

HOMELESSNESS AND POVERTY COMMITTEE REPORT relative to the selection of developers for an affordable and supportive housing project at 11010 Santa Monica Boulevard and related actions.

Recommendations for Council action, as initiated by Motion (Koretz - Huizar), SUBJECT TO THE APPROVAL OF THE MAYOR:

1. AUTHORIZE the General Manager, Los Angeles Housing and Community Investment Department (HCIDLA), or designee, to:
  - a. Select the development team consisting of Weingart Center Association and Valued Housing to develop affordable housing, which will include supportive housing, at the City-owned property located at 11010 Santa Monica Boulevard.
  - b. Prepare Controller instructions for any necessary technical adjustments consistent with the Mayor and Council actions on this matter, subject to the approval of the City Administrative Officer (CAO).
2. AUTHORIZE the General Manager, HCIDLA, or designee, and the Los Angeles Department of Transportation (LADOT) to:
  - a. Negotiate and execute an Exclusive Negotiation Agreement (ENA) with Weingart Center Association and Valued Housing, or their to-be-formed Limited Partnership, for the City-owned property located at 11010 Santa Monica Boulevard, for a term of one-year from the execution date, in substantial conformance to the sample ENA attached to the Council file, subject to the approval of the City Attorney as to form, and compliance with all City contracting requirements.
  - b. Negotiate a Joint Development Agreement (JDA) with Weingart Center Association and Valued Housing, or their to-be-formed Limited Partnership, for the City-owned property located at 11010 Santa Monica Boulevard, subject to the approval of the City Attorney as to form, and compliance with all City contracting requirements.
3. INSTRUCT the HCIDLA and LADOT to report relative to a request for authority to execute the JDA.
4. NOTE and FILE the August 20, 2019 HCIDLA report, attached to the Council file.

Fiscal Impact Statement: The CAO reports that there is no impact to the General Fund. The recommendations in the report are in compliance with the City's Financial Policies in that there is no additional cost to the City, and no funding commitments are being made at this time. Potential project funding sources include State tax- exempt bonds, State tax credits, private financing, and a Proposition HHH Supportive Housing Loan, among others.

Community Impact Statement: None submitted.

Summary:

On September 18, 2019, the Homelessness and Poverty Committee considered the September 10, 2019 CAO report, and the August 20, 2019 HCIDLA report, relative to the selection of developers for an affordable and supportive housing project at 11010 Santa Monica Boulevard and related actions.

After consideration and having provided an opportunity for public comment, the Committee moved to approve the September 10, 2019 CAO report and note and file the August 20, 2019 HCIDLA report. The matter is now submitted to Council for its consideration.

Respectfully Submitted,

HOMELESSNESS AND POVERTY COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
O'FARRELL:	YES
RODRIGUEZ:	YES
BONIN:	YES
HARRIS-DAWSON:	ABSENT
RYU:	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**

