

HOUSING COMMITTEE REPORT relative to the selection of a developer for affordable housing development on two City-owned parcels located at 249 North Chicago Street and 318 North Breed Street.

Recommendations for Council action:

1. AUTHORIZE the General Manager, Los Angeles Housing and Community Investment Department (HCIDLA), or designee, to:
 - a. Select the East LA Community Corporation (ELACC) for the affordable housing development, which will include supportive housing.
 - b. Request from and collaborate with the City Attorney on the preparation of Ordinances authorizing the sale of properties, if applicable, subject to City Council approval.
2. AUTHORIZE the General Managers, HCIDLA and Los Angeles Department of Transportation (LADOT), or designees, to:
 - a. Negotiate and execute a 24-month Exclusive Negotiation Agreement (ENA) with ELACC for two LADOT-managed properties located at 249 North Chicago Street and 318 North Breed Street, subject to the approval of the City Attorney as to form, and compliance with all City contracting requirements.
 - b. Negotiate a 24-month Joint Development Agreement (JDA) with ELACC for two LADOT-managed properties located at 249 North Chicago Street and 318 North Breed Street, subject to the approval of the City Attorney as to form, and compliance with all City contracting requirements.
3. INSTRUCT the HCIDLA and LADOT to report to Council in regard to requesting authority to execute a 24-month JDA with ELACC for the two LADOT-managed properties located at 249 North Chicago Street and 318 North Breed Street.

Fiscal Impact Statement: The City Administrative Officer (CAO) reports that there is no impact to the General Fund as a result of the recommendations contained in the October 2, 2018 CAO report, attached to the Council file. These recommendations are in compliance with the City's Financial Policies in that authority to select ELACC in regard to the disposition of housing assets currently owned by the City will not require and additional funding prior to ELACC's standard application procedures.

Community Impact Statement: None submitted.

(Homelessness and Poverty and Information Technology and General Services Committees waived consideration of the above matter)

Summary:

On October 10, 2018, your Committee considered October 2, 2018 CAO and August 6, 2018 HCIDLA reports relative to the selection of a developer for affordable housing development on

two City-owned parcels located at 249 North Chicago Street and 318 North Breed Street. According to the CAO, as detailed in its August 6, 2018 report, the HCIDLA is requesting authority to select a developer for the affordable housing development, which will include supportive housing. Subsequent to the release of its report, the HCIDLA requested authority to select ELACC in regard to the disposition and development of City-owned housing assets managed by the LADOT. The recommendations contained in the HCIDLA report will authorize HCIDLA and LADOT to execute a 24-month ENA and to negotiate a JDA with ELACC.

On December 21, 2017, the HCIDLA released a Request for Proposals (RFP) for four City-owned properties to a list of pre-qualified developers currently designated on the CAO Affordable Housing Opportunity Sites (AHOS) list for housing development. The RFP details, scoring, and expected timeline are detailed in the August 6, 2018 HCIDLA report. Based on final RFP scoring, the HCIDLA recommended the City to enter into negotiations with ELACC to combine two out of four DOT-managed public parking lots, 249 North Chicago Street (DOT Lot No. 713), and 318 North Breed Street, (DOT Lot No. 682), into one development with approximately 87 units of new affordable housing, including at least 50 percent permanent supportive housing. While the proposed arrangement of available public parking spaces differ from the current design, the actual number of available parking spaces will be remain unchanged. The HCIDLA did not receive an appeal after notifying ELACC of their proposal score.

The HCIDLA received three proposals to develop a LADOT-managed public parking lot at 8509 South Broadway. The HCIDLA has indicated that Council District Nine requested that the HCIDLA not make a developer recommendation for that property at this time. The HCIDLA did not receive proposals for the remaining property, Kipling Triangle. According to the draft ENA attached to the August 6, 2018 HCIDLA report, the terms of a JDA for the development of DOT Lot Nos. 713 and 682 will be negotiated within a possible 720-day period. After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the recommendations as contained in the October 2, 2018 CAO report and detailed above. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

HOUSING COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
CEDILLO:	YES
KREKORIAN:	YES
HARRIS-DAWSON:	YES

ARL
10/10/18

-NOT OFFICIAL UNTIL COUNCIL ACTS-