

HOUSING COMMITTEE REPORT relative to authorization to execute a fourth amendment to Contract No. C-117625 with Realty Advantage Inc., DBA Altera Real Estate, for the term beginning July 1, 2013 through December 31, 2013; and authorization to release a Request for Proposals (RFP) for real estate broker services.

Recommendations for Council action:

1. AUTHORIZE the General Manager, Los Angeles Housing Department (LAHD), or designee, to:
 - a. Negotiate and execute the Fourth Amendment to Contract No. 117625 with Realty Advantage Inc., dba Altera Real Estate Mel Wilson & Associates, to extend the term for an additional six months from July 1, 2013 through December 31, 2013 for a total term of 48 months with no additional funding to be added to the contract, subject to the review and approval of the City Attorney as to form and compliance with the City's contracting requirements.
 - b. Issue an RFP for real estate broker services substantially in the form previously approved by Council (Council file No. 12-0194), subject to the review and approval of the City Attorney as to form and legality, and report back to the Mayor and Council with the RFP results, recommendation for contractor selection, how the contractor will be funded, Charter Section 1022 determination, and any necessary Controller instructions.
2. INSTRUCT the General Manager, LAHD, or designee, to perform greater outreach in advertising the RFP for real estate brokers services; including outreach to Neighborhood Councils.

Fiscal Impact Statement: The City Administrative Officer reports that there is no impact to the General Fund. No additional funds are requested as a result of the recommendations in this report.

Community Impact Statement: None submitted.

TIMELIMIT FILE – AUGUST 6, 2013

(LAST DAY FOR COUNCIL ACTION – AUGUST 6, 2013)

SUMMARY

At a special meeting held on July 24, 2013, the Housing Committee considered a report from the Los Angeles Housing Department (LAHD) dated June 6, 2013, and a report from the City Administrative Officer (CAO) dated June 24, 2013, relative to authorization for the LAHD to execute a fourth amendment to Contract No. C-117625 with Realty Advantage Inc., DBA Altera Real Estate, to market, negotiate, and sell selected properties of LAHD's Real Estate Owned portfolio for the term beginning July 1, 2013 through December 31, 2013; and authorization to release a Request for Proposals (RFP) for real estate broker services.

Representatives of the LAHD and the CAO appeared before the Committee to provide a brief overview of the LAHD's request and to respond to related questions. During discussion of the matter, it was reported that the LAHD is seeking to extend the current contract with Realty Advantage Inc., dba Altera Real Estate, for an additional six months for real estate broker services until a new RFP can be issued for those services (authorization for a previous RFP was approved by Council under Council file No. 12-0194, however the LAHD did not receive any bids). The Committee inquired about the lack of response to LAHD's previous RFP and instructed the LAHD to be more aggressive in performing outreach for the proposed new RFP and to also outreach to the Neighborhood Councils.

After providing an opportunity for public comment, the Committee recommended approval of the recommendations in the CAO report as amended to include the instruction to LAHD relative to the RFP outreach. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

HOUSING COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
CEDILLO	YES
FUENTES	YES
WESSON	ABSENT
BUSCAINO	ABSENT
PRICE	YES

-NOT OFFICIAL UNTIL COUNCIL ACTS-