

MOTION

In April 2013, the General Manager of the Housing and Community Investment Department of the City of Los Angeles (HCID) 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# 12-0049). Among the assets received are 31 potential development sites. After careful evaluation, HCID received approval from City Council on March 3, 2015 to dispose of three properties in order to avoid the financial and administrative hardship of retaining such properties. Council approved the disposition of the properties through an RFP process that would be administered in conjunction with the 2015 Affordable Housing Trust Fund Call for Projects.

One of the three properties approved is the Rosa Parks Phase II site. This approximately 16,378 square foot site is located at 2444-2450 South Crenshaw Boulevard near Adams Boulevard. The site is vacant and is zoned [Q] C2-1. The site is located along Crenshaw Boulevard, a major transit corridor and is therefore appropriate for a transit-oriented development. The Crenshaw/Washington Boulevard 710 Metro Rapid Bus station is located nearby and connects to the Crenshaw Station of the Expo and future Crenshaw light rail transit lines.

The site is adjacent to the Rosa Park Villas- Phase I site which was developed with 60 units of affordable housing for seniors by the Ward Economic Development Corporation (Ward EDC), a California not-for-profit organization. Ward EDC is a community based development organization whose mission includes neighborhood, housing, economic and leadership development. It has acquired several parcels surrounding its Rosa Parks Villas Project with the intention of building more affordable housing.

In addition, Ward EDC has access to funding through its community partner, Los Angeles Neighborhood Housing Services (LANHS). The funding would be made available exclusively to Ward EDC by LANHS to develop affordable housing in this neighborhood. The LANHS funding is only available through the end of the 3rd quarter, therefore requiring that it be committed prior to that in order to ensure its availability.

Since HCID has received approval to dispose of the subject property and Ward EDC is the current owner of multiple adjacent parcels and has access to non-City funding, it would be cost effective and expeditious to dispose of property through an Exclusive Right to Negotiate Agreement. This would ensure that HCID could control the performance milestones necessary to move the development of housing forward while allowing Ward EDC to develop the site to complement with its adjacent developments.


I THEREFORE MOVE that the Council direct the Housing and Community Investment Department, in consultation with the City Attorney, to take the following actions:

1. Enter into an Exclusive Right to Negotiate with the Ward Economic Development Corporation for the disposition of 2444-2450 South Crenshaw Boulevard,



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2. Negotiate an acquisition price that will ensure the economic feasibility of the proposed project in accordance with City policy and California Community Redevelopment Law, and
3. Report to Council on the disposition of the property prior to the expiration of the Exclusive Right to Negotiate and on any necessary commitment of funding needed to support the submittal of the proposed project to leverage applications.

PRESENTED BY: 
Herb J. Wesson, Jr.
Councilmember, 10TH District

SECONDED BY: 

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