

MOTION

HOUSING

On December 14, 2016, the Mayor and City Council authorized the Los Angeles Housing and Community Investment Department's (HCID) request for authority related to the release of a Request for Qualifications and Proposals (RFQ/P) to select qualified developers for the disposition and development of housing assets owned by HCID and the Los Angeles Department of Transportation to create affordable housing (C.F. 12-0049-S10, 12-0049-S11). The HCID transmittal dated October 16, 2016, did not include four contiguous real property assets owned by HCID located at 619 Westlake Avenue (APN 5141-001-900), 623 Westlake Avenue (APN 5141-001-901), 627 Westlake Avenue (APN 5141-001-902), and 629 Westlake Avenue (APN 5141-001-903), Los Angeles, CA 90057.

The four properties were originally part of a Request for Proposals conducted by the Economic and Workforce Development Department for the development of the Westlake Theater located at 634 S. Alvarado Street. The Westlake Theater is owned by CRA/LA, A Designated Local Authority (CRA/LA). The City entered into an Option Agreement with CRA/LA, that allowed the City the opportunity to market and develop the historic Westlake Theater in a specified period of time. The goal was to find a developer that would restore and reuse the Westlake Theater principally as a live performance venue and develop the four HCID-owned parcels into a mixed-use project that would include parking to accommodate both development sites.

Unfortunately, the City was unable to attract a developer within the time allotted under the Option Agreement and returned the Westlake Theater property to CRA/LA. As a result, the four HCID-owned parcels remain vacant and are now available for development solely as an affordable housing project. HCID is currently preparing to release a Request for Qualifications and Proposals (RFQ/P) to develop housing assets owned by HCID. At this time, it would be appropriate to include the four properties on Westlake Avenue within that RFQ/P process.

I THEREFORE MOVE that the City Council, subject to the approval of the Mayor, authorize the Los Angeles Housing and Community Investment Department (HCID) to add real property located at 619 Westlake Avenue (APN 5141-001-900), 623 Westlake Avenue (APN 5141-001-901), 627 Westlake Avenue (APN 5141-001-902), and 629 Westlake Avenue (APN 5141-001-903), to its Request for Qualifications and Proposals previously authorized under Council Files 12-0049-S10 and 12-0049-S11 to select qualified developers for the disposition and development of housing assets owned by HCID and the Los Angeles Department of Transportation to create affordable housing.

PRESENTED BY 
Gilbert Cedillo
Councilmember, 1st District

SECONDED BY 

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