AGN. NO.

MOTION BY SUPERVISOR HOLLY J. MITCHELL November 10, 2026

Exclusive Negotiating Agreement with The Apex Collaborative for the Development of County-Owned Property at 7700 South Central Avenue in Furtherance of the Second District's Corridors to Community Initiative

Unincorporated Florence-Firestone has a significant need for new affordable housing, neighborhood-serving amenities, and street-level economic activation. The community bears some of the most acute housing hardships in Los Angeles County (County): over 30 percent of households are overcrowded, and more than 40 percent of renters in the surrounding corridor are severely rent-burdened, paying over half of their income toward housing costs. These conditions are compounded by limited access to capital for community investment. Based on the University of Southern California Equity Research Institute's Neighborhood Data for Social Change Community Development Index, the broader South Los Angeles corridor scored 2 out of 10 on standard access-to-capital metrics, compared to a Countywide average of 5.

The Second Supervisorial District's (Second District) Corridors to Community Initiative is a place-based strategy focused on partnering with community-based organizations, local businesses, and County departments to revitalize small business corridors in unincorporated communities throughout the Second District. Central Avenue

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MOTION

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has been identified as a priority corridor under this initiative for coordinated investment and revitalization.

The County owns a 13,000-square-foot parcel of real property located at 7700 South Central Avenue in unincorporated Florence-Firestone (Property). The Property has been vacated and is no longer needed for County operational use. The potential redevelopment of the Property, in coordination with other parcels along Central Avenue, offers a tangible opportunity to begin reversing these conditions through new affordable housing and community-serving investment.

Apex Collaborative (Apex) is a housing development firm with substantial experience delivering projects in South Los Angeles and across the County. Its leadership team brings a combined 60 years of experience, having overseen the construction of more than 4,500 units of affordable and market-rate housing, as well as the preservation of more than 2,000 additional units.

Apex is currently in negotiations with the Center of Hope Community Development Corporation (Center of Hope), which owns additional vacant parcels located within a few blocks of the Property along the Central Avenue corridor.

It would be beneficial for the County to partner with the Center of Hope and Apex to pursue the potential redevelopment of these sites in a coordinated and strategic manner that maximizes community benefits and supports revitalization along the corridor.

The County should enter into an Exclusive Negotiating Agreement (ENA) with Apex for the Property in order to work collaboratively toward a development proposal aligned with the following guiding principles:

- New affordable housing
- Public space and/or green space accessible to the public
- Ground-floor uses that activate the street, such as affordable commercial space, community gathering or amenity space, etc.
- Appropriate parking

The ENA will determine how and to what extent the development can meet these principles and preserve the County’s ability to negotiate terms that protect the public interest.

Predevelopment costs to the County will be covered by Second District Catalytic Development Funds, up to $108,000. At the conclusion of the ENA period, the Department of Economic Opportunity will return to the Board with a recommended ground lease and a demonstration of compliance with the California Environmental Quality Act.

Further, a County-owned building located at 7672 South Central Avenue has sat vacant for years since its former use as an office by the County Probation Department was discontinued. The vacant building provides an opportunity for community-serving programs and services. By negotiating a lease agreement with the non-profit organization Juntos Florence-Firestone, the County can help bring resources to the community and activate the street, which currently contains vacant frontage. Lease terms and conditions would be determined through the lease negotiation process, including any interior improvements that may be required.

This action is consistent with Government Code Section 25539.4, which recognizes that County real property may be utilized to provide housing affordable to persons and families of low or moderate income, and authorizes the Board to dispose of such property, in furtherance of that purpose.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Find that approval of these proposed actions is not subject to the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15061(b)(3) and 15378, because these actions do not commit the County of Los Angeles (County) to a project and will not have the potential for causing a significant effect on the environment.
2. Find that the County-owned property located at 7700 South Central Avenue in unincorporated Florence-Firestone is exempt surplus land per Government Code section 54221(f)(1)(A), which is proposed to provide affordable housing and essential services within the County.
3. Delegate authority to the Director of the Department of Economic Opportunity (DEO), or their designee, to:
    a. Negotiate and execute an Exclusive Negotiation Agreement (ENA) with Apex Collaborative, following approval as to form by County Counsel, for

an initial 9-month term, and to extend the term of the ENA for up to two additional 3-month extension periods, if needed, with predevelopment costs not to exceed $108,000, to negotiate the potential development of the County-owned property located at 7700 South Central Avenue, Los Angeles, CA 90001.

b. Execute any and all related or ancillary documents or amendments to the ENA necessary to effectuate the action authorized hereby.

c. Collect deposits and fees associated with the terms of the ENA, and to administer the expenses and accounting associated with the ENA.

4. Delegate authority to the Director of DEO, or their designee, to negotiate, execute, and amend agreement(s) necessary to implement and advance the directives in this motion. The Board shall waive the requirements of Board Policy No. 5.100 for the agreement(s). These agreement(s) and any amendment(s) shall be approved as to form by County Counsel.

5. Direct the Chief Executive Officer, or their designee, to negotiate a lease of the vacant County-owned building located at 7672 South Central Avenue to the non-profit community-based organization Juntos Florence-Firestone for use as a community space with community-serving programs and services. Section 26227 of the California Government Code authorizes the Board to make available real property not needed for County purposes to nonprofit corporations to carry out programs that meet the social needs of the population of the County.

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