

File No. 12-1549-S7, 12-1549-S8, 12-1549-S9, 15-1138-S20, 15-0450-S1

INFORMATION, TECHNOLOGY, AND GENERAL SERVICES COMMITTEE REPORT relative to the transfer or conveyance of property owned by the City of Los Angeles for the development of affordable housing.

Recommendations for Council action, as initiated by Motions (Huizar - Harris-Dawson), SUBJECT TO THE APPROVAL OF THE MAYOR:

1. AUTHORIZE the General Manager, Los Angeles Housing and Community Investment Department (HCIDLA) or designee, to release a Request for Qualifications or Proposals (RFQ/P) or a Request for Proposals (RFP) for the selection of qualified developers for the disposition and development of the following real estate assets owned by the City of Los Angeles and Los Angeles Department of Transportation, to create affordable housing:
 - a. 249 North Chicago Street, Assessor's Parcel Numbers (APN) 5183-002-900, 5183-002-900-01, and 5183-002-90002.
 - b. 318 North Breed Street, APN 5175-010-900.
 - c. 8509 South Broadway Street, APN 6040-005-900.
 - d. The Kipling Triangle and portions of Genevieve Avenue and Monte Bonito Drive, APN 5690-022-900 (future street vacations).
2. INSTRUCT the General Manager, HCIDLA, or designee, to report back with recommendations regarding the selection of qualified candidates from the RFQ/P or RFP.
3. AUTHORIZE the General Manager, HCIDLA, or designee, to negotiate and execute an Exclusive Negotiation Agreement and Disposition and Development Agreement with Jovenes, Inc., a 501(c)(3) non-profit organization, for the transfer of property located at 1304 East Pleasant Avenue and with LINC Housing, a 501(c)(3) non-profit organization, for the lease of property located at 452-462 West 9th and 474 West 8th Streets.
4. REQUEST the City Attorney, with the assistance and collaboration of the HCIDLA, to prepare an ordinance authorizing the transfer of real property located at 1304 East Pleasant Avenue to Jovenes, Inc., and the lease of the real property located at 452-462 West 9th and 474 West 8th Streets to LINC Housing.
5. AUTHORIZE the General Manager, HCIDLA, or designee:
 - a. Pursuant to Section 7.27 of the Los Angeles Administrative Code, to transfer the properties located at 1304 East Pleasant Avenue and (together) 452-462 West 9th and 474 West 9th Streets for their fair reuse values, subject to the conditions placed on the property by HCIDLA for the development of affordable housing and/or permanent supportive housing for the homeless, without notice of sale or advertisement for bids to Jovenes, Inc., a 501(c)(3) non-profit organization, and LINC Housing, a 501(c)(3) non-profit organization, and negotiate and execute Owners Participation Agreements with Jovenes, Inc., and LINC Housing, subject to the

approval of the City Attorney as to form and legality.

- b. To execute contracts with consultants on the pre-qualified list of consultants through a Request for Qualifications process administered by the Office of the City Administrative Officer (CAO) to provide technical services to plan, entitle, finance, develop and underwrite these housing assets, subject to the approval of the City Attorney as to form and legality, and in compliance with all necessary City, State and federal requirements.

Fiscal Impact Statement: The CAO reports that approval of the above recommendations will not impact the General Fund. There will likely be an impact to the Affordable Housing Trust Fund for those development strategies that require additional subsidy beyond the value of the land.

Community Impact Statement: None submitted.

(Homelessness and Poverty Committee report to be submitted in Council)

SUMMARY

In a report to the Municipal Facilities Committee (MFC) dated October 23, 2017, the CAO recommends approval of the transfer or conveyance of six sites owned by the City of Los Angeles for the development of affordable housing. In February 2016, a Comprehensive Homeless Strategy (CHS) was adopted by the City in response to the homelessness crisis in Los Angeles. The CHS includes a strategy for the use of public land for affordable and homeless housing. In response, the CAO initiated the Affordable Housing Opportunity Site program using surplus City-owned properties. The properties identified in the CAO report are Round 2 of this program.

The CAO recommends that four properties be transferred to HCIDLA for development as affordable and permanent supportive housing. Two properties will be transferred via direct sales to the non-profit organizations identified above. The CAO report describes the properties and their development potential. On October 26, 2017, the MFC approved the CAO's recommendations.

At its meeting held November 28, 2017, the Information, Technology, and General Services Committee recommended that Council approve the above recommendations relative to the transfer or conveyance of City-owned property for the development of affordable housing as recommended by the CAO and MFC.

Respectfully Submitted,

INFORMATION, TECHNOLOGY, AND GENERAL SERVICES COMMITTEE



MEMBER

VOTE

RODRIGUEZ: YES
BLUMENFIELD: ABSENT
O'FARRELL: YES

jaw

-NOT OFFICIAL UNTIL COUNCIL ACTS-