HOUSING AUTHORITY
of the County of Los Angeles
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Gloria Molina
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Don Knabe
Michael D. Antonovich
Commissioners

Carlos Jackson
Executive Director

February 6, 2007

Honorable Board of Commissioners
Housing Authority of the
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles California 90012

Dear Commissioners:

ADOPT A RESOLUTION APPROVING SUBMISSION OF APPLICATION FOR DISPOSITION OF VACANT LAND AT 1542 EAST 85TH STREET IN UNINCORPORATED LOS ANGELES COUNTY (2)
(3 Vote)

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that disposition of the vacant land located at 1542 East 85th Street in unincorporated Los Angeles County, is excluded from the provisions of the National Environmental Policy Act (NEPA) and exempt from the provisions of the California Environmental Quality Act (CEQA), as described herein, because the activity does not have the potential for causing a significant effect on the environment.

2. Adopt and instruct the Chair to sign the attached Resolution authorizing the Housing Authority to prepare and submit to the U.S. Department of Housing and Urban Development (HUD) a Disposition Application, which will permit the Housing Authority to dispose the vacant land to the Community Development Commission.

3. Instruct the Executive Director to submit to HUD the Resolution and Disposition Application for the purpose described herein.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

The purpose of this action is to authorize submission of a Disposition Application to HUD.

FISCAL IMPACT/FINANCING:

There is no impact on the County general fund. Adoption of a Resolution authorizing an application to HUD for disposition of the subject vacant land is required. There are no debt obligations on the subject vacant land.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

On January 30, 2001, your Board adopted a Resolution authorizing the Housing Authority to submit an application to HUD for the demolition of 13 vacant apartment units located at 1542 East 85th Street in unincorporated Los Angeles County, to remove blighting conditions and permit the future development of six units of family housing under the Conventional Public Housing Programs.

After HUD approved demolition of the vacant units on July 17, 2001, your Board approved the award of a construction contract to Vision's West for the demolition and site clearance of the subject property. Funding for the construction contract was provided by HUD under the Capital Fund Program. The demolition and site clearance were completed in December 2001.

Since the cost of public housing development is prohibitive and HUD does not provide funding for this purpose, the Housing Authority has determined that the vacant land be disposed and title be transferred to the Community Development Commission (Commission) for the provision of affordable housing or homeownership. In exchange, the Housing Authority has received from the Commission, title to two sites located at 4621 and 4625 Linsley Street in unincorporated East Rancho Dominguez, and 11117 and 11119 Firmona Avenue in unincorporated Lennox. The Housing Authority also received Replacement Housing Factor funding from HUD for the rehabilitation of the two sites.

HUD requires that your Board adopt the attached Resolution approving the proposed Disposition Application.

County Counsel has approved the Resolution as to form. At its meeting of January 24, 2007, the Housing Commission recommended approval of this matter.

ENVIRONMENTAL DOCUMENTATION

This project is categorically excluded from the provisions of NEPA, pursuant to 24 CFR Part 58, Section 58.35 (a)(5), because it involves disposition of property and will not have a physical impact or result in any physical changes to the environment. It is also exempt from the provisions of CEQA, pursuant to State CEQA Guidelines 15061 (b)(3), because the activity does not have the potential for causing a significant effect on the environment.

IMPACT ON CURRENT PROGRAM:

The proposed action will authorize the transfer of title of the vacant land to the Commission which will explore projects that will increase the supply of affordable family housing in the County.

Respectfully submitted,

CARLOS JACKSON
Executive Director

Attachment: 1

RESOLUTION APPROVING SUBMISSION OF APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR DISPOSITION OF VACANT LAND AT 1542 EAST 85TH STREET IN UNINCORPORATED LOS ANGELES COUNTY

WHEREAS, the U.S. Department of Housing and Urban Development (the "Department") has established the Capital Fund Program to provide funds for the modernization, rehabilitation, and replacement of public housing;

WHEREAS, the Housing Authority submitted an application to the Department for the demolition of thirteen vacant apartment units located at 1542 East 85th Street in unincorporated area of Los Angeles County (the "site") on January 30, 2001, which was approved by the Department on June 8, 2001;

WHEREAS, the Housing Authority completed the demolition of the site in December 2001; and

WHEREAS, the Housing Authority desires to dispose of the site to the Community Development Commission and such disposition requires the approval of the Department.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority as follows:

1. The Housing Authority has made a reasonable decision to dispose of the site located at 1542 East 85th Street in the unincorporated area of Los Angeles County to the Community Development Commission.

2. The Executive Director is instructed to submit to the Department an application for disposition of the site to the Community Development Commission, which application must be approved by the Department before such disposition.

HOUSING AUTHORITY OF THE
COUNTY OF LOS ANGELES

By: _____
Chair, Board of Commissioners

ATTEST:

SACHI A. HAMAI
Executive Officer-Clerk of
the Board of Commissioners

By: _____
Deputy

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.
COUNTY COUNSEL

By: Eric Young
Deputy

APPROVED BY BOARD ACTION ON _____