

TRANSMITTAL

To:

THE COUNCIL

Date:

DEC 03 2014

From:

THE MAYOR

TRANSMITTED FOR YOUR CONSIDERATION. PLEASE SEE ATTACHED.



(Ana Guerrero)

ERIC GARCETTI
Mayor



Eric Garcetti, Mayor
Rushmore D. Cervantes, General Manager

Housing Development Bureau
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November 21, 2014

Council File(s): N/A
Council District(s): 9
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OFFICE OF THE MAYOR
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Honorable Eric Garcetti
Mayor, City of Los Angeles
Room 303, City Hall
200 N. Spring Street
Los Angeles, CA 90012

Attention: Mandy Morales, Legislative Coordinator

COUNCIL TRANSMITTAL: REQUEST FROM LOS ANGELES HOUSING AND COMMUNITY INVESTMENT DEPARTMENT (HCIDLA) TO UTILIZE \$340,000 IN PROGRAM INCOME RECEIVED FROM CRA PROJECTS TO PAY INVOICES SUBMITTED BY THE LOS ANGELES DEPARTMENT OF WATER AND POWER, GENERAL SERVICES DEPARTMENT, AND G4S SECURE SOLUTIONS FOR SITE MAINTENANCE, SECURITY, FIRE SERVICE CHARGES, CLEAN-UP AND MAINTENANCE EXPENSE RELATED TO THE SLAUSON-WALL DEVELOPMENT.

SUMMARY

The General Manager of the Los Angeles Housing and Community Investment Department (HCIDLA) requests approval of various actions relative to paying for the security and maintenance of 5828-5936 Wall Street and 5829-5935 South Los Angeles Street ("Site"), collectively known as the Slauson-Wall project. Such actions include the approval to use program income received from Community Redevelopment Agency of the City of Los Angeles (CRA/LA) projects transferred to HCIDLA to pay invoices submitted by the Los Angeles Department of Water and Power (DWP), the General Services Department (GSD) and G4S Secure Solutions (USA), Inc. (G4S), a security services provider under contract with the Los Angeles Police Department (LAPD). HCIDLA has received the LAPD authorization to utilize the G4S contract. Additionally, HCIDLA requests approval to authorize Controller to establish new accounts within Fund 55J, Low and Moderate Income Housing Fund and to appropriate funds accordingly.

RECOMMENDATIONS

The General Manager of HCIDLA respectfully requests that:

1. Your office schedule this transmittal at the next available meeting(s) of the appropriate City Council committee(s) and forward it to the City Council for review and approval immediately thereafter;
2. That the City Council, subject to the approval of the Mayor, authorize the HCIDLA General Manager or designee to:
 - a. Use \$340,000 in program income received from CRA/LA projects transferred to HCIDLA to pay invoices submitted by the Los Angeles Department of Water and Power (LADWP), the General Services Department (GSD) and G4S Secure Solutions (USA), Inc. (G4S), for site maintenance costs such as security, fire service charges and cleanup/maintenance for the Slauson-Wall Site;
 - b. Authorize the Controller to:
 - i. Establish new accounts and appropriate \$340,000 within Fund 55J, Low and Moderate Income Housing Fund as follows:

Account	Title	Amount
43L143	HCIDLA	\$12,000
43L140	General Services	\$50,000
43L447	Security	\$278,000
	Total	\$340,000

- ii. Appropriate \$12,000 within Fund No. 100/43 Account No. 003340 Water and Utilities.
 - iii. Appropriate \$50,000 within Fund No. 100/40, Account No. 001014 Construction Salaries \$30,000 and Account No. 003180 Construction Materials \$20,000.
 - iv. Expend funds upon proper demand of the General Manager, or designee, of HCIDLA.
- c. Prepare Controller's Instructions and any necessary technical adjustment(s), consistent with Mayor and City Council actions, subject to the approval of the City Administrative Officer, and authorize the Controller to implement the instructions;

BACKGROUND

In February 2013, the Mayor and City Council approved various actions to facilitate the transfer of housing assets from the former CRA/LA to HCIDLA (C.F.12-0049). In accordance with the transfer of housing assets upon CRA/LA's dissolution, HCIDLA accepted a quitclaim deed in May 2013 for the Site. Since the May 2013 transfer, HCIDLA staff has assumed responsibility for securing, maintaining, and managing the Site.

The seven-acre Site is intended to be developed into 121 affordable housing rental units and a four-acre park. The Site consists of approximately 195,000 square feet of vacant industrial buildings that have created an attractive nuisance for dumping, vandalism, and trespassing. In order to address these concerns, the HCIDLA is working closely with LADWP, GSD, and G4S Secure Solutions (USA), Inc. (G4S), a security services provider under contract with the Los Angeles Police Department (LAPD). HCIDLA has received LAPD authorization to utilize the G4S contract.

FISCAL IMPACT

There is no impact on the General Fund.

Prepared by:



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Asset Management Division

Reviewed by:



MARIANA LEM
Senior Project Coordinator
Asset Management Division

Reviewed by:



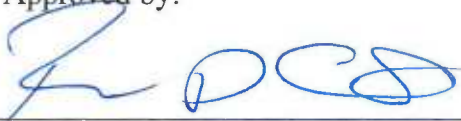
DOUGLAS SWOGER
Director, Asset Management Division

Reviewed by:



HELMI HISSERICH
Assistant General Manager

Approved by:



RUSHMORE D. CERVANTES
General Manager