



## AGENDA ITEM NO.

### CITY OF HAWTHORNE CITY COUNCIL AGENDA BILL

For the meeting of June 8, 2021

Originating Department: Planning & Community Development

Interim City Manager: Vonty Po  
Vontray Norris

Dir. of Planning Greg Tsujiuchi  
Greg Tsujiuchi

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**SUBJECT:**

First Amendment to the Exclusive Negotiation Agreement (ENA) with Skid Row Housing Trust

**RECOMMENDED MOTION:**

Authorize the Interim City Manager to execute the First Amendment to the Exclusive Negotiations Agreement, subject to the City Attorney's approval as to form, to allow for continued negotiations for the sale and development of the parcel adjacent to 14115 Cordary Avenue for an 18 unit Veterans rental housing project with Skid Row Housing Trust.

**DISCUSSION:**

At the meeting held November 24, 2020, the City Council authorized the City Manager to execute and enter into an ENA with Skid Row Housing Trust for the development of a Veterans rental housing project. Since January 2021, staff has been working with the developer to provide the needed information for one of the key funding applications to be submitted by July 15, 2021, drafting the Disposition and Development Agreement (DDA) for review, and allowing the developer time to perform their due diligence on the project and site.

The ENA will soon expire on July 14, 2021, and staff is recommending that this First Amendment be approved for an additional 6-month period in order to continue negotiating and drafting the terms and conditions of a DDA.

**FISCAL IMPACT:**

No impact to the City's general fund. Should the City successfully negotiate the terms and conditions of the sale and development of the Cordary parcel, a Disposition and Development Agreement would be brought forth for City Council/Housing Successor consideration. The City's Housing Successor Agency is currently offering a land contribution and up to \$1,500,000 of gap financing assistance to incentivize the proposed project. Funds from the City's Low and Moderate

Income Housing Fund, restricted for the creation of units for low income household and below will be utilized for the gap financing assistance.

**NOTICING PROCEDURES:**

72 hours posted notice pursuant to the Ralph M. Brown Act.

**ATTACHMENT(s):**

1. Agreement – Skid Row Housing Trust
2. First Amendment – Skid Row Housing Trust