

HOUSING COMMITTEE REPORT relative to requesting approval of recommendations related to the selection of developers for affordable housing projects; and various actions related to the disposition and development of City-owned properties.

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

1. ADOPT recommendations A through E and Recommendation H included in the Los Angeles Housing and Community Investment Department (HCIDLA) report dated October 2, 2017, attached to the Council file, to AUTHORIZE the General Manager, HCIDLA, or designee, to:
 - a. Select developers for eight affordable housing developments, as identified in HCIDLA's report.
 - b. Carry out various actions related to the disposition and development of City-owned properties, in conjunction with the Los Angeles Department of Transportation General Manager, or designee, and the City Attorney.
 - c. 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); and, AUTHORIZE the Controller to implement these instructions.
2. AUTHORIZE the General Manager, HCIDLA, or designee, to:
 - a. Execute a Second Amendment to Contract No. 127170 with Estolano LeSar Perez Advisors, Inc. for the continued provision of technical service support to plan, entitle, finance, develop and underwrite HCIDLA multi-family and homeownership projects, to extend the contract term by one year from January 21, 2018 through January 20, 2019, in conformance with the draft Second Amendment attached to the Council file, subject to the City Attorney review and approval as to form and legality, and compliance with the City's contracting requirements.
 - b. Execute an Amendment to Contract No. 128506 with Keyser Marston Associates, Inc. for the continued provision of technical service support to plan, entitle, finance, develop and underwrite HCIDLA multi-family and homeownership projects, to extend the contract term by one year and nine months from November 1, 2017 through June 23, 2019 for a revised total contract term of two years and nine months; and to increase the total contract amount from \$310,000 to \$415,000, using the Low and Moderate Income Housing Fund No. 55J/43M844 Technical Services account, in conformance with the draft Amendment attached to the Council file, subject to the City Attorney review and approval as to form and legality, and compliance with the City's contracting requirements.

Fiscal Impact Statement: The CAO reports that there will be no impact to the General Fund. Funding for technical service contracts will be provided by the Low and Moderate Income Housing Fund No. 55J (\$540,000). The recommendations in this report are in compliance with

the City's Financial Policies in that funding for technical services contracts is available within the identified funds, and no additional funding commitments are being made at this time. Potential project funding sources include State tax exempt bonds, State tax credits, private financing, and the Affordable Housing Trust Fund, among others.

Community Impact Statement: None submitted.

Summary:

At a meeting held on October 11, 2017, the Housing Committee considered reports from the CAO and the HCIDLA relative to requesting approval of recommendations related to the selection of developers for affordable housing projects; and various actions related to the disposition and development of City-owned properties. During the discussion of this item, a representative from the CAO indicated that there is a technical correction to Recommendation 2a. of their report. The contract term should be from January 21, 2018 through January 20, 2019. Representatives from the HCIDLA then provided additional background information on the matter and responded to related questions from the Committee members.

After providing an opportunity for public comment, the Committee recommended that Council approve the above recommendations, as amended in Committee to reflect the technical correction to Recommendation 2a. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

HOUSING COMMITTEE

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

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-NOT OFFICIAL UNTIL COUNCIL ACTS-