

Communication from Public

Name: Ramond Dupree-Burries

Date Submitted: 08/09/2021 09:08 PM

Council File No: 12-1549-S18

Comments for Public Posting: RD Real Estate Investment Group, LLC would like to formally oppose the motion to issue an RFP for the development of the property located at 1905 N Highland Avenue, Los Angeles, CA. 90068. RD Real Estate Investment Group, LLC was in the initial stages of the Sole Source acquisition process with the city to acquire this property for an affordable housing project when council member Nithya Raman motioned the property to be referred to the housing committee. The sole source acquisition process which requires the Council to be notified is the process which brought to light the potential use of the property for affordable housing, and/or permanent supportive housing, and started the process of creating Council File 12-1549-S18 to conduct an assessment, and possible RFP. This process subsequently halted conversations between RD Real Estate Investment Group, LLC, and the City of Los Angeles Real Estate Service Division, Department of General Services This is a property that the city had not done any development on since adding it to the city inventory on October 24, 1974 (almost 47 years ago), until my inquiry for the property triggered the inquiry by the city/council member. Please see the attached PDF containing the details surrounding the issue, and the proposed resolution. Regards, Ramond

To: HOUSING COMMITTEE COUNCIL MEMBERS 4th District

GILBERT A. CEDILLO, CHAIR

NITHYA RAMAN

MARQUEECE HARRIS-DAWSON

PAUL KREKORIAN

JOHN S. LEE

(Keyonna Kidd - Legislative Assistant (213) 978-1071 or keyonna.kidd@lacity.org)

Regarding Council File: 12-1549-S18 (CD4)

Issue

RD Real Estate Investment Group, LLC would like to formally oppose the motion to issue an RFP for the development of the property located at **1905 N Highland Avenue, Los Angeles, CA. 90068.**

RD Real Estate Investment Group, LLC was in the initial stages of the Sole Source acquisition process with the city to acquire this property for an affordable housing project when council member Nithya Raman motioned the property to be referred to the housing committee.

The sole source acquisition process which requires the Council to be notified is the process which brought to light the potential use of the property for affordable housing, and/or permanent supportive housing, and started the process of creating **Council File 12-1549-S18** to conduct an assessment, and possible RFP. This process subsequently halted conversations between **RD Real Estate Investment Group, LLC**, and the **City of Los Angeles Real Estate Service Division, Department of General Services.**

Background

In response to the homelessness crisis plaguing Los Angeles, RD Real Estate Investment Group, LLC took it upon themselves to find unused city owned land in which RD Real Estate Investment Group, LLC could approach the city and engage in a Sole Source acquisition to build an affordable housing multifamily property to help get homeless individuals housed in Los Angeles.

Below is a timeline documented through emails, and phone calls with the city regarding the property.

- On February 1, 2021 RD Real Estate Investment Group, LLC downloaded the list of LA City owned properties to determine which unused property sites would be the best fit and criteria for an affordable housing multifamily project
- February 2, 2021, we began analyzing the list of properties not being considered for multifamily housing use by the city **as of February 2, 2021**, to determine which property we would request a Sole Source purchase request from the city to build the multifamily property
- The morning of February 6, 2021, we began driving to a few select properties on the city list to conduct in person site assessments, and to select a preferred property to move forward with for

the project. Over the next few weeks we narrowed the city owned properties down to the property located at **1905 N Highland Avenue, Los Angeles, CA. 90068** to pursue the sole source acquisition.

- On February 26, 2021 at 2:18 pm conducted a physical site assessment for the project to be located at **1905 N Highland Avenue, Los Angeles, CA. 90068**, additionally we conducted a market study, engaged the architecture firm Malcolm-Withee Architects
- March 9, 2021 at 2:00pm we began discussions with the **City of Los Angeles Real Estate Service Division, Department of General Services** regarding the Sole Source purchase of the property located at 1905 N Highland Avenue, Los Angeles, CA. 90068
- May 5, 2021 Armando Parra with the City of Los Angeles Real Estate Service Division, Department of General Services who I've been in communications with, informed me that I could not move forward with going to City Council committee for a Sole Source purchase due to the court order against the city. I was told to check back at the end of May, or early June on resuming my efforts to obtain the property for an affordable housing multifamily project.
- On May 12, 2021 our architecture firm began the Feasibility/Yield Study to determine the best construction style, and density use mix for the site as we awaited a response from the city on moving forward with our efforts for the sole source acquisition of the property.
- On June 7, 2021, we checked back with the city department as requested by the city official Armando Parra. I was then informed on June 7, 2021 by the city official that by law the City of Los Angeles Real Estate Service Division, Department of General Services must see if any other city departments would like the use of the land. The city official then informed me that he would inquire with the council, then get back to me regarding whether I could move forward with acquiring the property via sole source.
- My inquiry into the sole source acquisition of the property triggered the event on June 15, 2021 in which City Council Member 4th District **Nithya Raman** produced a Motion to have the property evaluated for 100% affordable, and/or permanent supportive housing.
- July 1, 2021 since I hadn't heard back from the city official I reached out to check on the status of me moving forward with the acquisition of the property. I was at that time informed that the city council is assessing the property for housing, if the property is determined to be viable for housing, the City will issue an RFP to the public for qualified developers to develop a property.

Request

Since the RFP route tends to go to the developers who have done business with the city in the past, which allows for their capability statements to have further weight than a newly established company, this is the main reason why RD Real Estate Investment Group, LLC. Chose to go the sole source direction,

on a property that the city has not done anything on since October 24, 1974 (**almost 47 years**), until my inquiry for the property triggered the inquiry by the council member.

It is for this reason that **RD Real Estate Investment Group, LLC** is asking that the city council do not request for this parcel to go through the RFP process but instead allow RD Real Estate Investment Group, LLC to continue with the Sole Source acquisition process in which it was engaged in before the council received notification of the parcel potential use.

If the city is not open to RD Real Estate Investment Group, LLC continuing with the sole source acquisition process, RD Real Estate Investment Group, LLC would then request a Public Private Partnership (PPP) with the city to develop the intended affordable multifamily project.

It isn't fair that a **Veteran Owned, Minority Owned Small Business** in this competitive Los Angeles market takes the initiative to find ways generate business and to now be put in a position lose this opportunity should the council committee request RFPs from the general public, instead of letting us continue our process.

I look forward to your response.

Sincerely,

Ramond Dupree Burries – President
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RD Real Estate Investments Group, LLC

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