

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

SEPTEMBER 15, 2020

**Facilitating the Development of Affordable Housing in Florence-Firestone**

The Los Angeles County Development Authority (LACDA) owns a 15,500 square foot parcel of land at 1532, 1538, and 1542 East 85th Street in the unincorporated community of Florence-Firestone (Site), which has been vacant for many years. LACDA originally acquired the Site from the United States Department of Housing and Urban Development for affordable housing purposes. Following the demolition of dilapidated structures on the Site and an evaluation of possible uses, it is now recommended that the Site be considered for a small-scale affordable housing development.

Restore Neighborhoods LA, Inc. (RNLA) is a non-profit organization that has facilitated the development of more than 800 residential units, including 150 permanent supportive housing units, thereby investing more than \$150 million into Los Angeles neighborhoods. LACDA should enter into an Exclusive Negotiating Agreement with RNLA to explore the potential development of affordable housing on the Site, with the intention, should development be determined to be feasible, of creating housing for individuals who are low-income or have experienced homelessness. This would allow for RNLA to work with the Florence-Firestone community to design a project that met the vision and needs for the surrounding area.

**MOTION**

SOLIS \_\_\_\_\_

RIDLEY-THOMAS \_\_\_\_\_

KUEHL \_\_\_\_\_

HAHN \_\_\_\_\_

BARGER \_\_\_\_\_

**I THEREFORE MOVE THAT THE BOARD OF COMMISSIONERS OF THE  
LOS ANGELES COUNTY DEVELOPMENT AUTHORITY:**

- 1) Declare that the Los Angeles County Development Authority property located at 1532, 1538, and 1542 East 85th Street in the unincorporated community of Florence-Firestone (Site) is not surplus land because it is being leased in furtherance of the LACDA's purpose of retaining the Site for development of affordable housing pursuant to Government Code section 54220 et seq;
- 2) Authorize and delegate authority to the Acting Executive Director, or his designee, to execute an Exclusive Negotiating Agreement with Restore Neighborhoods LA, Inc. (RNLA) for six (6) months with an option to extend for an additional six (6) months for the negotiation of the potential development of the Site;
- 3) Request the Acting Executive Director, or his designee, to work with RNLA to engage the surrounding community in the potential design of the development of the Site; and
- 4) Find that approval of this action, as described herein, is not subject to the California Environmental Quality Act (CEQA) because it is an activity that is excluded from the definition of a "project" pursuant to Section 15378(b) of the State CEQA Guidelines. The proposed action is an administrative activity of government which will not result in either a direct or indirect physical change in the environment. No commitment to any project is being made at this time.

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