

TO CITY CLERK FOR PLACEMENT ON NEXT
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MOTION

In January 2006, the Los Angeles Housing Department, now the Los Angeles Housing and Community Investment Department (HCID), purchased the parcel located at 12568 San Fernando Road (APN 2506-034-903) using funds from the Affordable Housing Trust Fund. The parcel was combined with four adjacent City-owned parcels (APN 2506-034-900, APN 2506-034-901, APN 2506-034-902, and APN 2506-035-900) that had been identified as surplus or underutilized sites that could potentially be used for affordable and mixed-income residential development (C.F. No. 05-1397). Together the five parcels were included in a Request for Proposal (RFP) released in May 2006. A developer was selected, however, the project did not move forward. In April 2016, the five parcels were made available for the development of affordable housing through a second RFP (C.F. No. 12-0049-S5).

On November 8, 2016 the City Council and Mayor authorized HCID to negotiate and execute an Exclusive Negotiation Agreement (ENA) with NHS Neighborhood Redevelopment Corporation (NHS) and Women Organizing Resources Knowledge & Services (WORKS) (collectively "Developer") for the transfer of the property (CF 12-0049-S5). Consequently, the Developer entered into an Exclusive Negotiation Agreement (ENA) through January 17, 2018 (City Contract C-128830) leading to negotiation of the terms for a Development and Disposition Agreement (DDA). On January 18, 2018, the Developer and HCID signed a 90-day extension of the ENA, which expires on April 19, 2018. Much progress has been made by the Developer to move the project forward to a DDA with the City, but additional work is required to complete the DDA. HCID now desires to extend the period of the ENA in order to give appropriate time for the developer and HCID finalize the DDA. HCID requests that Council extend the negotiating period of the ENA through December 31, 2018.

I THEREFORE MOVE that the City Council instruct the General Manager, HCID, to extend the term of the Exclusive Negotiation Agreement with NHS Neighborhood Redevelopment Corporation (NHS) and Women Organizing Resources Knowledge & Services (WORKS), for the property located at 12568 San Fernando Road, to December 31, 2018; and prepare and execute any documents necessary to facilitate or implement such extension, subject to the approval of the City Attorney.

PRESENTED BY:

Monica Rodriguez

MONICA RODRIGUEZ
Councilwoman, 7th District

SECONDED BY:

[Signature]

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MAR 28 2018

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