

EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) and HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to a reinstated and amended Exclusive Negotiation Agreement for the development of affordable housing on multiple City-owned properties, including the property located at 216 – 224 South Avenue 24 in Council District 1, and related matters.

Recommendations for Council action:

1. DETERMINE that the Grace Villas Project qualifies for an Affordable Housing Exemption as set forth in Section 15194 of the State CEQA Guidelines and meets the threshold requirements set forth in Section 15192 of the State CEQA Guidelines, as previously determined by the Director of Planning, Department of City Planning (DCP), on December 12, 2022 (DCP Environmental No. ENV-2022-7635-SE).
2. NOTE and FILE the Los Angeles Housing Department (LAHD) report dated July 24, 2023, attached to the Council file, relative to executing a disposition and development agreement for the development of affordable housing on the City-owned property located at 216 – 224 South Avenue 24, and authority for related actions for other City-owned properties.
3. AUTHORIZE the General Managers, LAHD and Los Angeles Department of Transportation (LADOT), or designees, to enter into a reinstated and amended Exclusive Negotiation Agreement for the sites listed in Table 1 contained in the City Administrative Officer (CAO) report dated September 1, 2023, attached to the Council file, with Women Organizing Resources Knowledge and Services (WORKS) and GTM Holdings, LLC, that will be effective retroactively from August 4, 2023 for a term of one year expiring on August 4, 2024, subject to review and approval by the City Attorney as to form.

Fiscal Impact Statement: The CAO reports that there is no impact to the General Fund associated with the recommended actions. The Council and Mayor previously approved a funding award in the amount of \$5,706,050 from the HOME Investment Partnerships Program Fund for the Grace Villas project. No additional funding commitments are recommended at this time. Potential project funding sources include State grants, loans or tax credits, federal grants, and private financing, among others.

Financial Policies Statement: The CAO reports that the recommendations stated in the report comply with the City's Financial Policies.

Community Impact Statement: None submitted

SUMMARY:

At the meeting held on September 6, 2023, your Housing and Homelessness Committee considered the LAHD report relative to a disposition and development agreement for the development of affordable housing on the City-owned property located at 216 – 224 South Avenue 24 in Council District 1, and the CAO report relative to authorizing the LAHD and LADOT to enter into a reinstated and amended Exclusive Negotiation Agreement with WORKS and GTM Holdings, LLC for the development of affordable housing on multiple City-owned properties. The CAO report also included a recommendation to note and file the LAHD report dated July 24, 2023; and, a determination for a CEQA exemption for the Grace Villas Project. After providing an opportunity for public comment, the Committee recommended to adopt the recommendations contained in the CAO report dated September 1, 2023, as detailed above.

Respectfully Submitted,

HOUSING AND HOMELESSNESS COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
RAMAN:	YES
BLUMENFIELD:	YES
HARRIS-DAWSON:	YES
RODRIGUEZ:	YES
LEE:	ABSENT

AB
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-NOT OFFICIAL UNTIL COUNCIL ACTS-