



Next stop: vibrant communities.

1st & Soto Joint Development

Planning & Programming Committee

November 18, 2020

Legistar File: 2020-0645



Recommendation

- AUTHORIZE the Chief Executive Officer to execute an amendment to an existing Exclusive Negotiation and Planning Agreement to extend the term with a joint venture between Bridge Housing Corporation – Southern California and East LA Community Corporation twelve (12) months to December 30, 2021 and provide for up to an additional twelve-month term extension, if deemed necessary or prudent, to allow for the continued pursuit of a joint development of Metro-owned property at 1st and Soto Streets in Boyle Heights.

Joint Development Sites

- Site A:
 - 1.08 acres
 - Site A project on southerly 0.67 acres
- Site B:
 - 0.29 acres



Background

- ENA executed in June 2016; ENA is set to expire December 31, 2020
- Proposed Site A project includes:
 - 64 affordable apartments
 - 20 units of supportive housing for homeless families earning up to 30% of the Area Median Income (AMI)
 - 43 units for families earning 30% to 50% of AMI
 - 1 unit at market-rate for a manager
 - Approx. 2,440 square feet of ground floor commercial space
 - Community room that opens onto the station plaza
- Proposed Site B project contemplates refurbishing a Victorian home to provide space for community serving uses

Background

- Each project is on a separate schedule due to funding source differences
- Site A project: fully entitled and CEQA cleared; construction plans 75% complete; partially funded
- Site B project: may require entitlements/CEQA clearance; funding needs to be identified; community is interested in seeing this project move forward and its programming
- Developer-led outreach has included:
 - 8 community meetings/workshops
 - 5 focus groups (tenants, property owners, small businesses, etc.)
 - 10+ meetings with Boyle Heights CBOs
 - 3 Boyle Heights Neighborhood Council (BHNC) meetings
 - 4 BHNC Planning and Land Use Committee meetings
 - Engagement with the Metro-established Boyle Heights Joint Development Design Review Advisory Committee

Next Steps

- Continue refinement of project design and community engagement/updates
- Finalize a Term Sheet for the Site A Project
- Return to the Board for Term Sheet approval/authority to execute a JDA and ground lease for Site A
- Continue working to identify funding and, if necessary, obtain entitlements/CEQA clearance for the Site B Project
- Negotiate a Term Sheet for the Site B Project
- Return to the Board for Term Sheet approval/authority to execute a JDA and ground lease for Site B