

HOUSING COMMITTEE REPORT relative to the selection of the Coalition for Responsible Community Development to develop and rehabilitate affordable housing on City-owned property located at 1211 East 43rd Street.

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. Select the Coalition for Responsible Community Development for the acquisition and rehabilitation of the 1211 East 43rd Street property.
 - b. Negotiate and execute an Exclusive Negotiation Agreement and a Disposition and Development Agreement with the Coalition for Responsible Community Development, subject to the approval of the City Attorney as to form and legality.
2. REQUEST the City Attorney to draft an ordinance effectuating the sale of the real property located at 1211 East 43rd Street to the selected developer upon execution of the Disposition and Development Agreement.
3. AUTHORIZE the General Manager, HCIDLA, or designee, to 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.

Fiscal Impact Statement: The CAO reports that this action will not impact the General Fund.

Community Impact Statement: None submitted.

SUMMARY

In a report to the Mayor and Council dated August 2, 2017, the CAO states that HCIDLA requests authority to select the Coalition for Responsible Community Development as the developer for City-owned property located at 1211 East 43rd Street. The Coalition for Responsible Community Development was selected as part of a Request for Proposals (RFP) released on January 10, 2017, for the transfer and rehabilitation of seven occupied residential properties acquired by HCIDLA through foreclosure. HCIDLA also requests authority to negotiate and execute the related Exclusive Negotiation and Disposition and Development Agreements with the developer. Finally, HCIDLA requests that the City Attorney prepare an ordinance for the sale of the real property. According to the CAO, the requested sale ordinance and any additional requests for financial resources related to the development of the property will come to Council for final approval. The CAO recommends approval of HCIDLA's requests.

At its meeting held August 2, 2017, the Housing Committee discussed this matter with representatives of the CAO and HCIDLA. The HCIDLA representative stated that the Department conducted extensive outreach to developers. The Department sent e-mails to over 1,000 developers. Seventy developers attended an RFP bid conference, but only two responses

were submitted. The project includes a 55-year affordability covenant and the Department intends to work with the developer to ensure that ADA requirements are taken into consideration.

The Housing Committee recommended that Council approve the actions above related to the development of the property located at 1211 East 43rd Street, as recommended by HCIDLA and the CAO.

Respectfully Submitted,

HOUSING COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
CEDILLO:	YES <i>8/26/16</i>
KREKORIAN:	YES
HARRIS-DAWSON:	YES

-NOT OFFICIAL UNTIL COUNCIL ACTS-