

CITY OF LOS ANGELES

CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

JUNE LAGMAY
City Clerk

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June 10, 2009

To All Interested Parties:

City Attorney (w/blue slip)

The City Council adopted the action(s), as attached, under Council file
No. 09-0515, at its meeting held June 9, 2009.



City Clerk
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TO THE COUNCIL OF THE CITY OF LOS ANGELES

Your HOUSING, COMMUNITY, AND ECONOMIC DEVELOPMENT COMMITTEE

reports as follows:

HOUSING, COMMUNITY, AND ECONOMIC DEVELOPMENT COMMITTEE REPORT and RESOLUTION relative to the transfer of Community Redevelopment Agency (CRA)-owned property at 8431 Geysler Avenue for \$1.00 to the Therapeutic Living Center for the Blind (TLC).

Recommendations for Council action:

1. ADOPT the accompanying Resolution (attached to the Chief Legislative Analyst (CLA) report dated May 26, 2009) finding that the CRA has taken the necessary steps to complete the transaction and that the sale of 8431 Geysler Avenue will assist in the elimination of blight and is consistent with the CRA's Five-year Implementation Plan.
2. AUTHORIZE the Chief Executive Officer, CRA, or designee, subject to the review of the City Attorney as to form and legality, to:
 - a. Execute the proposed Disposition and Development Agreement (DDA) with TLC for the rehabilitation and operation of a single family dwelling located at 8431 Geysler Avenue for six disabled individuals (the Geysler House Project).
 - b. Execute all instruments and agreements required by or reasonably necessary to effectuate the DDA.

Fiscal Impact Statement: The CLA reports that there is no impact to the General Fund.

Community Impact Statement: None submitted.

Summary:

In its report dated May 26, 2009, the CLA recommends that Council approve the recommendations listed above relative to the transfer of CRA-owned property at 8431 Geysler Avenue to TLC for \$1.00 for the rehabilitation and operation of a single family dwelling for six disabled individuals (Geysler House Project). The CLA reports that the property was last appraised on August 19, 2008 with a value of \$440,000. However, the cost to rehabilitate the property and the residing dwelling is \$600,800. Accordingly, the CRA has determined that, in its current condition, the property has a negative value and should therefore be sold to TLC for \$1.00.

At its regular meeting held May 27, 2009, the Housing, Community, and Economic Development Committee considered this matter and recommended that Council approve the recommendations of the CLA, as submitted in its report dated May 26, 2009.

Respectfully submitted,

HOUSING, COMMUNITY, AND ECONOMIC DEVELOPMENT COMMITTEE

Handwritten signatures: Henry Hernandez, Ed P. Reyes, EG

<u>MEMBER</u>	<u>VOTE</u>
WESSON	YES
REYES	YES
GARCETTI	YES
CARDENAS	ABSENT
PERRY	YES

ADOPTED
JUN 9 2009

-Not Official Until Council Acts-

LOS ANGELES CITY COUNCIL

ATTACHMENT A

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES MAKING AND APPROVING CERTAIN FINDINGS AND APPROVALS UNDER SECTION 33433 OF THE CALIFORNIA HEALTH AND SAFETY FOR THE GEYSER HOUSE PROJECT.

WHEREAS, the proposed Geysler House Project, located at 8431 Geysler Avenue in Northridge, will entail the rehabilitation of a single family home into a residential care facility housing six (6) beds for severely disabled adults by Therapeutic Living Center for the Blind (the "Developer"), a California non-profit benefit corporation; and,

WHEREAS, The Redevelopment Plan sets forth a plan for redevelopment that is consistent with the policies and standards of the General Plan of the City of Los Angeles ("City") and the goals for the Redevelopment Plan include the alleviation of blighting conditions and expanding the community's supply of housing affordable to very low, low and moderate-income households; and,

WHEREAS, The Community Redevelopment Agency of the City of Los Angeles (the "CRA/LA") holds title to the parcel of land located at 8431 Geysler Avenue in Northridge, California (the "Property"), and intends to sell the property to the Developer for \$1.00; and,

WHEREAS, pursuant to Health and Safety Code Section 33433, prior to entering into the DDA (as defined below) providing for the sale of the Property to the Developer, the CRA/LA prepared and made available for public inspection a transactional summary in accordance with Section 33433 of California Health and Safety Code (the "Initial Section 33433 Report"), which report was approved on January 15, 2009; and,

WHEREAS, in furtherance of the Redevelopment Plan, the CRA/LA subsequently entered into a Disposition and Development Agreement (the "DDA") dated January 15, 2009, with the Developer, providing for the sale of the Property to the Developer for \$1.00 to cause the rehabilitation of the Development on the Property; and,

WHEREAS, the Developer has secured funding of Six Hundred Thousand eight hundred dollars (\$600,800) from Homeaid, a non-profit specializing in the funding

and construction of residential care facilities to assist in certain predevelopment activities in connection with the Development; and,

WHEREAS, pursuant to the terms of the DDA, the Developer intends to construct and rehabilitate the single family home on the Land for the purpose of creating a six (6) bed residential care facility for severely disabled adults; and,

WHEREAS, the CRA/LA has placed a copy of the DDA, the Initial Section 33433 Report prepared in accordance with the Law, and has made the report available for public inspection and copying pursuant to Section 33433 of the Law. The Section 33433 Report is incorporated into this Resolution by this reference; and,

WHEREAS, The completion of the Development will further the CRA/LA's goal of expanding the community's supply of affordable housing to very low income households; and,

WHEREAS, The City Council and the CRA/LA Board of Commissioners conducted a duly noticed public hearing on January 15, 2009, to confirm the purchase price of the Property , pursuant to 33433 of the Law; and,

WHEREAS, by the agenda report dated January 15, 2009 accompany this Resolution and incorporated in this Resolution by this Reference (the "agenda report), the City Council has been provided with information in accordance with Section 33433 of the Law, upon which the findings and actions set forth in this Resolution are based; and,

NOW THEREFORE, BE IT RESOLVED that the City Council hereby accepts the 33433 Report by and between the CRA/LA and the Developer, which Development is located approximately one mile outside the Reseda-Canoga Park Earthquake Disaster Assistance Project Area for Portions of Council District 3.

BE IT FURTHER RESOLVED that the City Council finds that the sale of the Property will assist in the elimination of blight, is consistent with the Redevelopment Plan and that consideration for the Property is not less than the fair reuse value at the use and with the covenants, conditions and development costs authorized by the sale of the Property; and

BE IT FURTHER RESOLVED that the City Council finds and determines that the implementation of the DDA will assist in the elimination of blight and is consistent with the Five-Year Implementation Plan adopted by the CRA/LA pursuant to Health & Safety Code Section 33490; and,

BE IT FURTHER RESOLVED, this Resolution shall take immediate effect from and after its passage.

ADOPTED: _____

I hereby certify that the foregoing Resolution was adopted by the City Council and the City of Los Angeles, California, at its regular meeting held June 9, 2009.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Los Angeles on this 9th day of June, 2009.

I CERTIFY THAT THE FOREGOING
RESOLUTION WAS ADOPTED BY THE
COUNCIL OF THE CITY OF LOS ANGELES
AT ITS MEETING OF JUN 09 2009
BY A MAJORITY OF ALL ITS MEMBERS.



JUNE LAGMAY
CITY CLERK

BY Veronica Walmsley
DEPUTY