

ORDINANCE NO. _____

An ordinance authorizing the sale of certain City-owned real property located at 501 East 5th Street, Los Angeles, California (Council District 14) to DWC Campus, LP, a California limited partnership.

**THE PEOPLE OF THE CITY OF LOS ANGELES DO
ORDAIN AS FOLLOWS:**

Section 1. The Council of the City of Los Angeles hereby finds and determines that the public interest and necessity requires the sale of that certain real property owned by the City of Los Angeles and located at the address and location set forth below ("the Property") to the Buyer, DWC Campus, LP, a California limited partnership. The City Council consents to such conveyance subject to certain terms and conditions set forth here.

Common Address: 501 East 5th Street, Los Angeles, California 90005

Legal Description:

PARCEL A (APN: 5147-007-901)

THAT PORTION OF LOT "A" OF TRACT NO. 1133, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 109 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT "A"; THENCE ALONG THE WESTERLY LINE OF SAID LOT NORTH 27 DEGREES 15' EAST 139.38 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN THE DEED TO THOMAS E. GIBBON RECORDED ON MAY 10, 1933 AS INSTRUMENT NO. 795 IN BOOK 12127 PAGE 254 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE, ALONG THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN SAID DEED, SOUTHEASTERLY 150 FEET, MORE OR LESS, IN A DIRECT LINE, TO A POINT IN THE WESTERLY LINE OF THE STRIP OF LAND Order No: 09174213-917-CG8-KRE DESCRIBED IN PARCEL 2 OF THE DEED TO PATTEN AND DAVIES LUMBER COMPANY, RECORDED ON MAY 19, 1924 AS INSTRUMENT NO. 32 IN BOOK 3073 PAGE 332 OF SAID OFFICIAL RECORDS, SAID POINT BEING DISTANT SOUTH 27 DEGREES 15' WEST 102.97 FEET ALONG SAID WESTERLY LINE FROM THE SOUTHERLY LINE OF THE 40 FOOT RIGHT OF WAY ESTABLISHED BY AGREEMENT BETWEEN H. D. BOWMAN AND WIFE, AND CENTRAL PROPERTIES COMPANY, RECORDED ON MAY 6, 1922 AS INSTRUMENT NO. 18 IN BOOK 1053 PAGE 271 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID WESTERLY LINE OF SAID STRIP OF LAND SOUTH 27 DEGREES 15' WEST 164.70 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF SAID LOT "A"; THENCE ALONG SAID SOUTHWESTERLY LINE NORTH 53 DEGREES 12' WEST 152.11 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL B (APN: 5147-007-007)

THAT PORTION OF LOT "A" OF TRACT NO. 1133, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 109 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT "A" DISTANT SOUTH 53 DEGREES 12' EAST 177.46 FEET FROM THE SOUTHWEST CORNER OF SAID LOT, BEING A POINT IN THE NORTHERLY LINE OF FIFTH STREET AT THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 1 OF THE LAND TO PATTEN AND DAVIES LUMBER COMPANY, RECORDED ON MAY 19, 1924 AS INSTRUMENT NO. 32 IN BOOK 3073 PAGE 332 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID PARCEL 1 OF SAID DEED NORTH 27 DEGREES 15' EAST 274.02 FEET TO THE NORTHWEST CORNER OF THE LAND DESCRIBED IN SAID PARCEL 1; THENCE ALONG THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF THE LAND DESCRIBED IN SAID PARCEL 1, NORTH 67 DEGREES 38' 30" WEST 25.09 FEET; THENCE SOUTH 27 DEGREES 15' WEST 267.67 FEET TO THE NORTH LINE OF FIFTH STREET; THENCE ALONG SAID SOUTH LINE SOUTH 53 DEGREES 12' EAST 25.35 FEET TO THE POINT OF BEGINNING.

Sec. 2. The Council of the City of Los Angeles further hereby finds and determines that the public interest and necessity require the sale of the Property be without notice of sale or advertisement of bids and sold for its fair market value in accordance with the provisions of Section 385 of the City Charter and Sections 7.27 and 22.606.2(c) of the City Administrative Code for these reasons:

(a) It is in the public interest that the Property be used for the purposes of long-term affordable housing.

(b) The Property is a surface parking lot and adjacent alleyway. On or about March 26, 2024, a California-licensed appraiser determined that the Property's "as-is" fair market value is \$6,565,000.

(c) DWC Campus, LP, a California limited partnership ("Buyer"), has agreed to use the Property to develop a 98-unit supportive housing development (with one unrestricted manager's unit), serving primarily women experiencing homelessness.

(d) The Buyer's managing general partner is DWC SP2 LLC, a California limited liability company, of which the Downtown Women's Center ("DWC"), a California nonprofit public benefit corporation, is the sole member and manager.

(e) The Buyer owns the adjacent real property, which includes DWC's headquarters and an existing 72-unit supportive housing project also owned by DWC.

(f) The Property's sale will allow DWC to expand its campus and provide additional supportive housing to women experiencing homelessness and victims of domestic violence.

(g) The development has secured funding through, among other sources, California's Housing and Community Development ("HCD") Affordable Housing and Sustainable Communities Program and HCD's Infill Infrastructure Grant Program. All 97 units will be subsidized through the Section 8 Program.

Sec. 3. The Property's sale to the Buyer shall be subject to the following terms and conditions:

(a) The City of Los Angeles shall transfer title to the Property to the Buyer for \$6,565,000 ("Purchase Price"). The Purchase Price shall be received in the form of secured debt that is to be repaid to the City pursuant to a City-loan agreement between Buyer and the City, through the Los Angeles Housing Department.

(b) A City Regulatory Agreement shall require that the Property be income and rent restricted to extremely low, very low, or low income households for a term of fifty-five (55) years. The Regulatory Agreement shall be recorded against the Property and enforceable against the Buyer and any of its successors in interest.

(c) The sale of the Property shall except and reserve to the City of Los Angeles all oil, gas, water and mineral rights now vested in the City of Los Angeles without, however, the right to use the surface of said land or any portion thereof to a depth of 500 feet below the surface, for the extraction of such oil, gas, water and minerals.

(d) The sale of the Property shall be subject to covenants, conditions, restrictions, encroachments, reservations, easements, rights and rights-of-way of record or which are apparent from a visual inspection of the real property and excepting and reserving to the City of Los Angeles any interest in the fee to the adjacent streets which would otherwise pass with the conveyance of the above-described parcel of land.

(e) The Property is being sold to Buyer in "**AS IS**" condition, and Buyer is purchasing the City-owned property, by such act, expressly agreeing to purchase the Property in an "As Is" condition and without any warranty as to fitness for use, fitness for a particular use, or condition of the Property, and that the City has no obligation to correct any condition of the property, whether known before or after the date of the sale.

Sec. 4. The General Manager of LAHD is hereby authorized and directed to execute a Grant Deed to the real property described in Section 1 of this Ordinance to Buyer, and the City Clerk of said City is hereby authorized and directed to attest thereto and to affix the City Seal.

Sec. 5. LAHD, in the name of and on behalf of the City of Los Angeles, is hereby authorized to open escrow, issue title transfer instructions, execute and deliver deeds and ancillary documents, and complete all necessary processes to effectuate this sale.

Sec. 6. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

HYDEE FELDSTEIN SOTO, City Attorney

By _____
ELAINE ZHONG
Deputy City Attorney

Date October 31, 2024

File No. _____

M:\Housing\LAHD\Zhong\01. Ordinances and Council Motions\Sales Ordinances\Rosa's Place

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____