

MOTION BY SUPERVISOR HOLLY J. MITCHELL

April 8, 2025

Amendment to the Exclusive Negotiating Agreement and Planning Document for the Expo/Crenshaw Station Site

On September 25, 2018, the Board of Supervisors (Board) authorized the Los Angeles County Development Authority (LACDA), acting as the County’s agent, to execute an Exclusive Negotiating Agreement and Planning Document (ENA) with WIP-A, LLC, a California corporation (Developer) and the Los Angeles County Metropolitan Transportation Authority (Metro). The ENA was executed on October 15, 2018, and authorized the parties to negotiate the terms of a ground lease for the development of the Expo/Crenshaw Station site, which includes a 1.66-acre County-owned parcel and a 1.77-acre Metro-owned parcel. Following extensive community outreach, the development team proposed a mixed-use project that includes 401 affordable housing units as well as commercial and open space. The parties worked together through ENA amendments to extend the term to secure entitlements for the project and assign the ENA to Expo Crenshaw Apartments II, LP which includes the Richman Group of California Development Company LLC, an affordable housing developer, and the Housing Authority of the City of Los Angeles (collectively, Partnership) to make the proposed project more competitive for affordable housing funding sources.

When the Metro project shifted to a 100% affordable housing development, the

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development team determined that it would be more successful in securing funding sources if they submitted separate funding applications for the Metro and County sites. Although entitled together, the development of the sites are now proceeding independently and with separate financing plans and schedules. The County and Metro have worked diligently together to move their respective proposed projects forward and the Partnership has secured all funding sources for the proposed development of the Metro-owned parcel; therefore, the parties have determined that the proposed Metro project will move forward with its ground lease. The Metro project will include 176 affordable housing units, approximately 24,000 square feet of commercial space, and approximately 4,500 square feet of community-serving retail.

The current ENA term expires on April 15, 2025, and the Partnership needs more time to secure funding sources for development of the County-owned parcel and to finalize the terms of a ground lease for development of the County-owned site. The Partnership is proposing to develop 7,504 square feet of commercial space, 2,650 square feet of open space, and 225 units of affordable housing on the County-owned parcel. The final affordability mix will be determined by the requirements imposed by the funding sources secured for the project. The final proposed project for the County will be presented to the Board for consideration once the ground lease terms are finalized.

The County, LACDA, and the Partnership desire to amend the ENA to extend the term for an additional 12 months, with an option to extend for an additional 12 months, if necessary. This amendment will allow the parties to continue negotiations for a ground lease to facilitate the development of the County-owned site. Under the ENA amendment, Metro would no longer be a party to the agreement as they will enter into a development agreement with the Partnership for development of the Metro-owned site.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Find that the proposed actions are not a project pursuant to the California Environmental Quality Act (CEQA) because they involve activities that are excluded from the definition of a project pursuant to section 15378 (b) of the State CEQA guidelines. The proposed actions are administrative activities of government, which will not result in direct or indirect physical change to the environment.

2. Delegate authority to the Executive Director of the Los Angeles County Development Authority (LACDA) to continue acting on behalf of the County and authorize the Executive Director, or designee, to execute an amendment to the Exclusive Negotiating Agreement and Planning Document (ENA) between the County and the Partnership, to extend the term of the ENA for an additional 12 months, with the option for an additional 12 months, if necessary.

I FURTHER MOVE THAT THE BOARD OF SUPERVISORS, ACTING AS THE COMMISSIONERS OF THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY:

1. Find that the proposed actions are not a project pursuant to CEQA because they involve activities that are excluded from the definition of a project pursuant to section 15378 (b) of the State CEQA guidelines. The proposed actions are administrative activities of government, which will not result in direct or indirect physical change to the environment.
2. Authorize the Executive Director of LACDA to serve as the agent of the County and authorize the Executive Director, or designee, to execute an amendment to the ENA between the County and the Partnership, to extend the term of the ENA for an additional 12 months, with the option for an additional 12 months, if necessary.

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