

MOTION

HOUSING & HOMELESSNESS

The Los Angeles Homeless Services Authority, a Joint Powers Authority of the City and County of Los Angeles (LAHSA) owns a 6,850 square foot vacant property located at 8224 S. Broadway (the "Property"). The Property is located at the corner of S. Broadway and W. 83rd Street. LAHSA acquired the Property from the former Community Redevelopment Agency of the City Los Angeles (CRA/LA), a public body corporate and politic. CRA/LA proceeded with a foreclosure sale in September 2009 when its borrower, Creative Neighbors Always Share (CNAS), a community non-profit, defaulted on a \$505,845 loan. The loan was made for the acquisition and rehabilitation of a two-story structure as a 16 bed alcohol and drug recovery shelter for the homeless. As a result of the foreclosure, the Property became a real estate owned asset of CRA/LA.

CRA/LA sold 8224 S. Broadway to LAHSA in September 2010 at no cost for the purpose of rehabilitating the property as an eight (eight) bedroom transitional housing project servicing extremely Low Income Households whose income does not exceed 30% of the Area Median Income of the Los Angeles Metropolitan Area. For this purpose, in August 2010 LAHSA and CRA/LA executed an Agreement Containing Covenants Affecting Real Property for a term of 55 years. LAHSA was to procure funding and a developer to rehabilitate the property.

The City will take the property free and clear of any encumbrances, including a Wells Fargo deed of trust securing a Wells Fargo line of credit in the amount of \$1,000,000. In addition, a regulatory agreement executed between CRA/LA and LAHSA will be terminated. LAHD will obtain an owner's title insurance policy. After the close of escrow, LAHD will be responsible for securing and maintaining the Property until disposition; the Property will not be offered for public use until that time.

Given LAHSA's substantial staffing reductions and the limited scope of LAHSA's mission, LAHSA has decided that the development of 8224 S. Broadway is no longer a good fit for its organization. Therefore, for the benefit of the community, LAHSA wishes to transfer this Property to LAHD for the development of affordable housing. By accepting the offer, LAHD will secure a new site to support its mission towards the development of affordable housing at minimal cost to LAHD. LAHSA is offering to convey the Property to LAHD for one dollar. As per a February 2026 appraisal, the fair market value of 8224 Broadway is estimated to be \$617,000. LAHD intends to offer the 8224 S. Broadway property for development through a competitive bidding process for the development of affordable housing in compliance with the Surplus Land Act and/or other state and local law as required.

I THEREFORE MOVE that the City Council, subject to approval of the Mayor, authorize the General Manager of LAHD, or designee, purchase of the property located at 8224 S. Broadway, Los Angeles, CA 90003, for one dollar subject to free and clear title;

I FURTHER MOVE that LAHD be directed to execute a purchase and sale agreement and any other document necessary to reflect the new terms, subject to the approval of the City Attorney as to form.

PRESENTED BY:

Irvin Park for CP
CURREN D. PRICE, JR

Councilmember, 9th District

SECONDED BY:

N. Miguel

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AUG 04 2026

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