

MOTION

In April 2013, the General Manager of the Housing and Community Investment Department of the City of Los Angeles (HCIDLA) signed and fully executed a Transfer Agreement and accepted the housing assets of the former Community Redevelopment Agency of the City of Los Angeles (CRA/LA) (CF No. 12-0049). Among the housing assets received is a property located near the intersection of Burbank Boulevard and Tujunga Avenue. The property consists of two parcels at 5623 Elmer Avenue (APN 2337-035-901) and 5633 Elmer Avenue (APN 2337-035-900). The property is one of the housing assets that HCIDLA received approval from City Council and Mayor to make available for a Request for Qualifications and Proposals (RFQ/P) to select qualified developers for the disposition and development of affordable housing in September 2015 (CF No. 12-0049-S5). In April 2016, HCIDLA's released the RFQ/P. Homes4Families (formerly Habitat for Humanity, San Fernando/Santa Clarita Valleys) was selected as the developer for this property.

On November 8, 2016 the City Council and Mayor approved HCIDLA to negotiate and execute an Exclusive Negotiation Agreement (ENA) with Homes4Families for the transfer of the property located at 5623-5633 Elmer Avenue (CF 12-0049-S5). Consequently, HCIDLA and Homes4Families entered into a 360-day Exclusive Negotiation Agreement (ENA) period, from January 23, 2017 through January 18, 2018 (City Contract C-128834) leading to negotiation of the terms for a Development and Disposition Agreement (DDA). On January 19, 2018, Homes4Families and HCIDLA signed a 90-day extension of the ENA, which expires on April 19, 2018. Since this time, much progress has been made by the developer to move the project forward to a DDA with the City. HCIDLA now desires to further extend the period of the ENA in order to give appropriate time for the developer and HCIDLA finalize the DDA. HCIDLA desires to extend the negotiating period of the ENA to December 31, 2018.

Homes4Families is a nonprofit organization whose mission is to build resiliency, economic growth, neighborhoods, and homes for veteran families. Homes 4 Families works to provide homeownership opportunities to low income veteran families, utilizing a "Self Help Build" model. Participation by volunteers in the construction process is a mainstay of the development program, including "sweat equity" provided by participating families. To this end, volunteer labor for the project should remain exempt from prevailing wage construction requirements that may be applied to this project.

I THEREFORE MOVE that the City Council instruct the General Manager, HCIDLA, to extend the term of the Negotiating Period under the ENA until December 31, 2018 for the property located at 5623-5633 Elmer Avenue, Los Angeles, California; and prepare, in consultation with the Office of the City Attorney, and execute any documents necessary to facilitate or implement such extension.



I FURTHER MOVE that all volunteer labor contributed to this project be exempted from the City's prevailing wage policy.

APR 13 2018

Presented by: Wesley Y. KREKORIAN
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Councilmember, 2nd District

Seconded by: [Signature]

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