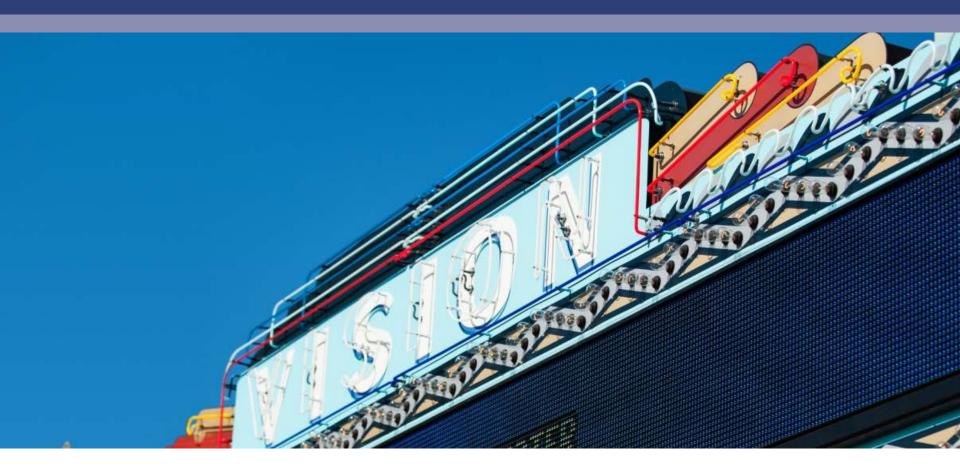
Expo/Crenshaw Joint Development Project



Planning and Programming Committee
November 20, 2019
Metro Legistar #2019-0624, Agenda Item 11

Recommendation

Amend the Exclusive Negotiation Agreement and Planning Document (ENA) with Watt Companies to extend it 12 months with an option to extend an additional 4 months.





Background

- ➤ June 2016: Board adopted Development Guidelines following more than 25 community meetings.
- Late 2017/Early 2018: After a competitive RFP process, Metro and County Boards approved a 6-month Short-Term Exclusive Negotiation Agreement (ENA) with Watt Companies.
- > September 2018: Metro Board approved entering into a 14-month ENA which will expire December 15, 2019.



Project Progress

During 14-month ENA period, Developer has made significant progress in fulfilling its obligations under the ENA:

- ➤ Held several meetings with community stakeholders including hosting a local hire "listening session" and a public workshop with more than 200 attendees
- Conducted an online survey aimed at gathering input with over 200 responses received
- Advanced project design in response to community feedback
- Submitted for entitlements from City of Los Angeles in September 2019



Project Scope

- ➤ 401 total rental units (20% affordable set aside)
 - 15% restricted to households earning 50% or less of AMI
 - 5% restricted to households earning 30-80% of AMI
- > 40,000 sq. ft. of commercial and community space
 - Proposed tenants include a grocery store and local small businesses
- Nearly an acre of public open space
- Preserves opportunity to build second entrance to Expo/Crenshaw underground station



Next Steps

Late 2020 – Entitlements and environmental clearances expected.

On-going through 2020

- Negotiate term sheet for Joint Development Agreements and Ground Leases with Metro and County
- Public hearings and continued community engagement
- Secure project financing
- ➤ Early 2021 Return to Metro and County Boards for consideration of final transaction terms