

Expo/Crenshaw Joint Development Project



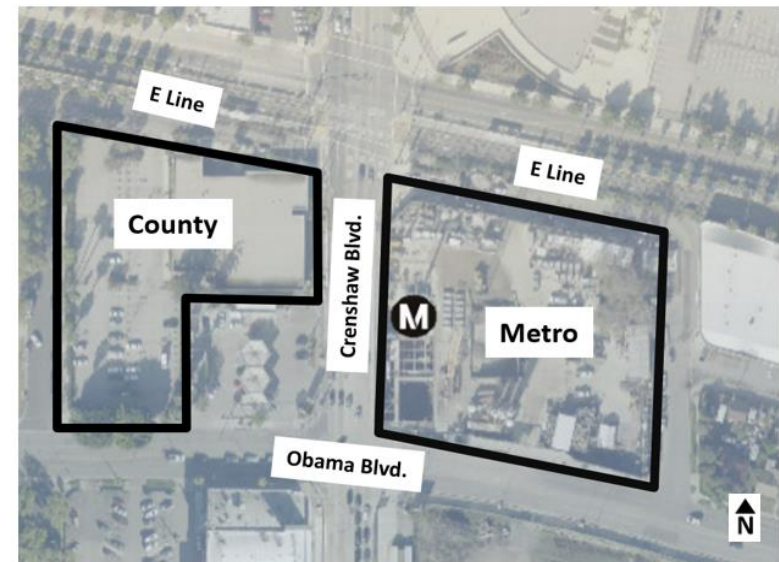
Planning and Programming Committee
February 15, 2023




Metro®

Recommendations

- A. AUTHORIZE the Chief Executive Officer to execute an amendment to the Exclusive Negotiation Agreement and Planning Document (ENA) with WIP-A, LLC, a wholly-owned subsidiary of Watt Companies (WIP-A), Inc. and the County of Los Angeles (County) in regard to the joint development of 1.77 acres of Metro-owned property and 1.66 acres of County-owned property adjacent to the K Line Expo/Crenshaw Station to extend the term for twelve months, and provide for an additional twelve month option to be exercised at staff's discretion; and
- B. AUTHORIZE the modification of the ENA's assignment provision to allow for the assignment of the ENA to one or more developer entities, each of which shall be made up of the following entities or an affiliate or instrumentality of such entities: WIP-A, West Angeles Community Development Corporation, The Richman Group of California Development Company LLC and the Housing Authority of the City of Los Angeles (Limited Partnership(s)).



 K Line Station

Project Timeline

- **June 2016:** Board adopted Development Guidelines.
- **Early 2018:** Metro, County and Watt Companies entered into initial ENA.
- **Spring 2018:** Watt Co. entered into an agreement with West Angeles CDC to partner in the delivery and operation of the Project.
- **Sept 2018, Nov 2019, Mar 2021:** Board approved ENA extensions. ENA will expire in April 2023.
- **April 2020:** Project conceptual plans approved.
- **2020 - 2022:** Community meetings/updates, social media.
- **April 2022:** Entitlements secured.

Project Scope

	Initial Proposed Project (2017)	Revised Proposed Project (2019)/ ENA Requirements	Current Proposed Project*
Total Residential Units	492	401	401
Income-Restricted Residential Units	At least 73 units (15%) at 50% of AMI or less	At least 80 units (20%) at 30-80% AMI, of which at least 12 (15%) at or below 50% of AMI	100 units at 30% of AMI; 180 units at 60% of AMI; 117 at 80% of AMI; 4 unrestricted managers units
Market-Rate Residential Units	419	321	0
Commercial/Community Space	40,000 sqft.	40,000 sqft.	37,804 sqft. commercial/community space (including a grocery store) 2,650 sqft. of open space

**Subject to change.*

- Limited Partnership
- Affordable housing funding

Next Steps

- Term sheet negotiations
- Schematic design review and approval
- On-going community engagement/updates
- Return to Metro and County Boards for approval of Joint Development Agreement and Ground Lease term sheet

