

TRANSMITTAL

To:

THE COUNCIL

Date: 04/23/19

From:

THE MAYOR

TRANSMITTED FOR YOUR CONSIDERATION. PLEASE SEE ATTACHED.

A handwritten signature in blue ink, appearing to be 'Eric Garceiti', is written over the printed name.

(Ana Guerrero) for

ERIC GARCEITI
Mayor



Eric Garcetti, Mayor
Rushmore D. Cervantes, General Manager

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April 19, 2019

Council File: 12-0049-S5;
15-1549-S9
16-0600-S145
Council Districts: 10, 14
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The Honorable Eric Garcetti
Mayor, City of Los Angeles
Room 303, City Hall
200 North Spring Street
Los Angeles, CA 90012

Attention: Mandy Morales, Legislative Coordinator

COUNCIL TRANSMITTAL: LOS ANGELES HOUSING + COMMUNITY INVESTMENT DEPARTMENT (HCIDLA) REQUEST FOR APPROVAL TO ISSUE REQUEST FOR PROPOSALS FOR AFFORDABLE HOUSING AT 1808 SOUTH ST ANDREWS PLACE AND KIPLING TRIANGLE

SUMMARY

In accordance with Executive Directive No. 3, the General Manager of the Los Angeles Housing + Community Investment Department (HCIDLA) respectfully requests that your office review and approve this transmittal and forward it to the City Council for further consideration. Through this transmittal HCIDLA seeks approval, and requests authority to release a Request for Proposals (RFP) to select qualified affordable housing developers for the disposition and development of two City-owned properties. One of the sites is a single family home that came to HCIDLA through the dissolution of the Community Redevelopment Agency of the City of Los Angeles (CRA/LA). The second site was designated an Affordable Housing Opportunity Site (AHOS) in 2017 and was included in a previous RFP. No proposals were submitted for the site at that time.

RECOMMENDATIONS

- I. That the Mayor review this transmittal and forward to the City Council for further action;
- II. That the City Council, subject to the approval of the Mayor:
 - A. AUTHORIZE the General Manager of HCIDLA, or designee, to draft and release an RFP to select qualified developers for the disposition and development of the following City-owned housing assets to create affordable housing:
 - i. 1808 South St. Andrews Place
 - ii. Kipling Triangle

BACKGROUND

HCIDLA as the Successor Housing Agency to the CRA/LA

In February 2012, the CRA/LA was dissolved by the California Supreme Court, and in November 2012 HCIDLA was subsequently appointed as the Successor Housing Agency. In December 2012, the Mayor and City Council authorized the Housing Asset Transfer Agreement, enabling HCIDLA to accept the housing assets of the former CRA/LA (C.F. No. 12-0049). Consequently, all housing assets and functions of the former CRA/LA were transferred to HCIDLA, including approximately 30 vacant parcels designated as CRA/LA housing assets. In response to the City's affordable housing crisis, and to meet the City and Mayor's objective of creating new affordable housing quickly, HCIDLA created a Public Land Development Program, with the goal of developing the former CRA/LA vacant land and leveraging other City-owned properties for the creation of citywide affordable housing.

The single family home at 1808 South St. Andrews Place was one of the housing assets that HCIDLA inherited from the former CRA/LA. In 2015, the City Council approved HCIDLA's recommendation to sell the property at Fair Market Value and return the sales proceeds to the Low and Moderate Income Housing Fund 55J (C.F. No. 12-0049-S5). However, in light of the extensive rehabilitation needed make the house habitable and the ongoing shortage of affordable housing rental units across the City, Council District 10 would instead like to make this site available for a multifamily affordable development.

Affordable Housing Opportunity Sites

Using the Council-approved Asset Evaluation Framework (C.F. No. 12-1549-S3), the Office of the City Administrative Officer's (CAO) Asset Management Group (AMG) conducts preliminary assessments of City-owned sites. After being identified for affordable housing through this process, these sites move forward through HCIDLA's Public Land Development Program after being approved by the City Council.

During FY 2017-18, the CAO AMG identified several sites suitable for affordable housing, including Kipling Triangle. On December 14, 2017, the City Council authorized these properties to be transferred to HCIDLA so that the Department could issue an RFP for four of them (C.F. No. 12-1549-S9). The RFP was issued on December 21, 2017. However, no proposals were received for the Kipling Triangle site at that time.

New RFP

HCIDLA desires to select qualified, experienced and financially capable developers through the RFP process. This will further the City’s housing goal of providing low-income housing consistent with the City’s Comprehensive Homeless Strategy 7D, “Using Public Land for Affordable and Homeless Housing.”

DISPOSITION PLAN

HCIDLA will prepare the RFP in line with the disposition and development plan for the two City-owned properties, the details and potential uses of which are outlined in the table and described in the narrative below:

ADDRESS/NAME	APN	COUNCIL DISTRICT	COUNCIL FILE	POTENTIAL USE
1808 S. St. Andrews Place	5073-014-900	10	12-0049-S9	Multi-family, 100% supportive housing
Kipling Triangle	5690-022-900	14	12-1549-S9	1-2 units of affordable housing

1808 South St. Andrews Place

This vacant single family house sits on an 8,912 square foot lot in a residential neighborhood. The property is surrounded by single family homes and two- to three-story multifamily developments. The parcel is zoned R3-1 with a General Plan land use designation of Medium Residential in the South Los Angeles Community Plan area. It is a Tier 2 Transit Oriented Communities (TOC) site. A supportive housing development in a TOC Tier 2 zone is eligible for a 60% increase in the number of allowable dwelling units and a 45% increase in floor area ratio. A 100% affordable development would qualify for a TOC Tier 3 density bonus, allowing a 70% increase in the number of units. In this case, approximately 22 units of housing could be built on the site, subject to any limits imposed by the development standards found in the South Los Angeles Community Plan Implementation Overlay.

Kipling Triangle

This site includes a unimproved, small triangular-shaped parcel that is roughly 1,175 square feet and an additional unimproved area of roughly 4,200 square feet of Kipling Avenue public right-of-way, which does not currently provide public access to adjacent properties that front Genevieve Avenue and Monte Bonito Drive. The lot includes the APN listed in the table above, plus adjacent portions of the streets to the north and south of the property. The feasibility to expand the lot size through vacation of a portion of the adjacent Genevieve Avenue has not been fully explored, but may be considered as an opportunity for additional units, either in the initial development or through a future construction phase.

The triangular-shaped subject site, as well as properties located immediately adjacent to the subject site, are currently designated for Low Medium I Residential land use in the Northeast Los Angeles Community Plan, with a corresponding zone of R2-1.

FISCAL IMPACT STATEMENT

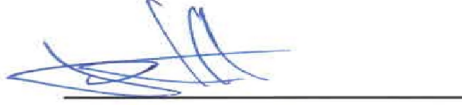
There is no fiscal impact to the General Fund for approval of the recommendation for HCIDLA to issue an RFP for these sites.

Prepared By:



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Reviewed By:



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