

TO CITY CLERK FOR PLACEMENT ON NEXT
REGULAR COUNCIL AGENDA TO BE POSTED

#55

MOTION

On June 15, 2021, Council District 4 introduced a motion that directed the City Administrative Officer (CAO), with the assistance of the General Services Department (GSD), the Bureau of Engineering (BOE), the Los Angeles Housing Department (LAHD), and any other relevant departments, to initiate a review of the City-owned property located at 1905 N. Highland Avenue in Council District 4 to determine the suitability of the property for development as 100% affordable housing and/or permanent supportive housing, in conformance with the procedure set forth for the City's Asset Evaluation Framework (Council File 12-1549-S18).

Per the motion and through council action, this parcel was found to be suitable for development and added to the list of City-owned parcels that will be made available to qualified developers through a Request for Proposals (RFP) in the near future. While typical of many urban infill projects in the City of Los Angeles, the parcel was also identified to be in close proximity to active and inactive fault zones. Prior to an RFP issuance, the City should conduct geotechnical surveys to ensure that construction is wholly feasible at this site. This type of pre-development site analysis will allow staff to prepare better, more specific RFPs for affordable housing development on City-owned land before they are issued.

The Local Early Action Planning (LEAP) grant program, administered by the California Department of Housing and Community Development (HCD), provides one-time grant funding to assist cities and counties in updating their planning documents and implementing process improvements that accelerate housing production. Under C.F. 20-0753, LAHD requested authority to apply for and allocate the \$1.5 million in LEAP Grant funds over a three-year period for the 2021-2029 Housing Element update and activities to streamline and expand affordable housing production. The funds must be expended by September 30, 2023 in order to be reimbursed by HCD by December 31, 2023.

On March 15, 2021, LAHD requested authority for a 1st amendment to an existing contract with IBI Group, Inc. for services related to the Land Development Unit's (LDU) program (Contract No. C-135365) in the amount of \$100,000. The contract expires on December 31, 2023. The funds under LDU for Public Land Development (Account 43TA14) have remained mostly unused and in order to have eligible activities be reimbursed by HCD, funds must be unencumbered in order to complete the study and meet the September 30, 2023 deadline.

I THEREFORE MOVE that the City Council authorize the City Controller to transfer LEAP reimbursable funds from LAHD Small Grants Fund No. 43/49N Appropriation No. 43TA14 - Public Land Development Program amounting to \$234,367.75 to a new account in the Engineering Special Services Fund No. 682/50, entitled "1905 N. Highland Ave. Geotechnical Study" for geotechnical studies and associated City staff costs to determine whether this City-owned property is suitable for development as 100% affordable or permanent supportive housing.

I FURTHER MOVE that the City Council instruct the Bureau of Engineering to release a task order solicitation to select a consultant through the Department's standard competitive bidding process for the purpose of performing geotechnical studies for 1905 N. Highland Avenue.

I FURTHER MOVE to authorize the City Engineer, or designee, to make any necessary technical and accounting corrections necessary to effectuate the intent of the City Council action.

PRESENTED BY: Nithya Raman
NITHYA RAMAN
Councilmember, 4th District

SECONDED BY: Katharine G. ...

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JUN 16 2023

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