

Corrected Report

HOUSING COMMITTEE REPORT relative to the transfer of jurisdiction of City-owned properties located at 901 and 903 North Main Street to the Los Angeles Housing and Community Investment Department (HCIDLA).

Recommendations for Council action:

1. AUTHORIZE the General Manager, Department of General Services, or designee, to transfer jurisdiction of the properties at 901 and 903 North Main Street (Assessor's Parcel Number [APN] 5408-008-909) to the HCIDLA.
2. AUTHORIZE the General Manager, HCIDLA, or designee, to negotiate and execute an Exclusive Negotiation Agreement (ENA) with Friends of Homeboy, LLC for the properties located at 901 and 903 North Main Street, Los Angeles, California, 90012, if the HCIDLA determines the sites are feasible for a mixed-use development that may include affordable housing and services and if the ENA creates no financial exposure to the City.
3. INSTRUCT the General Manager, HCIDLA, or designee to seek authorization from the Mayor and City Council for the terms of any future development and lease agreements for the development of these sites.
4. AMEND the March 26, 2019 Municipal Facilities Committee (MFC) report, attached to the Council file, to change all references to Assessor's Parcel Number 5408-009-909 to 5409-008-909.

Fiscal Impact Statement: The Municipal Facilities Committee (MFC) reports that there is no immediate impact to the General Fund from approval of the recommendations in the report dated March 29, 2019. If affordable housing is built on site, there may be an impact to the Affordable Housing Trust Fund or Proposition HHH, depending on how the housing is financed. A full estimate of these costs and impact will be included with the Disposition and Development Agreement for this site, and submitted to the Council at the time of approval.

Community Impact Statement: None submitted.

(Also referred to the Information Technology and General Services Committee)

Summary:

On June 12, 2019, your Committee considered a March 29, 2019 MFC report relative to the transfer of jurisdiction of City-owned properties located at 901 and 903 North Main Street to the HCIDLA. According to the MFC, in February 2016, the City's Comprehensive Homeless Strategy (CHS) was adopted in response to the homelessness crisis in Los Angeles. In order to fulfill the goals of CHS' Strategy 7D, "Using Public Land for Affordable and Homeless Housing", the HCIDLA initiated a Public Land Development Program utilizing properties transferred to the City from the Community Redevelopment Agency of Los Angeles (CRA/LA), and the City Administrative Officer (CAO) initiated the Affordable Housing Opportunity Site (AHOS) program

utilizing surplus city owned properties.

Since that time, the AMG has continued to identify and conduct preliminary analysis on City-owned sites for potential housing development. As part of its goal to increase housing development in the district, Council District 1 introduced a motion (C.F. 18-0930, (Cedillo-Huizar) requesting a feasibility assessment of two sites currently under the jurisdiction of the Department of General Services (GSD): 901 North Main Street and 903 North Main Street. Subsequently, the CAO was directed to determine the suitability for housing, transitional housing, childcare, and other social services, in conformance with the City's Asset Evaluation Framework. Both actions direct the City to enter into a lease with Friends of Homeboy, LLC, if the site is feasible for mixed use development.

The CAO has reviewed a planning analysis provided by the Department of City Planning, and a Preliminary Title report for the property, and has determined that the site at 903 N. Main Street is appropriate for affordable housing and ancillary services. Due to site limitations discussed below, the site at 901 North Main Street may not support development beyond commercial uses related to affordable housing and services. The site at 903 North Main Street is currently used for the parking of vehicles belonging to the Los Angeles Police Department. The CAO will work with GSD to identify an alternate permanent location for the police vehicles, once the development is set to begin. After consideration and having provided an opportunity for public comment, the Committee moved to recommend approving the recommendations contained in the MFC report, as amended to correct the APN. 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:	ABSENT

ARL
6/12/19

-NOT OFFICIAL UNTIL COUNCIL ACTS-