

MOTION

The City owns property located at 8401–8431 South Hoover Street (Property), which was acquired in October 2020 for future affordable housing development and is currently under the jurisdiction of the Los Angeles Housing Department (LAHD).

Prior to the City's acquisition of the Property, Iglesia de Cristo Elim Central Los Angeles (Church) utilized the site for parking pursuant to an arrangement with the former Community Redevelopment Agency of the City of Los Angeles (CRA/LA). Following the City's acquisition, LAHD authorized the continued temporary use of the Property through a series of Permits to Enter (PTEs), beginning on July 1, 2022.

Under the PTEs, the Church has maintained the Property, provided security, removed debris and hazardous conditions, and improved the overall condition of the site. Prior to the Church's occupancy, the Property experienced recurring issues related to trespassing, illegal activity, vandalism, and nuisance conditions. Since the Church assumed responsibility for maintenance and oversight of the site, conditions have improved significantly.

The Property remains vacant pending future affordable housing development. Continued interim use of the site for parking purposes will provide ongoing maintenance and security benefits to the City while preserving the Property for its intended future use.

I THEREFORE MOVE that the Council:

1. INSTRUCT the General Manager of the General Services Department (GSD), or designee, to negotiate a nonprofit lease with Iglesia de Cristo Elim Central Los Angeles for the temporary use of City-owned property located at 8401–8417 South Hoover Street and 8423–8431 South Hoover Street (APNs 6032-011-900, 6032-011-901, 6032-011-902, 6032-011-903, 6032-011-904, 6032-011-905, and 6032-011-906) for use as a parking facility, subject to the following terms:
 - a. An initial lease term of twelve (12) months commencing July 1, 2026;
 - b. Up to three (3) additional one-year extension options, if necessary, for a maximum lease term of four (4) years; and
 - c. The City's unilateral right to terminate the lease upon notice in order to facilitate the future development of affordable housing on the Property.
2. INSTRUCT the City Administrative Officer (CAO), with the assistance of GSD, to prepare a Community Benefit Analysis for the proposed lease and report back with the proposed lease terms and conditions for Council consideration within 90 days.

I FURTHER MOVE that the Council FIND, pursuant to Charter Section 371(e)(10) and Los Angeles Administrative Code Section 10.15(a)(10), that competitive bidding is neither practicable nor advantageous for the proposed lease due to the following: (1) Iglesia de Cristo Elim Central Los Angeles has provided ongoing maintenance, security, and stewardship of the Property, helping to prevent nuisance conditions and preserve the Property pending future development; and (2) the Property is currently vacant and designated for future affordable

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housing development. Absent an interim user responsible for maintaining and monitoring the site, the Property may become susceptible to vandalism, trespassing, illegal dumping, and other nuisance activities that could increase City maintenance and security costs.

PRESENTED BY: 
MARQUEECE HARRIS-DAWSON
Council President, 8th District

SECONDED BY: 

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