

MOTION

HOUSING

A six-unit residential property located at 2949-2953 Edgehill Drive, in the City of Los Angeles, (Property) was acquired by the Los Angeles Housing Department (LAHD), formerly the Housing and Community Investment Development (HCID), in 2019 through a Settlement Agreement between HCID and CitiMortgage pertaining to fees and penalties owed by CitiMortgage to the City of Los Angeles' Foreclosure Registry. The Settlement Agreement included transferring ownership of the property to HCID.

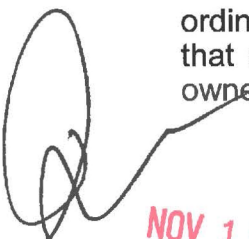
Los Angeles Administrative Code Section 7.27 ("Private Sale") permits the sale of City-owned real property without notice of sale or advertisement for bids provided that the City Council determines that the public interest or necessity requires such sale. LAHD believes that the public interest and necessity require the sale of the Property to the Housing Authority of the City of Los Angeles (HACLA) for \$0 (Section 7.27.3) and without notice of sale or advertisement for bids because HACLA plans to develop and use the property as long-term affordable housing giving priority to voucher holders seeking housing. While discrimination against voucher holders is illegal, there are still many voucher holders facing difficulties in locating a unit, causing many vouchers to expire or remain unused. Therefore, a sale to HACLA will increase desperately needed affordable housing opportunities for voucher holders.


LAHD believes that HACLA is well suited to own and operate the Property and will ensure that the site can be rehabilitated, subsidized with vouchers, as applicable, and utilized as long term affordable housing in a timely manner. Sale of the property to HACLA for the purpose of developing affordable housing qualifies the property as "exempt surplus land" for the purposes of the State's Surplus Land Act under Government Code Section 54221(f)(1)(D) since HACLA is a local governmental entity that provides affordable housing to low-income individuals and families.

I THEREFORE MOVE that the City Council determine that pursuant to Section 7.27 of the City's Administrative Code, the public interest or necessity require the transfer of the property located at 2949 Edgehill Drive in the City of Los Angeles (Property) to the Housing Authority of the City of Los Angeles (HACLA) without notice of sale or advertisement for bids, and at no cost, on condition that HACLA rehabilitate the property, and use the property as long-term affordable housing with priority given to voucher holders seeking housing, given that there are still many voucher holders facing difficulties in locating a unit and many vouchers regularly expire or remain unused, and furthermore, because the sale to HACLA will increase desperately needed affordable housing.

I FURTHER MOVE that the City Council declare that the Property constitutes "exempt surplus land" for the purposes of the Surplus Land Act under Government Code Sections 54221(f)(1)(D) based on the facts that the property will be transferred to HACLA for the purpose of developing an affordable housing project and direct the Los Angeles Housing Department to submit this motion to the California Department of Housing and Community Development.

I FURTHER MOVE that the City Attorney be requested to prepare and present an ordinance authorizing the transfer of the Property for City Council approval, with a clause that specifies that is the property cease to be used for the aforementioned purpose, ownership shall revert to the City.


NOV 10 2021

PRESENTED BY 

SECONDED BY 

ORIGINAL