

MOTION

On April 18, 2016, the Housing and Community Investment Department (HCID) released a Request for Qualifications and Proposals ("RFQ/P") for the disposition of City-owned properties to develop supportive housing for homeless households, affordable multi-family rental, homeownership, and other types of housing on City-owned parcels throughout the City. Among the parcels offered were two sites in Council District 9: 5888-5910 Crocker Street and 5887-5879 Crocker Street ("Crocker site"), and 5215 South Figueroa and 5260 South Figueroa Street ("Figueroa site"). In the RFQ/P, the desired affordable housing type at the Crocker site was "homeownership townhomes" and the desired housing type at the South Figueroa site was "homeownership condominiums."

At the conclusion of the competitive RFQ/P selection process, the City Council and the Mayor approved HCID's recommended qualified developers (C.F. No. 12-0049-S5). The selected developer for both the Crocker site and the Figueroa site was West Angeles Community Development Corp., a California nonprofit public benefit corporation.

On January 23, 2017, the City and West Angeles Community Development Corporation, Restore Neighborhoods LA, Inc., and Genesis LA Economic Growth Corporation (collectively "Developer") entered into two 360-day Exclusive Negotiation Agreements ("Agreements") pertaining to both the Crocker site and the South Figueroa site, for the purpose of creating a full development plan for an affordable housing project, including the terms of a Development and Disposition Agreement ("DDA") and/or ground lease.

Prior to and as a condition precedent to the execution of the Agreements by HCID, the Developer submitted to HCID a good faith non-refundable site control fee in the amount of twenty five thousand dollars (\$25,000) for each site, totaling fifty thousand dollars (\$50,000). Before the terms of the DDAs were negotiated for the sites, at the request of Council District 9, the Agreements were not extended, and therefore were automatically terminated. As a result, the Developer lost a total of \$50,000 at no fault of their own.

I THEREFORE MOVE that Council approve a refund relative to the site control fees in the amount of \$50,000 and authorize the Housing and Community Investment Department (HCID) to issue said refund to West Angeles Community Development Corporation, Restore Neighborhoods Los Angeles, Inc., and Genesis LA Economic Growth Corporation from Fund 55J.

I FURTHER MOVE that Council instruct HCID to prepare Controller instructions, if necessary, and request the Controller to release the appropriate payment and make any technical corrections as necessary to effectuate the intent of this action.

PRESENTED BY: 
CURREN D. PRICE, JR.
Councilmember, 9th District

SECONDED BY: 

ORIGINAL

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APR 8 0 2013

