



Metro

Los Angeles County
Metropolitan Transportation Authority

One Gateway Plaza
Los Angeles, CA 90012-2952

213.922.2000 Tel
metro.net

NOVEMBER 3, 2017

TO: BOARD OF DIRECTORS

THROUGH: PHILLIP A. WASHINGTON *PAW*
CHIEF EXECUTIVE OFFICER

FROM: THERESE MCMILLIAN *CEM*
CHIEF PLANNING OFFICER

SUBJECT: FAIRVIEW HEIGHTS JOINT DEVELOPMENT UPDATE

ISSUE

Per the terms of a Memorandum of Understanding (MOU) with the County of Los Angeles (County), Metro is conducting project management responsibilities to carry out the joint development process for a 1.44-acre County-owned property located at 923 E. Redondo Boulevard (Site) in the City of Inglewood (City) adjacent to the future Crenshaw/LAX Line Fairview Heights Station. The purpose of this Board Box is to notify the Board of the results of the developer solicitation process and the recommendation which will be considered by the County Board of Supervisors to enter into an Exclusive Negotiations and Planning Agreement (ENA) with LINC-CORE Fairview Metro, L.P. (Developer) for the potential development of a mixed-use project on the Site. No action is requested by the Metro Board.

BACKGROUND OR DISCUSSION

On January 10, 2017, Metro and the County released a Request for Proposals to redevelop the Site which included Development Guidelines prepared as a result of an extensive community engagement and visioning process. On April 20, 2017, one proposal was received by LINC-CORE Fairview Metro, L.P. consisting of a partnership between LINC Housing (LINC) and National Community Renaissance (National CORE). An evaluation committee consisting of staff from the County, Metro, City and an external representative recommended entering into an ENA with the Developer which is anticipated to be considered by the County Board of Supervisors on November 14, 2017. Although Metro is administering day-to-day project management responsibilities for the transaction

per the MOU, decision-making rests with the County including authorization to enter into the ENA and subsequent joint development agreements and ground lease to be negotiated and entered into by the Developer and the County.

LINC-CORE has proposed a five-story, mixed-use development consisting of 150 residential units, approximately 5,000 square feet of ground floor commercial retail space and 5,000 square feet of building service amenity. The Developer has proposed two potential scenarios for the residential component of the proposed project: a 100% affordable project available to low-income households earning between 30-60% of the Area Median Income (AMI); and an alternative scenario in which 20% of the units being designated as market rate housing, with the balance available to low-income households earning between 30-60% of AMI. The proposed unit mix consists of one, two and three-bedroom units. The proposed project includes 103 automobile parking spaces, bicycle parking along with a bicycle amenities space, multiple courtyards, and a community garden. During the ENA period, which is an 18-month term following the Commencement Date with options to extend to 30-months total, the Developer will conduct outreach with community stakeholders including the City which may result in further refinements to the proposed project.

NEXT STEPS

The County Board of Supervisors is expected to consider the recommendation to enter into an ENA with the Developer on November 14, 2017. If approved by the Board of Supervisors and following ENA execution, Metro staff will continue to fulfill its obligations under the MOU and will update the Board at key project milestones. Should you have any questions, please contact Nick Saponara at (213) 922-4313.