

HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to proposed disposition and development agreement and related transfer of jurisdiction for the development of City-Owned property located at 216-224 South Avenue 24.

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 July 24, 2023 Los Angeles Housing Department (LAHD) report, 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 September 1, 2023 City Administrative Officer (CAO) report, attached to the Council file, with Women Organizing Resources Knowledge and Services 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 recommendations contained in the November 17, 2023 CAO report, attached to the Council File. 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.

Fiscal Policy Statement: The CAO reports that the recommendations contained in the November 17, 2023 CAO report, attached to the Council File, comply with the City's Financial Policies.

Community Impact Statement: None submitted.

Summary:

On November 29, 2023, your Committee considered a November 17, 2023 CAO report relative to proposed disposition and development agreement and related transfer of jurisdiction for the development of City-Owned property located at 216-224 South Avenue 24. According to the CAO, on September 19, 2023, Council approved the previous CAO report on the Grace Villas Project (Project) dated, September 1, 2023, on a City-owned parking lot at 216-224 South Avenue 24, in Council District 1. The report only included the extension of the Exclusive Negotiation Agreement (ENA) and the determination of the Affordable Housing Exemption under Section 15194 of the State CEQA Guidelines for the Project due to the on-going discussions between the LAHD, the CAO, City Attorney, and the LADOT on the transfer of jurisdiction of the City-owned parking lots. The LAHD's request to extend the term of the ENA for multiple DOT sites was heard and approved by the Board of Transportation Commissioners at a special meeting on August 28, 2023. This report includes the recommendations that were excluded from the CAO's September 1, 2023 report, and are made now to prevent further Project delays and ensure that the developers meet the State of California Housing and Community Development Department funding deadlines and requirements. These recommendations pertain to the transfer of jurisdiction, including the execution of a Deposition and Development Agreement and Ground Lease between the LAHD and the Grace Villas developers, the finding that this City-owned property is exempt from Surplus Land Act because of its intended use, and the LADOT transfer of jurisdiction of the site for the development of supportive and affordable housing. After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the recommendations contained in the CAO report. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

Housing and Homelessness Committee

COUNCILMEMBER	VOTE
RAMAN:	YES
BLUMENFIELD:	YES
HARRIS-DAWSON:	ABSENT
RODRIGUEZ:	YES
LEE:	YES

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11/29/23
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