

HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to executing a Disposition and Development Agreement with DWC Campus, L.P. (DWC Campus), for the development of supportive housing on the City-owned property and adjacent parcel located at 501 East 5th Street in Council District 14.

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

1. DETERMINE that pursuant to Section 7.27 of the Los Angeles Administrative Code, the public interest or necessity requires the sale of the City-owned Property and the Adjacent Parcel to DWC Campus, for its full appraised value to be determined by a California licensed appraiser, without notice of sale or advertisement for bids.
2. DECLARE, based on the findings contained in the Los Angeles Housing Department (LAHD) report dated April 3, 2024, attached to Council file No. 20-1449, that the City-owned properties in connection with the Rosa's Place are "exempt surplus land" for the Surplus Land Act (SLA) under Government Code Section 54221(f)(1)(A), which property is to be conveyed for the development of affordable housing subject to and contingent upon compliance with the restrictions set forth at Government Code Section 37364; and, DIRECT the LAHD to take any other necessary actions to ensure compliance with the requirements of the SLA.
3. DETERMINE that the Rosa's Place Project located at 501 East 5th Street in Council District 14, qualifies for an Affordable Housing Exemption as set forth in Public Resources Code Section 21080.27 (b)(1) as previously determined by the City Planning Commission on October 26, 2021 (Case No. ENV-2021-2545-SE; Letter of Determination from the Department of City Planning is contained in the LAHD report dated April 3, 2024, attached to the Council file, as Attachment E).
4. APPROVE Recommendations B through E and G through L as outlined in the LAHD report dated April 3, 2024, attached to the Council file.

Fiscal Impact Statement: The LAHD reports that there is no impact on the General Fund. The recommended HOME loan in the amount of \$7,785,104 represents \$80,258 per LAHD restricted unit, or approximately 10% of the total development costs. The recommendations in this report will authorize LAHD to execute a Disposition and Development Agreement and issue a funding award that will allow for the development of 98 total new construction housing units, of which 97 are designated as supportive units.

Community Impact Statement: None submitted

SUMMARY

At the meeting held on April 17, 2024, your Housing and Homelessness Committee considered a LAHD report relative to executing a Disposition and Development Agreement with DWC Campus, for the development of supportive housing on the City-owned property and adjacent parcel located at 501 East 5th Street in Council District 14.

After an opportunity for public comment was held, the Committee recommended to move forward the recommendations contained in the LAHD report, as detailed above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

HOUSING AND HOMELESSNESS COMMITTEE

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

LV 4.17.24

-NOT OFFICIAL UNTIL COUNCIL ACTS-