

REPORT FROM

## OFFICE OF THE CITY ADMINISTRATIVE OFFICER

---

Date: May 7, 2019

CAO File No. 0220-05440-1355

Council File No. 19-0435;

19-0446

Council District: 10 & 14

To: The Mayor  
The Council

From: Richard H. Llewellyn, Jr., City Administrative Officer



Reference: Housing and Community Investment Department (HCID) transmittal dated April 19, 2019; Received by the City Administrative Officer on April 24, 2019; Additional Information Received through May 7, 2019

Subject: **REQUEST FOR AUTHORITY TO ISSUE REQUEST FOR PROPOSALS FOR AFFORDABLE HOUSING AT 1808 SOUTH ST ANDREWS PLACE AND KIPLING TRIANGLE**

---

### RECOMMENDATIONS

That the Council, subject to the approval of the Mayor:

1. Authorize the General Manager, Housing and Community Investment Department (HCID), or designee, to draft and release a Request for Proposals (RFP) to select qualified developers for the disposition and development of the following the City-owned properties to create affordable housing;
  - a. 1808 South St. Andrews Place
  - b. Kipling Triangle
2. Instruct the HCID General Manager, or designee, to report back to the Council and Mayor on the selection of qualified candidates from the RFP.

### SUMMARY

The Housing and Community Investment Department (HCID) requests authority to issue a Request for Proposals (RFP) to select qualified developers for the disposition and development of two City-owned properties to create affordable housing. This Office concurs with the recommendation of the Department, as amended to include a report back on the selection of qualified candidates.

#### 1808 South St. Andrews Place (Council District 10)

A single family home currently exists on 1808 South St. Andrews Place, and is a housing asset that was transferred to HCID from the former Community Redevelopment Agency of the City of Los

Angeles (CRA/LA). Additional information regarding CRA/LA assets transferred to HCID is included in their transmittal dated April 19, 2019. In 2015, Council approved HCID's recommendation to sell the property at Fair Market Value (C.F. 12-0049-S5). However, the HCID reports that Council District 10 would like to make the site available for a multifamily affordable housing development because of the extensive rehabilitation needed to make the house habitable and the need for affordable housing rental units in the City.

#### Kipling Triangle (Council District 14)

In 2017, the Municipal Facilities Committee, and subsequently the Council and Mayor, approved the release of a RFP for affordable housing in Kipling Triangle (C.F. 12-1549-S9). No proposals were received for the site at that time. The HCID is requesting to release another RFP with additional information regarding the property.

#### **FISCAL IMPACT STATEMENT**

There is no impact to the General Fund. The recommendations in this report are in compliance with the City's Financial Policies in that there is no additional cost to the City, and no additional funding commitments are being made at this time. Potential project funding sources include State tax-exempt bonds, State grants and/or loans, State tax credits, private financing, the Affordable Housing Trust Fund, and a HHH Supportive Housing Loan, among others.

*RHL:EIC:02190158C*