

MOYTON

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

#56

According to the 2020 Homeless Point in Time Count, over 41,000 individuals are experiencing homelessness in the City of Los Angeles. The City owns two vacant parcels at 5215 and 5260 South Figueroa Street totalling over 46,300 square feet that were transferred to the City upon the dissolution of the Los Angeles Community Redevelopment Agency. In 2019, the City Administrative Officer (CAO) released a Request for Bids (RFB) specifically for the 5215 South Figueroa parcel to identify private development teams able to design and build structures made from shipping containers or similar factory-built structures that can be quickly delivered to and assembled on site to provide shelter for the homeless. This RFB process resulted in no qualified respondents.

In response to a Federal Court order, the City and County recently announced an agreement to build 5,300 beds over the next 10 months, with a total of 6,000 beds constructed over a year and a half for homeless individuals living near freeway overpasses, underpasses, and ramps. In light of the pressing need to house this vulnerable population, time is of the essence to construct Permanent Supportive Housing (PSH) units.


Founded in 2015, SoLa Impact is a community development company that owns and manages a portfolio of over 1,500 apartments in the greater South Los Angeles area with another 1,500 affordable units in the pipeline. The firm is experienced in serving formerly homeless tenants, connecting them with needed support services. SoLa Impact has proposed to develop a total of 160 modular units of PSH on the two parcels without relying on City funding. These parcels are located one block from the 110 Freeway and the site of numerous homeless encampments. After the inability to select a firm via an RFB process, the Council should find that public interest and necessity requires the City to negotiate a long term ground lease with SoLa Impact to bring 160 units of PSH to the community in an expeditious manner.

City Charter Section 371 permits the Council to find that a project meets an exception from competitive bidding if the contracted improvements are of urgent necessity for the preservation of life, health or property. Furthermore, Administrative Code Section 7.27 permits the lease of City owned property without advertisement for bids provided that the public interest or necessity requires such action.

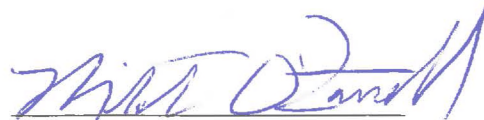
I THEREFORE MOVE that pursuant to Charter Section 371 and Administrative Code Section 7.27.3, the Council finds that due to the immediate need to meet a Federal Court Order to house homeless individuals whose health is at risk both from COVID-19 and living near freeway overpasses, underpasses, and ramps, and the inability of a prior competitive bidding process concerning 5215 South Figueroa to select a qualified respondent, the public interest or necessity requires a long term ground lease for properties located at 5215 and 5260 South Figueroa Street to SoLa Impact without advertisement for bids for the purpose of constructing Permanent Supportive Housing for the homeless.

I FURTHER MOVE that the City Administrative Officer, with the assistance of the Chief Legislative Analyst, Housing and Community Investment Department, City Attorney, and any other relevant departments, be directed to prepare all necessary documents to effectuate the development of Permanent Supportive Housing on the properties, including but not limited to an Exclusive Negotiating Agreement, Affordability Covenant, and Disposition and Development Agreement.

PRESENTED BY:

  
CURREN D. PRICE, Jr.  
Councilmember, 9<sup>th</sup> District

SECONDED BY:



JUL 1 2020



ORIGINAL