

TRANSPORTATION COMMITTEE REPORT relative to funding for additional parking for the Pico Robertson Senior Community Apartments.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. APPROVE the funding of 26 new parking spaces at the Pico-Robertson Senior Community Apartments.
2. INSTRUCT the Los Angeles Department of Transportation to continue to prepare the Code the Curb Project for implementation and to submit a request to replace these funds in the 2017-18 Budget.
3. DECREASE appropriations in the Special Parking Revenue Fund, No. 363/94, Account No. 94N508, Proportionate Share - Code the Curb by \$1,125,000; REQUEST the Controller to create a new account within the Special Parking Revenue Fund entitled Pico-Robertson Parking; and INCREASE appropriations in the Pico-Robertson Parking Account by \$1,125,000.
4. DECREASE appropriations in the Special Parking Revenue Fund, No. 363/94, Account No. 94N060, Parking Meter and Off-Street Parking Administration by \$169,898.
5. DECREASE appropriations in the Special Parking Revenue Fund, No. 363/94, Account No. 94N299, 2016-17 Reimbursement of General Fund Costs by \$135,102.
6. INCREASE appropriations within the new account within the Special Parking Revenue Fund entitled Pico-Robertson Parking by \$305,000.
7. AUTHORIZE the City Administrative Officer (CAO) to make any technical corrections required to carry out the intent of the Mayor and Council on this matter.

Fiscal Impact Statement: The CAO reports that the Special Parking Revenue Fund will provide \$1,430,000. This will reduce General Fund revenue by \$1,125,000 in 2017-18. This action complies with the City Financial policies as onetime funds are being used for one-time expenditures.

Community Impact Statement: None submitted.

Summary:

On November 9, 2016, your Committee considered a November 3, 2016 CAO report relative to funding for additional parking for the Pico Robertson Senior Community Apartments. According to the CAO, on August 24, 2016, Council instructed the CAO, with the assistance of the Los Angeles Department of Transportation (LADOT), to report back on potential sources of funding, including the Special Parking Revenue Fund, for additional public parking for the Pico Robertson Senior Community Apartments. The CAO has discussed potential funding options with representatives of the LADOT, the Housing and Community Investment Department (HCID) and the Chief Legislative Analyst. The Project is a 48 unit senior apartment community (one unit is

reserved for the property manager) located at 8866-8876 West Pico Boulevard, one block west of Robertson Boulevard. 12 of the units will be reserved as supportive housing for the formerly homeless and/or special needs seniors who are veterans.

The project complements the City effort to provide affordable housing and will serve low income seniors, 62 years or older, earning 30 percent to 60 percent of the area median income. Rents will range from \$466 to \$933 per month. The project is being built upon a current LADOT parking lot and will replace the existing 39 public parking spaces with a total of 47 public parking spaces using existing funding. The public parking spaces will be in addition to the parking provided to serve the senior apartment community. Also, local merchants have requested that a total of 73 public parking spaces be provided, requiring the funding of 26 more public parking spaces.

The LADOT estimates that each parking space will cost approximately \$55,000 to build. Therefore, the estimated funding need for 26 spaces is \$1,430,000. In July 2016, the developer, Mercy Housing California, published a Project timeline estimating the start of construction in the fall/winter of 2017 and the completion of construction in the summer of 2019.

Finally, three potential funding sources have been identified: the Special Parking Revenue Fund (SPRF), the City General Fund and Council Office controlled funds. However, use of the SPRF will have a potential negative impact on the City General Fund. Specifically, in regard to the SPRF, it is fully allocated for Fiscal Year (FY) 2016-17 and the LADOT reports that they may not be expending the \$1,125,000 in SPRF funds that were appropriated for a portion of the Code the Curb Project in FY 2016-17 until FY 2017-18. These funds could be redirected to parking for Pico-Robertson. However, the Code the Curb Project is a high priority project for the LADOT that will help them create specific geographic location data for City parking control assets. If the \$1,125 million in funds were redirected in 2016-17, these funds would need to be provided in FY 2017-18. Also, the \$1,125 million only covers a portion of the larger cost needed for this effort, so additional funding in FY 2017-18 may be needed as well. Assuming that there is a surplus transfer to the General Fund available for FY 2017-18, moving this appropriation to FY 2017-18 would reduce what is available for transfer to the General Fund, thereby creating a General Fund impact in 2017-18. Additionally, this amount is insufficient to cover the full costs of the 26 parking spaces and an additional \$305,000 will still be required.

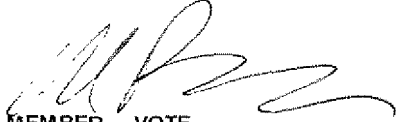
The CAO also noted that the surplus transfer to the General Fund in FY 2016-17 could be reduced to provide funds for the parking project. However, this will have a corresponding impact on General Fund revenue in 2016-17. Over the last seven FYs (2009-10 through 2015-16), the LADOT has not spent the entire amount budgeted within the Special Parking Revenue Fund during the fiscal year. The amount of unused appropriations in the Parking Meter and Off-Street Parking Administration account at year end has been between \$4.4 million and \$0.5 million and averaged \$1.97 million. Therefore, even though it is too early in the year to identify specific savings within the SPRF, one could project that the LADOT will have sufficient savings at the end of FY 2016-17 to cover the remaining \$305,000 project gap. Finally, in anticipation of possible savings an action could be taken now to reduce salary and related cost appropriations to provide full funding for Pico-Robertson.

After further consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the recommendations as contained in the November 3, 2016 CAO report and detailed in the above recommendations. This matter is now

submitted to Council for its consideration.

Respectfully Submitted,

TRANSPORTATION COMMITTEE



<u>MEMBER</u>	<u>VOIE</u>
BONIN:	YES
KORETZ:	YES
HUIZAR:	ABSENT
MARTINEZ:	ABSENT
RYU:	YES

ARL  
11/9/16

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**