

M O T I O N

In June 2014, the City Council took an action to declare Department of Transportation (DOT) off-street parking lot No. 623 (DOT Lot), located at 8707 South Menlo Avenue (APN 6038-010-902), a surplus asset and instructed the Department of General Services (DGS) to initiate the surplus property process. That process has been completed. Under agreement with the City, Community Build Inc., a local non-profit (Community Build), has been utilizing the DOT Lot in conjunction with its community services activities.

In March 2015, the City Council authorized DOT, DGS and the Housing and Community Investment Department (HCID) to negotiate and execute a short term option agreement to ground lease the DOT Lot to Community Build (Option Agreement) to allow that non-profit to determine the feasibility of its proposed 62 unit homeless housing project with family service and open space components (Project) on the DOT Lot and 5 adjoining lots (Project Site). The Option Agreement was executed on June 2015. Community Build commenced its feasibility studies, and is now proposing to amend that Agreement so it may purchase or ground lease, the DOT Lot to facilitate Project financing (First Amendment to Option Agreement).

In May 2015, the City Council authorized HCID to solicit applications for the Affordable Housing Trust Fund (AHTF) 2015 Call for Projects as part of HCID's 2016-2017 Affordable Housing Managed Pipeline. The 88th and Vermont, LLC, a partnership of Community Build and WORKs (LLC), responded to the Call for Projects and its Project was competitively selected by HCID for a loan under that Managed Pipeline. Thus, the Project is currently included in HCID's Managed Pipeline and scheduled to apply for Low Income Housing Credits in July 2017.


Various steps must now be taken to transfer the DOT Lot to HCID for eventual sale of that Lot to the LLC in order to fully assemble the Project Site, including: (1) preparation of documents to effect a non-financial transfer of the DOT Lot to HCID, (2) completion of the First Amendment to Option Agreement to facilitate Project financing, (3) negotiation of an agreement for City sale of the DOT Lot to the LLC if and when the LLC exercises its option to purchase or lease the Lot, (4) preparation of an Ordinance authorizing sale of the DOT Lot to LLC following option exercise, and (5) authorization of staff to take necessary related actions to ready the proposed Project for review and decision by the City Council (collectively "Project Facilitation Steps").

I THEREFORE MOVE that Los Angeles Department of Transportation (DOT) be authorized to effectuate a non-financial transfer of jurisdiction and control of the DOT Lot to HCID (subject to City Attorney approval as to form); and that DOT be instructed, with the cooperation and assistance of HCID, DGS and City Attorney, to expeditiously achieve all other Project Facilitation Steps.

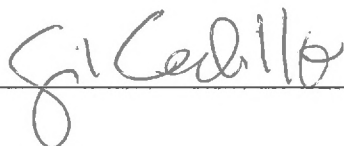


SEP 27 2016

PRESENTED BY:


 MARQUEECE HARRIS-DAWSON
 Councilmember, 8th District

SECONDED BY:



ORIGINAL