

HOUSING COMMITTEE REPORT relative to request for authority to issue a Request for Proposals (RFP) for affordable housing at the Kipling Triangle (APN 5690-022-900).

Recommendations for Council action:

1. AUTHORIZE the General Manager, Los Angeles Housing and Community Investment Department (HCIDLA), or designee, to draft and release an RFP to select qualified developers for the disposition and development of the City-owned property located at the Kipling Triangle (APN 5690-022-900).
2. INSTRUCT the General Manager, HCIDLA, or designee, to report in regard to the selection of qualified candidates from the RFP.

Fiscal Impact Statement: The City Administrative Officer (CAO) reports that there is no impact to the General Fund. The recommendations contained in the May 7, 2019 CAO 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.

Community Impact Statement: None submitted.

Summary:

On May 8, 2019, your Committee considered May 7, 2019 CAO and April 19, 2019 HCIDLA reports relative to request for authority to issue a Request for Proposals (RFP) for affordable housing at the Kipling Triangle (APN 5690-022-900) located adjacent to properties that front Genevieve Avenue and Monte Bonito Drive. According to the CAO, the 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 5690-022-900 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. After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the recommendations contained in the May 7, 2019 CAO report. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

HOUSING COMMITTEE



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

ARL
5/8/19

-NOT OFFICIAL UNTIL COUNCIL ACTS-