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CITY CLERK

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this matter, please refer to the  
Council File No.: [12-0049-S5,15-](#)

**OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL**

January 16, 2018

**Council File No.:** [12-0049-S5,15-0220,16-0600-S145,17-0862,17-0539](#)

**Council Meeting Date:** January 16, 2018

**Agenda Item No.:** 6

**Agenda Description:** HOMELESSNESS AND POVERTY and HOUSING COMMITTEES' REPORTS relative to a request for approval to execute the Disposition and Development Agreements and Owners Participation Agreements for the development of affordable housing on City-owned properties.

**Council Action:** HOMELESSNESS AND POVERTY AND HOUSING COMMITTEES' REPORTS - ADOPTED FORTHWITH

**Council Vote:**

YES	BLUMENFIELD	YES	HARRIS-DAWSON	YES	O'FARRELL
YES	BONIN	YES	HUIZAR	YES	PRICE
YES	BUSCAINO	YES	KORETZ	YES	RODRIGUEZ
YES	CEDILLO	YES	KREKORIAN	YES	RYU
YES	ENGLANDER	YES	MARTINEZ	YES	WESSON

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**Pursuant to Charter/Los Angeles Administrative Code Section(s): 341**

FILE SENT TO MAYOR:

LAST DAY FOR MAYOR TO ACT:

**APPROVED**

**\*DISAPPROVED**

**\*VETO**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
**DATE SIGNED**

HOMELESSNESS AND POVERTY COMMITTEE REPORT relative to a request for approval to execute disposition and development agreements and owners participation agreements for the development of affordable housing on City-owned properties.

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

1. AUTHORIZE the General Manager, Los Angeles Housing and Community Investment Department (HCIDLA), or designee, to negotiate and execute the DDA and OPA with the selected developers for the following properties in substantial conformance with the Form of Agreement listed in Attachments J through K of the HCIDLA report dated December 20, 2017, attached to the Council file, and based on the key terms and conditions negotiated with each developer listed in Attachments A through I of the HCIDLA report dated December 20, 2017, attached to the Council file.
2. AUTHORIZE the General Manager, HCIDLA, or designee, to prepare Controller instructions and any necessary technical adjustments consistent with the Mayor and City Council actions, subject to the approval of the City Administrative Officer (CAO), and REQUEST the Controller to implement the instructions.
3. DETERMINE that pursuant to Section 7.27 of the City's Administrative Code, the public interest or necessity requires the sale of the City-owned parcels located at 8707-8727 South Menlo Avenue (APN 6038-010902) and 8742-8752 South Vermont Avenue (APNs 6038-010-903 and 6038-010-904) to 88th and Vermont, LP, for a price determined by reuse studies of the value of the City-owned properties, without notice of sale or advertisement for bids.
4. APPROVE the disposition of the City-owned parcels located at 8707-8727 South Menlo Avenue (APN 6038010-902) and 8742-8752 South Vermont Avenue (APNs 6038-010-903 and 6038-010-904) to 88th and Vermont, LP, for a price determined by reuse studies of the value of the City-owned properties.
5. REQUEST the City Attorney to prepare and present an ordinance authorizing the sale of the City-owned parcels located at 8707-8727 South Menlo Avenue (APN 6038-010-902) and 8742-8752 South Vermont Avenue (APNs 6038-010-903 and 6038-010-904) for Council approval.
6. INSTRUCT the HCIDLA to collaborate with the City Attorney to prepare a Purchase and Sale Agreement or similar appropriate land conveyance document, subject to the satisfaction of all conditions and criteria stated in the Affordable Housing Managed Pipeline regulations, this document, and the City HHH and HOME Loan Agreements. AUTHORIZE the HCIDLA to prepare and implement any necessary technical adjustment(s), consistent with Mayor and City Council actions, subject to the approval of the CAO and Chief Legislative Analyst, and subject to the approval of the City Attorney as to form and legality.
7. AUTHORIZE the General Manager, HCIDLA or designee to:
  - a. Negotiate and execute an extension to the Amended and Restated Option

Agreement with 88th and Vermont, LP, for the ground leasing of the City-owned parcels comprised of the Los Angeles Department of Transportation parcel located at 8707 South Menlo Avenue (APN 6038-010-902) and the Department of Recreation and Parks parcels located at 8742 and 8750 South Vermont Avenue (APNs 6038-010-903 and 904), for three months from February 28, 2018 through May 31, 2018.

- b. Negotiate and execute the appropriate land conveyance document upon final adoption of the ordinance to convey the City-owned properties for the development of the 88th and Vermont permanent supportive housing project.
- c. Prepare Controller instructions and any necessary technical corrections consistent with the Mayor and Council action on this matter, subject to the approval of the City Administrative Officer, and authorize the Controller to implement the instructions.

Fiscal Impact Statement: The City Administrative Officer reports that there is no impact to the General Fund. The recommendations in this report are in compliance with the City's Financial Policies in that there is no additional cost to the City, and no 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:

On January 10, 2018, the Homelessness and Poverty Committee considered a January 9, 2018 City Administrative Officer report relative to a request for approval to execute disposition and development agreements and owners participation agreements for the development of affordable housing on City-owned properties.

During the discussion of this item, the HCIDLA representatives provided an overview of the proposed request and responded to related questions from the Committee members. The City Administrative Officer representative stated and read into the record the recommendations contained in the January 9, 2018 City Administrative Officer report, attached to the Council file, and added an amendment to Recommendation 3a, for the extension to be for three months, from February 28, 2018 through May 31, 2018. After consideration and having provided an opportunity for public comment, the Committee recommended that Council approve the recommendations as reflected above. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

HOMELESSNESS AND POVERTY COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
RODRIGUEZ:	ABSENT
BONIN:	YES
HUIZAR:	YES
PRICE:	YES

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EV  
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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**

HOUSING COMMITTEE REPORT relative to a request for approval to execute disposition and development agreements and owners participation agreements for the development of affordable housing on City-owned properties.

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

1. CONCUR with the recommendations of the Homelessness and Poverty Committee relative to executing disposition and development agreements and owners participation agreements for the development of affordable housing on City-owned properties.
2. INSTRUCT the HCIDLA to obtain Council District (CD) 7 approval prior to executing the contract for the project located at 13574 West Foothill Boulevard in CD 7.

Fiscal Impact Statement: The City Administrative Officer (CAO) reports that there is no impact to the General Fund. The recommendations in this report are in compliance with the City's Financial Policies in that there is no additional cost to the City, and no 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 January 10, 2018, the Housing Committee considered reports from the HCIDLA and the CAO relative to a request for approval to execute disposition and development agreements and owners participation agreements for the development of affordable housing on City-owned properties. During the discussion of this item, the HCIDLA representatives provided an overview of the proposed request and responded to related questions from the Committee members. The CAO representative then read into the record the recommendations contained in the CAO report dated January 9, 2018, attached to the Council file, and submitted an amendment to Recommendation 3a, to read, *Negotiate and execute..... and 904), for three months from February 28, 2018 through May 31, 2018*. Additionally, an amendment from CD 7 was read into the record.

After providing an opportunity for public comment, the Committee recommended that Council approve the recommendations contained in the HCIDLA and CAO reports, as amended in Committee and reflected above. 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

MLE

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**