

14-0419-51

CD 8

MOTION

INNOVATION, TECHNOLOGY & GENERAL SERVICES

TRANSPORTATION

On June 17, 2014, the Council adopted Motion (Parks – Blumenfeld) to declare City-owned off-street parking lot No. 623 located at 8707 S. Menlo Avenue (APN 6038-010-902) a surplus asset and requested City Staff to report on the feasibility of potential redevelopment of the property (C. F. 14-0419). Subsequent to Council action, community interest has increased and community members have proposed using the lot for housing with youth and adult supportive services. The lot sits on the northwest corner of Menlo Avenue and 88<sup>th</sup> Street and consists of 77 non-revenue generating parking spaces adjacent to commercial and residential uses.

Three local non-profits, Community Build, the Coalition of Responsible Community Development (CRCDD), and Women Organizing Knowledge Resources and Services (W.O.R.K.S.), have expressed interest in acquiring the property to develop a four-story permanent supportive housing project (60 units). The proposers envision a project that includes a WorkSource Center, a FamilySource Center, and a YouthSource Center. Additionally, space for community gardens and to offer nutrition and computer classes will be included in the project.

The proposed project may be eligible for funding from the Housing and Community Investment Department Affordable Housing Trust Fund 2015 Call for Projects provided site control is obtained by Community Build by the end of January 2015. In order to ensure that the deadline is met and that the project serves the public interest and provides a community benefit, the Council should instruct staff to negotiate a long-term lease and/or sale option with Community Build for the use of the lot for housing purposes.

I THEREFORE MOVE that the Council instruct the Department of General Services, with the assistance of the Department of Transportation and the City Attorney, in coordination with the Housing and Community Investment Department, to negotiate a long-term ground lease and/or option to purchase with Community Build for the use of City off-street parking lot No. 623 located at 8707 S. Menlo Avenue (APN 6038-010-902) for housing purposes.

I FURTHER MOVE that the Council instruct staff to report with a long-term ground lease agreement and/or option to purchase by the end of January to meet the Affordable Housing Trust Fund's 2015 Call for Projects deadline.

PRESENTED BY:

*Bernard C. Parks* (For AC Parks)  
BERNARD C. PARKS  
Councilmember, 8<sup>th</sup> District

SECONDED BY:

*Ed Blumenfeld*

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DEC 16 2014

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