



County of Los Angeles  
**CHIEF EXECUTIVE OFFICE**

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SACHI A. HAMAI  
Chief Executive Officer

*"To Enrich Lives Through Effective And Caring Service"*

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September 26, 2017

The Honorable Board of Supervisors  
of the County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

**ADOPTED**  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

The Honorable Board of Commissioners  
Community Development Commission  
of the County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

19 September 26, 2017

LORI GLASGOW  
EXECUTIVE OFFICER

Dear Supervisors and Commissioners:

**APPROVE AN AGREEMENT TO NEGOTIATE EXCLUSIVELY WITH  
LINC HOUSING DEVELOPMENT CORPORATION  
FOR THE POTENTIAL DEVELOPMENT OF 1854 E. 118<sup>th</sup> STREET,  
12617, 12625, AND 12611 S. WILLOWBROOK AVENUE,  
ALL LOCATED IN UNINCORPORATED WILLOWBROOK  
(SECOND DISTRICT) (3 VOTES)**

**SUBJECT**

This letter recommends approval of an Agreement to Negotiate Exclusively, presented in substantially final form, among the County of Los Angeles, the Community Development Commission of the County of Los Angeles and LINC Housing Development Corporation, a California nonprofit public benefit corporation, to negotiate the potential development of a project that would include affordable housing for low-income and special needs households, related community space and a child care center at the properties located at 1854 E. 118<sup>th</sup> Street, 12617, 12625, and 12611 S. Willowbrook Avenue, all located in unincorporated Willowbrook.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Approve and authorize the Chief Executive Officer, or her designee, to negotiate, execute, implement, and if necessary, amend, extend, or terminate the Agreement to Negotiate Exclusively, presented in substantially final form, among the County of Los Angeles, the Community Development Commission, and LINC Housing Development Corporation, for the negotiation of the potential development of the properties located at 1854 E. 118<sup>th</sup> Street, 12617, 12625, and 12611 S. Willowbrook Avenue, all located in unincorporated Willowbrook.

2. Authorize the Chief Executive Officer, or her designee, to enter into a period of negotiation for 180 days and to extend the term of the Agreement to Negotiate Exclusively for a maximum of two 90-day extensions, if needed.
3. Find that approval of these actions, as described herein, is not subject to the provisions of the California Environmental Quality Act, because the actions do not commit the County of Los Angeles to a project and will not have the potential for causing a significant effect on the environment.

**IT IS RECOMMENDED THAT THE BOARD, ACTING AS THE COMMISSIONERS OF THE COMMUNITY DEVELOPMENT COMMISSION:**

1. Approve and authorize the Executive Director, or his designee, to negotiate, execute, implement, and if necessary, amend, extend or terminate an Agreement to Negotiate Exclusively, presented in substantially final form, among the County, the Commission and LINC, for the negotiation of the potential development of the properties located at 1854 E. 118<sup>th</sup> Street, 12617, 12625, and 12611 S. Willowbrook Avenue, all located in unincorporated Willowbrook.
2. Authorize the Executive Director, or his designee, to enter into a period of negotiation for 180 days and to extend the term of the Agreement to Negotiate Exclusively for a maximum of two 90-day extensions, if needed.
3. Authorize the Executive Director, or his designee, to collect deposits and fees in connection with the terms of the Agreement to Negotiate Exclusively and to administer the expenses and accounting associated with the Agreement to Negotiate Exclusively.
4. Find that approval of these actions, as described herein, is not subject to the provisions of the California Environmental Quality Act because the actions do not commit the Commission to a project and will not have the potential for causing a significant effect on the environment.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to: authorize execution of the Agreement to Negotiate Exclusively (ANE), presented in substantially final form, among the County of Los Angeles (County), the Community Development Commission (Commission) and LINC Housing Development Corporation (LINC), to allow for the negotiation of necessary agreements for the potential development of the properties located at 1854 E. 118<sup>th</sup> Street, 12617, 12625, and 12611 S. Willowbrook Avenue, all located in unincorporated Willowbrook (collectively, Properties). The County-owned properties, located at 12617 and 12625 S. Willowbrook Avenue (collectively, County Property), were designated for disposition and potential housing development in the County's Long Range Property Management Plan as approved by the State of California Department of Finance during the implementation of the State's dissolution of redevelopment agencies. The dissolution laws required the County's redevelopment agency, the Commission, to transfer the County Property to the County.

**FISCAL IMPACT/FINANCING**

There is no impact on the County General Fund as a result of the actions contemplated in this letter. If negotiations with LINC are successful, the County and the Commission will return to your Board with negotiated agreements for review and approval and will provide fiscal impact/financing analysis at that time.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The County and the Commission are interested in entering into an ANE with LINC to determine if the parties can reach agreement on terms to develop the Property with affordable housing and supportive services for low-income and special needs uses. The Property is located in a community in great need of affordable housing. The site located at 1854 E. 118<sup>th</sup> Street is owned by the Commission (Commission Property) and is currently used as parking for Martin Luther King Jr. Center for Public Health, which is operated by the County's Department of Public Health. The current parking located on this site could be relocated to the Commission-owned property located at 11800 Holmes Avenue, just west of the existing site. LINC has an option to acquire and is in the process of acquiring the property adjacent to the County Property and located at 12611 S. Willowbrook Avenue, on which there is currently a child care center. The relocation of the child care center and potential development of affordable housing are being proposed at the Commission Property. The parties will also negotiate the potential development of affordable housing at the parcels located at 12617, 12625, and 12611 S. Willowbrook Avenue. The County and the Commission now request authorization to execute the ANE with LINC, under their respective authority set forth at Government Code Section 26227 and Health and Safety Code Section 34143.

The ANE will include the following terms:

- An initial term of 180 days with options to extend the term for a maximum of two 90-day periods, if needed.
- An initial ANE deposit of \$25,000 which may be replenished to cover the transaction expenses.
- Neither the Commission nor County shall be responsible for reimbursing LINC for any expenses it incurs to assess the feasibility of a housing development project at the Property.

If negotiations with LINC are successful, the County and the Commission will return to your Board with negotiated agreements approved by County Counsel for your review and approval.

## **ENVIRONMENTAL DOCUMENTATION**

This action is exempt from the provisions of the National Environmental Policy Act (NEPA) pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34(a)(3) because it involves administrative activities that will not have a physical impact on or result in any physical changes to the environment.

The action is not a project pursuant 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 direct or indirect physical change to the environment. The County and the Commission are only seeking authority to negotiate potential agreements under the ANE. No commitment to any project is being made at this time. CEQA review requirements must be completed before any commitment to a project occurs.

## **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The proposed actions will allow the County and the Commission to explore whether they can increase affordable housing and supportive services for low-income households within the unincorporated area of Willowbrook.

Honorable Board of Supervisors/Commissioners  
September 26, 2017  
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Respectfully submitted,



SACHI A. HAMAI  
Chief Executive Officer

SAH:SR  
DPH:JC:ls



SEAN ROGAN  
Executive Director

c: Executive Office, Board of Supervisors  
County Counsel  
Auditor-Controller  
Community Development Commission