

TRANSPORTATION COMMITTEE REPORT relative to a Request for Proposals (RFP) to provide an affordable housing project to serve homeless persons at City-owned Parking Lot No. 731 located at 200 North Venice Boulevard.

Recommendations for Council action as initiated by Motion (Bonin - Harris-Dawson):

1. INSTRUCT the Los Angeles Department of Transportation (LADOT) and City Administrative Officer (CAO), with the assistance of the Housing and Community Investment Department, to prepare an RFP to provide for an affordable housing project to serve homeless persons, along with replacement parking and an appropriate mix of additional public parking and/or other uses as necessary to comply with the Venice Coastal Zone Specific Plan at the City-owned and managed Parking Lot No. 731 located at 200 North Venice Boulevard.
2. DIRECT that the RFP described above in Recommendation No. 1 require that any project:
 - a. To be consistent with the Venice Coastal Zone Specific Plan.
 - b. Include elements to ensure neighborhood compatibility, that it increase public access to parking, and that the applicant for the project undertake significant community outreach leading up to and during the project's entitlement process.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

On May 11, 2016, your Committee considered a Motion (Bonin - Harris-Dawson) relative to a Request for Proposals (RFP) to provide an affordable housing project to serve homeless persons at City-owned Parking Lot No. 731 located at 200 North Venice Boulevard. According to the Motion, the City's Comprehensive Homeless Strategy (CHS) makes several recommendations to increase the inventory of affordable housing and housing for the homeless. In particular, the CHS recommends the City offer city-owned properties, including surface parking lots, as potential locations for the development of homeless or affordable housing.

In Venice, with the skyrocketing costs of real estate, using publicly-owned property may be one of the only ways affordable housing can be built. The LADOT currently manages over 118 City-owned parking facilities, including several surface parking lots located in Venice where parking is often difficult to find and where land for developing new parking facilities is scarce. In 2014, Council District 11 released a Request for Information (RFI) for potential development of additional parking capacity on City-owned parking lots in Venice. The RFI contemplated the development of automated parking structures to increase parking capacity and also contemplated the development of affordable housing on the City-owned lots in an effort to address two of the pressing issues facing Venice.

After consideration and having provided an opportunity for public comment, the Committee

moved to recommend approval of the Motion, as amended, and detailed in the above recommendation. This matter is now referred to Council for its consideration.

Respectfully Submitted,

TRANSPORTATION COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
BONIN:	YES
KORETZ:	YES
HUIZAR:	YES
MARTINEZ:	ABSENT
RYU:	YES

ARL
5/11/16

-NOT OFFICIAL UNTIL COUNCIL ACTS-