Controller to implement these instructions.
5. DETERMINE that the public interest or necessity requires the exchange of City-owned property at 557 Crocker Avenue to the Weingart Center for the Homeless without notice of sale or advertisement of bids.
 6. INSTRUCT the HCIDLA to report relative to:
 - a. With requests for amendments to the Estolano LeSar Perez Advisors, Inc., and Keyser Marston Associates, Inc., technical services contracts.
 - b. With requests to execute contracts after a Request for Bids process to select contractors from the CAO pre-qualified list of consultants for technical services.
 - c. To include the City-owned property located at 3685 South Vermont in the next round of RFQ/P for the selection of developers of City-owned properties to create affordable housing.

Fiscal Impact Statement: The CAO reports that this action will not impact the General Fund. Funding for technical service contracts will be provided by the Low and Moderate Income Housing Fund No. 55J (\$540,000). The above recommendations are in compliance with City financial policies in that funding for technical services contracts is available within the identified funds, and no additional funding commitments are being made at this time. Potential project funding sources include State tax exempt bonds, State tax credits, private financing and the Affordable Housing Trust Fund, among others.

Community Impact Statement: None submitted.

SUMMARY

In a report to the Mayor and Council dated December 2, 2016, the CAO states that HCIDLA requests authority to issue an RFQ/P for the disposition and development of City-owned properties and for qualified affordable housing owner/operators; amend an existing Memorandum of Understanding with the Economic and Workforce Development for two housing assets for the provision of economic development opportunities; transfer the property located at 557 Crocker Avenue to the Weingart Center for the Homeless; amend contracts with Estolano LeSar Perez Advisors, Inc., and Keyser Marston Associates, Inc.; and, execute new contracts with consultants on the CAO pre-qualified consultant list for the provision of technical services.

The CAO reports that HCIDLA will report back with recommendations for the selection of qualified candidates for developers and affordable housing owner/operators. The CAO substantially concurs with most of HCIDLA's requests. The CAO does, however, recommend that Council make a determination that the public interest or necessity requires the exchange of City-owned property at 557 Crocker Avenue to the Weingart Center for the Homeless without

notice of sale or advertisement of bids, prior to requesting the City Attorney to prepare an ordinance authorizing the transfer of such property. The CAO also recommends that Council instruct HCIDLA to report with specific requests to amend existing technical services contracts for either time extensions and or increased compensation amounts.

At its meeting held December 7, 2016, the Housing Committee discussed this matter with representatives of the CAO and HCIDLA. The CAO representative presented revised recommendations, deleting the approval of HCIDLA report recommendation I, and adding a recommendation to instruct HCIDLA to report with requests to amend the Estolano LeSar Perez Advisors, Inc., and Keyser Marston Associates, Inc., technical services contracts, and to execute contracts after a Request for Bids process to select contractors from the CAO pre-qualified list of consultants for technical services.


The HCIDLA representative stated that the Department inherited 60 property assets from the CRA/LA, 30 of which have yet to be developed. The deadline for the development plan for these properties is March 27, 2017.

During the public comment period, support was expressed for the HCIDLA recommendations. It was stated that there is a great need for affordable housing in the City of Los Angeles.

The Housing Committee recommended that Council approve the revised recommendations presented by the CAO, as amended to instruct the HCIDLA to include the property located at 3685 South Vermont in the next round of RFQ/P for the selection of developers to create affordable housing.

Respectfully Submitted,

HOUSING COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
CEDILLO:	YES 
KORETZ:	YES
HUIZAR:	ABSENT
PRICE:	ABSENT
HARRIS-DAWSON:	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-