

**MOTION BY SUPERVISOR MARK RIDLEY-THOMAS**

**October 27, 2020**

**Supporting More Affordable Housing and Transit Connectivity at Crenshaw Crossings**

Following a competitive solicitation process, in January 9, 2018 and January 25, 2018 respectively, the Los Angeles County (County) Board of Supervisors (Board) and the Los Angeles County Metropolitan Transportation Authority (Metro) Board of Directors approved entering into a six-month, Short-Term Exclusive Negotiation Agreement and Planning Document (ENA) with WIP-A, LLC, a wholly-owned subsidiary of Watt Companies, Inc. (Developer), for a joint development project on Metro- and County-owned parcels at the Expo/Crenshaw Station (Site). The purpose of the Short-Term ENA was to provide an interim period to conduct additional community outreach regarding the proposed project before entering into a full-term ENA. After completing the requirements of the Short-Term ENA, on September 25, 2018 and September 27, 2018 respectively, both the County Board and Metro Board of Directors approved entering into the full-term ENA with the Developer.

This Site provides a hub for public transit connectivity within South Los Angeles and the region at large, given that it is the junction where the Crenshaw and Exposition Lines meet. It has therefore been a priority for both public agencies and the Developer to design a project that models a “transit-oriented community” that is not only synergistic with the adjacent transit improvements, but also brings much-needed community amenities and housing to the Crenshaw community.

In response, the Developer has proposed “Crenshaw Crossing”, a development that consists of 401 residential units, 40,000 square feet of commercial, retail, and community

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space which is anchored by a 25,000 square-foot grocery store, as well as on-site parking (Project). The current design proposes that 20% of the residential units (81 total) be set aside for “Very Low Income” households, with the balance consisting of market rate units. However, given the need for affordable and workforce housing within the surrounding community, the Developer is supportive of expanding the number of affordable units to ensure there are high-quality options that are affordable to households at a variety of income levels.

To support this vision, not only for a broader level of affordable housing options, but also as a model transit-oriented community, the Developer has additionally proposed a beautifully designed and publicly accessible transit plaza to welcome residents and visitors in a manner that seamlessly ties into the adjacent transit station. \$2,000,000 of Proposition A Local Return Transit Program Funds available to the Second District should be set aside to support implementation of this vision in the event that the Developer is able to negotiate and execute a ground lease with the County for the proposed Project.

**I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:**

Approve and authorize the Acting Chief Executive Officer, or her designee, to execute, and if necessary, amend, a Funding Agreement with the Los Angeles County Development Authority to transfer \$2,000,000 in Proposition A Local Return Transit Program Funds available to the Second Supervisorial District for construction costs related to a public transit plaza at the Crenshaw Crossings project located adjacent to the Expo/Crenshaw Station (Project) and the Los Angeles County Development Authority’s (LACDA) associated administrative costs, under the condition that the County of Los Angeles enters into a ground lease for the proposed Project that ensures that at a minimum, 20% of the units are dedicated for Very Low Income Housing, and an additional 30% of the units are dedicated to low- and moderate-income housing.

**I FURTHER MOVE, ACTING AS THE BOARD OF COMMISSIONERS OF THE LOS ANGELES COMMUNITY DEVELOPMENT AUTHORITY:**

Authorize the Acting Executive Director, or his designee, to execute, and if necessary, amend, a Funding Agreement with the County for an amount not to exceed \$2,000,000 in Proposition A Local Return Transit Program Funds available to the Second Supervisorial

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District for a public transit plaza at the Project, as well as LACDA's associated administrative costs, and to accept and incorporate the funds, as needed into the LACDA's Fiscal Year 2020-2021 and future Fiscal Year budgets for the abovementioned purpose.

(KK)