

STATE OF CALIFORNIA

REQUEST FOR INTEREST

Issued by:

DEPARTMENT OF GENERAL SERVICES
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DEPARTMENT OF TRANSPORTATION



AFFORDABLE HOUSING DEVELOPMENT OPPORTUNITY IN LOS ANGELES, CA

To further the goals and principles of Executive Order N-06-19, the State would like to explore potential pathways for developing restricted affordable housing at certain, unique sites. We invite you to respond to this Request for Interest (RFI) with ideas about how these sites can be developed while meeting state and local goals. Our intention is to use this RFI to better understand potential housing opportunities for the sites and the most viable path(s) forward to development.

BACKGROUND:

Pursuant to Executive Order N-06-19, the Department of General Services (DGS) and the Department of Housing and Community Development (HCD) have been tasked with developing excess state-owned property for affordable housing. These developments are typically long-term, low-cost ground leases to entities.

However, the State owns a series of unique properties in Los Angeles that were acquired for a planned 710 freeway extension project, which has since been terminated. These sites exist in various states, configurations, etc., with some being empty lots and others with existing improvements in need of renovation. These sites are near all major services in the community and are prime for development and remodel. The properties are located near pre-existing residential neighborhoods and retail locations.

Given the uniqueness of these properties compared to more straightforward developable sites, the State is exploring new ideas for developing area-appropriate housing. This could include the renovation of existing properties, construction of new low/mid density developments (where feasible), development of accessory dwelling units (including junior accessory dwelling units), some combination of each, etc.

Accordingly, the state is inviting developers and other interested parties to respond to this RFI with ideas about how these sites can be developed. The state intends to use this RFI to generate new and innovative ideas and to better understand potential opportunities for the sites and the most viable path(s) forward to development.

This RFI specifically covers a concentrated subset of properties, primarily in the neighborhood of El Sereno in Los Angeles. The State's goal in focusing on this subset now is two-fold:

1. The geographical proximity of the properties will hopefully allow for focused strategies to come forward. While the nature of this request is already challenging, adding all properties in neighboring cities might impede forward progress and creative solutions.
2. There is a demand from the community to put these dilapidated homes to good use, which the State wholly agrees with. However, there is not a consensus in how these properties may best serve the greater Los Angeles community as well as the current residents of El Sereno. The goal of this RFI is to solicit creative, locally driven and locally supported ideas that will help the community, local and State partners chart a path forward on the best future use of these properties.

For more information about the State's efforts to develop housing pursuant to EO N-6-19, please visit the project website:

<https://www.dgs.ca.gov/RES/Projects/Page-Content/Projects-List-Folder/Executive-Order-N-06-19-Affordable-Housing-Development>

GENERAL DEVELOPMENT FRAMEWORK:

Depending on how the State handles the properties, different rules and requirements can apply. As described above, the State's typical model is State-retained ownership of the property and the letting of a low-cost, long-term ground lease. These leases are let pursuant to Government Code section 14671.2 and are not subject to local requirements, including but not limited to, density and zoning requirements.

However, the State is interested in an option for the properties, so respondents do not need to limit themselves to this model. Alternative, “out of the box” proposals are absolutely invited.

SUBMISSION REQUEST:

For this solicitation, please provide statements of interest and associated development concept(s), a brief statement of the development team’s qualifications and experience, and the approach to investigating with the state a financially feasible development.

Please note that the State is also seeking guidance on what kind of partnership would be the most effective for this development. The State is open to public-private partnerships, facilitating partnership between developers and local municipalities, regional governments or additional strategic partnerships. The ideal submission would describe how the ideal partnership would function. Submissions should describe the mechanics of the partnership and answer what type of partnership would facilitate this kind of development opportunity.

Additionally, the ideal submission would provide insight into the structure of the transaction or agreement; sale, ground lease or additional concepts.

Note: The State is willing to explore options to divide the portfolio to different development groups.

Finally, the ideal submission would be from entities that have experience with a range of housing project types, have experience developing special needs housing, and/or are familiar with the market area. After the state has received the responses, we may invite you for further discussions to explore your ideas to decide what type of development will fit these sites.

Please be aware that this RFI is to allow the state to explore new ideas and in no way are committing to any particular plan or concept. An RFI is to seek input only and does not replace the normal solicitation or community process.

Interested parties are invited to submit a one to two-page letter of interest that complies with the above. Submitters whose letters present the most interesting options for the state to consider will be invited to 1:1 meeting(s).

1. **Submission Deadline:** Responses are due by 5:00PM on February 5, 2021.

2. Submit Responses To:

- **Electronically:** Joshua.Palmer@dgs.ca.gov
- **(OR) Hard Copy:** Department of General Services

Attn: Josh Palmer
707 3rd Street, 5th Floor West
Sacramento, CA

3. **Questions:** If there are questions, please email Josh Palmer (email above) or call at (916) 917-0933

EXHIBIT A

710 PORTFOLIO

Uninhabitable

Address	City	Residential Type	Residential/ Non-Residential	Occupied/ Unoccupied	Condition
5548 CONCORD AVE. LOS ANGELES	LOS ANGELES	MFR	Residential	Unoccupied	Uninhabitable
5550 CONCORD AVE. LOS ANGELES	LOS ANGELES	MFR	Residential	Unoccupied	Uninhabitable
5562 CONCORD AVE. LOS ANGELES	LOS ANGELES	MFR	Residential	Unoccupied	Uninhabitable
2990 LOWELL AVE. LOS ANGELES	LOS ANGELES	SFR	Residential	Unoccupied	Uninhabitable
3115 SHEFFIELD AVE. LOS ANGELES	LOS ANGELES	SFR	Residential	Unoccupied	Uninhabitable
3227 SHEFFIELD AVE. LOS ANGELES	LOS ANGELES	SFR	Residential	Unoccupied	Uninhabitable
5531 ALLAN ST. LOS ANGELES	LOS ANGELES	SFR	Residential	Unoccupied	Uninhabitable
3126 SHEFFIELD AVE. LOS ANGELES	LOS ANGELES	SFR	Residential	Unoccupied	Uninhabitable
3200 SHEFFIELD AVE. LOS ANGELES	LOS ANGELES	SFR	Residential	Unoccupied	Uninhabitable
3343 SHEFFIELD AVE. LOS ANGELES	LOS ANGELES	SFR	Residential	Unoccupied	Uninhabitable
3534 SHEFFIELD AVE. LOS ANGELES	LOS ANGELES	SFR	Residential	Unoccupied	Uninhabitable
3826 SHEFFIELD AVE. LOS ANGELES	LOS ANGELES	SFR	Residential	Unoccupied	Uninhabitable
3832 SHEFFIELD AVE. LOS ANGELES	LOS ANGELES	SFR	Residential	Unoccupied	Uninhabitable
5454 KEATS ST. LOS ANGELES	LOS ANGELES	SFR	Residential	Unoccupied	Uninhabitable
3955 LOWELL AVE. LOS ANGELES	LOS ANGELES	MFR	Residential	Unoccupied	Uninhabitable
5440 HUNTINGTON DR. LOS ANGELES	LOS ANGELES	MFR	Residential	Unoccupied	Uninhabitable
5440.5 HUNTINGTON DR. LOS ANGELES	LOS ANGELES	MFR	Residential	Unoccupied	Uninhabitable
5442B HUNTINGTON DR. LOS ANGELES	LOS ANGELES	MFR	Residential	Unoccupied	Uninhabitable

Notes:

SFR: single family residential

MFR: multi-family residential

Uninhabitable

Address	City	Residential Type	Residential/ Non-Residential	Occupied/ Unoccupied	Condition
5442.5 HUNTINGTON DR. LOS ANGELES	LOS ANGELES	MFR	Residential	Unoccupied	Uninhabitable
5442A HUNTINGTON DR. LOS ANGELES	LOS ANGELES	MFR	Residential	Unoccupied	Uninhabitable
5444 HUNTINGTON DR. LOS ANGELES	LOS ANGELES	MFR	Residential	Unoccupied	Uninhabitable
5444.5 HUNTINGTON DR. LOS ANGELES	LOS ANGELES	MFR	Residential	Unoccupied	Uninhabitable
4215 MAYCREST AVE. LOS ANGELES	LOS ANGELES	MFR	Residential	Unoccupied	Uninhabitable
4215.5 MAYCREST AVE. LOS ANGELES	LOS ANGELES	MFR	Residential	Unoccupied	Uninhabitable
4217 MAYCREST AVE. LOS ANGELES	LOS ANGELES	MFR	Residential	Unoccupied	Uninhabitable
4217.5 MAYCREST AVE. LOS ANGELES	LOS ANGELES	MFR	Residential	Unoccupied	Uninhabitable
4219 MAYCREST AVE. LOS ANGELES	LOS ANGELES	MFR	Residential	Unoccupied	Uninhabitable
4219.5 MAYCREST AVE. LOS ANGELES	LOS ANGELES	MFR	Residential	Unoccupied	Uninhabitable
4221 MAYCREST AVE. LOS ANGELES	LOS ANGELES	MFR	Residential	Unoccupied	Uninhabitable
4221.5 MAYCREST AVE. LOS ANGELES	LOS ANGELES	MFR	Residential	Unoccupied	Uninhabitable
5462 ALMONT ST. LOS ANGELES	LOS ANGELES	SFR	Residential	Unoccupied	Uninhabitable
4334 LOWELL AVE. LOS ANGELES	LOS ANGELES	MFR	Residential	Unoccupied	Uninhabitable
4336 LOWELL AVE. LOS ANGELES	LOS ANGELES	SFR	Residential	Unoccupied	Uninhabitable
4411 ALPHA ST. LOS ANGELES	LOS ANGELES	SFR	Residential	Unoccupied	Uninhabitable

Notes:

SFR: single family residential

MFR: multi-family residential

Vacant Lots

Address	City	Residential Type
5501 ALLAN ST. LOS ANGELES	LOS ANGELES	Vacant Lot
4524 ALPHA ST. LOS ANGELES	LOS ANGELES	Vacant Lot
5556 CONCORD AVE. LOS ANGELES	LOS ANGELES	Vacant Lot
5433 HUNTINGTON DR. LOS ANGELES	LOS ANGELES	Vacant Lot
2974 LOWELL AVE. LOS ANGELES	LOS ANGELES	Vacant Lot
W/5537 CONCORD AVE. LOS ANGELES	LOS ANGELES	Vacant Lot
5523 CONCORD AVE. LOS ANGELES	LOS ANGELES	Vacant Lot
5537 CONCORD AVE. LOS ANGELES	LOS ANGELES	Vacant Lot
5541 CONCORD AVE. LOS ANGELES	LOS ANGELES	Vacant Lot
3118 SHEFFIELD AVE. LOS ANGELES	LOS ANGELES	Vacant Lot
5519 TEMPLETON ST. LOS ANGELES	LOS ANGELES	Vacant Lot
5454 B KEATS ST. LOS ANGELES	LOS ANGELES	Vacant Lot
5471 KEATS ST. LOS ANGELES	LOS ANGELES	Vacant Lot