

The City of Los Angeles (City) owns real property located at 5888, 5900, 5904, 5908, and 5910 Crocker Street, Los Angeles, CA 90003, in Council District 9 ("Property"). The City acquired the Property in May 2013 as part of the housing assets that were transferred to the Los Angeles Housing Department (LAHD) during the dissolution of the former Community Redevelopment Agency of the City of Los Angeles (CRA/LA). The property is currently a vacant, undeveloped lot with no on-site structures.

Since 2020, the Bureau of Sanitation (BOS, LA Sanitation and Environment, LASAN) Citywide Brownfields Program has evaluated the Property's subsurface environmental conditions. Following a Voluntary Oversight Agreement with the State of California Department of Toxic Substances Control, it was determined that a cleanup is required. Rather than using conventional methods, the City will work with the Centre for Applied Ecological Remediation (CAER) to pilot a nature-based solution, specifically bioremediation using plants and fungi to remove contaminants from the soil. Residential redevelopment is considered feasible, provided that contaminated soils are remediated and vapor mitigation measures are incorporated into future residential development.

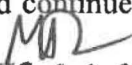
The CAER is a registered California nonprofit public benefit corporation. Its mission is to advance research and application of ecological remediation to equitably address pollution, promote public health, provide education and workforce development, and build climate resilience.

On February 10, 2026, the Los Angeles Housing Department (LAHD) received a request from CAER for a Right of Entry Permit (REP) for the Property. CAER intended to use the property for a pilot bioremediation study that would use beneficial plants and fungi to clean up environmental pollution. It initially required short-term access to confirm site conditions and to develop several site-specific plans, including a Sampling and Analysis Plan, a Quality Assurance Project Plan, and a Health and Safety Plan. On May 26, 2026, the three-month REP (C-204781) was executed between CAER and LAHD.

LAHD requests authorization to extend the REP for a longer term and to execute a three (3)-year zero-dollar lease for CAER's pilot study on bioremediation using beneficial plants and fungi to treat soil contaminants. Authorization for current site access will allow CAER to confirm site conditions and prepare documents with the necessary rigor and accuracy.

PTHEREFORE MOVE that the City Council:

1. INSTRUCT the General Manager of the Los Angeles Housing Department (LAHD), or their designee, to negotiate a nonprofit lease with CAER for the use of City-owned properties as a site for a pilot bioremediation study. The subject properties are located at 5888, 5900, 5904, 5908, and 5910 Crocker Street, Los Angeles, CA 90003, with APNs: 6006-030-901 and 6006-030-902. The lease term shall commence on September 26, 2026, and continue for three (3) years ending on September 26, 2029. The lease shall include the


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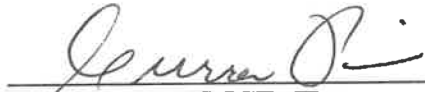
City's unilateral right to terminate the agreement at any time, upon notice to the tenant, to facilitate the future development of affordable housing on the Property.

2. INSTRUCT the City Administrative Officer (CAO), or their designee, with the assistance of LAHD and the LASAN Citywide Brownfields Program, to complete a Community Benefit Analysis for the proposed nonprofit lease with CAER, which analysis shall be represented, along with all relevant material lease terms proposed by LAHD, for City Council approval within 60 days.

I FURTHER MOVE that the Council FIND, pursuant to Los Angeles City Charter Section 371(e)(10) and Los Angeles Administrative Code Section 10.15(a)(10), that the use of competitive bidding for the lease of the subject property is neither practicable nor advantageous to the City for the following reasons:

- a. The CAER will conduct bioremediation on these properties at no cost to the City. They have done a similar no-cost phytoremediation process at another City-owned property at 5867 S. Wall Street (aka, Slauson and Wall site); and
- b. The Property is currently vacant and designated for future affordable housing development. In the absence of an interim occupant responsible for the maintenance and oversight of the site, the Property may become vulnerable to vandalism, illegal dumping, trespassing, and other nuisance activities that could lead to deterioration of the site and result in increased maintenance, remediation, and security costs to the City.

PRESENTED BY:


CURREN D. PRICE, JR.
Councilmember, 9th District

SECONDED BY:



ORIGINAL