

HOUSING COMMITTEE REPORT relative to extending the term of the Exclusive Negotiation Agreement with GTM Holdings LLC for the property located at 6527 Crenshaw Boulevard (APN 4006-018-901).

Recommendation for Council action, pursuant to Motion (Harris-Dawson - Bonin):

AUTHORIZE the General Manager, Los Angeles Housing and Community Investment Department (HCIDLA), or designee, to:

- a. Extend the term of the Exclusive Negotiation Agreement with GTM Holdings LLC for the property located at 6527 Crenshaw Boulevard (APN 4006-018-901) to April 19, 2019.
- b. Prepare and execute, in consultation with the City Attorney, any documents necessary to facilitate or implement such extension.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

On October 10, 2018, your Committee considered a Motion (Harris-Dawson - Bonin) relative to extending the term of the Exclusive Negotiation Agreement with GTM Holdings LLC for the property located at 6527 Crenshaw Boulevard (APN 4006-018-901). According to the Motion, in April 2013, the HCIDLA, as the Housing Successor to the former Community Redevelopment Agency of the City of Los Angeles (CRA/LA), accepted several housing assets from the former agency (Council File No. 12-0049). Among the housing assets received is a property located at 6527 Crenshaw Boulevard (APN 4006-018901). In March 2015, the HCIDLA received authority to release a Request for Proposals (RFP) to select qualified developers for the disposition and development of affordable housing on the site (Council File No. 15-0220).

Subsequently, in April 2016, the HCIDLA released the RFP and selected GTM Holdings LLC (Developer) as the developer for this property. In November 2016, HCID was authorized to negotiate and execute an Exclusive Negotiation Agreement (ENA) leading to an Owner Participation Agreement (OPA) with the Developer (Council File No. 12-0049-S5). Consequently, in January 2017, the HCIDLA and the Developer entered into a 360-day ENA through January 18, 2018 (Contract C-128837). On January 16, 2018, the City Council and Mayor approved the Key Terms and Conditions with the Developer and authorized the drafting and execution of an OPA.

On January 19, 2018, the Developer and HCIDLA signed a 90-day extension of the ENA, which expired on April 19, 2018. Much progress has been made toward an OPA, but additional time is needed to complete negotiations. During the negotiations, the HCIDLA and the Developer agreed that the site plan needed to be reworked in order to accommodate permanent supportive housing. At this time, the HCIDLA requests that Council reinstate and extend the negotiating

period of the ENA through April 19, 2019 in order to give appropriate time for the Developer and HCIDLA to complete the OPA. After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the Motion as detailed in the above recommendation. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

HOUSING COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
CEDILLO:	YES
KREKORIAN:	YES
HARRIS-DAWSON:	YES

ARL
10/10/18

-NOT OFFICIAL UNTIL COUNCIL ACTS-