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Karen Bass, Mayor

Date: June 10, 2025

To: Laura Rubio-Cornejo, General Manager, LADOT  
Board of Transportation Commissioners

From: Tiena Johnson-Hall, General Manager, LAHD

Subject: **PROPOSED REQUEST FOR QUALIFICATIONS FOR THE DEVELOPMENT OF  
MUNICIPAL PARKING LOTS 699 AND 700 INTO STARTER-HOMES**

## **SUMMARY**

The Los Angeles Housing Department (LAHD) in collaboration with the Mayor's Office and the cityLAB-UCLA (collectively, "the Collaborative"), has assessed the Los Angeles Department of Transportation's (LADOT) off-street parking Lots No. 699 and 700, located in Council Districts Fifteen and Eight, respectively, to be included in a Los Angeles Housing Department (LAHD) Request for Qualifications (RFQ) for development into starter-homes. The LAHD Request for Qualifications (RFQ) is the second stage of a two-stage process for the "Small Lots, Big Impacts" initiative.

According to the Los Angeles Administrative Code, the Board of Transportation Commissioners has the authority and responsibility to approve the issuance of an RFQ by LAHD to develop starter-homes on the lots, as well as to determine any requirements for repurposing the lots. The LADOT's parking study and the results of the RFQ will be provided to the Board for consideration at a later date.

## **RECOMMENDATION**

A) That your Board:

1) RECOMMEND that the City Council:

- a) APPROVE the inclusion of LADOT Parking Lots 699 and 700 in an LAHD RFQ to award the city-owned small parcels to development partners for construction of starter-home developments.

B) That your Board forward two copies of this report and attachments to the City Council forthwith for their approval.

## BACKGROUND

In response to the City's affordable housing crisis and to meet the City and Mayor's objective of producing new-construction affordable housing, LAHD created the Land Development program to develop publicly-owned land into affordable housing. This program oversees the disposition of properties transferred to LAHD from the former CRA/LA, the Los Angeles Department of Transportation (LADOT), as well as surplus land identified by the Office of the City Administrative Officer (CAO) as part of the Affordable Housing Opportunity Sites (AHOS) program and leverages such properties for the creation of affordable or supportive housing across the City.

The cityLAB-UCLA ("the Lab") was established in 2006 as a multidisciplinary research center within the UCLA Department of Architecture and Urban Design. It consists of a team of architects, designers, and planners. Through rigorous analysis, innovative methodologies, education, and practical implementation, the Lab actively explores urban dynamics in the post-suburban metropolis, rethinking sustainable approaches to spatial, political, and social infrastructures to promote equitable and sustainable cities.

Launched in May 2025 by the Collaborative, the **Small Lots, Big Impacts ("SLBI")** is a two-phase initiative that aims to transform underutilized small parcels, particularly city-owned lots under ¼ acre, into starter-home developments.

The first stage of SLBI is a design competition that asks designers, architects, and students to propose homeownership models for select City's small, overlooked, and forgotten lots. Participants will imagine a sustainable urban future that updates the Los Angeles residential imaginary for a post-suburban world where infill, shared amenities, and compact communities present viable alternatives to the detached house. To address the City's housing shortage and support fire recovery, proposals will consider architectural and community resilience, as well as strategies for expedited construction and cost-effective development approaches.

The second stage is a Request for Qualifications (RFQ) to be facilitated by the LAHD. Through this RFQ, the LAHD will award the city-owned underutilized parcels, including LADOT Lots 699 and 700, to developer-architect partnerships for the construction of housing developments. LAHD will seek authority from the Mayor and City Council to publish and release the RFQ by September 2025. LAHD anticipates that the RFQ will be concluded by the end of 2025. The results of the RFQ and the design competition, including the LADOT parking study on Lots 699 and 700, will be provided to the Board for consideration upon conclusion of the RFQ.

The Collaborative initially reviewed 36 city-owned properties with potential to be developed into starter-home developments. After conducting due diligence studies, the collaborative selected approximately 12 sites that are located in approximately eight Council Districts to include in the RFQ. Lots 700 and 699, if approved, will be included in the RFQ. Lot No. 699 is an LADOT surface parking lot located at 529 West 11th Street near the intersection of 11<sup>th</sup> Street and South Pacific Avenue in Council District 15 (see Attachment "A"). Lot No. 700 is also an LADOT surface parking lot located at

239 West 86th Place near the intersection of Broadway Street and Manchester Avenue in Council District 8 (see Attachment "B").

Respectfully submitted,

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TIENA JOHNSON HALL  
GENERAL MANAGER, LA HOUSING DEPARTMENT

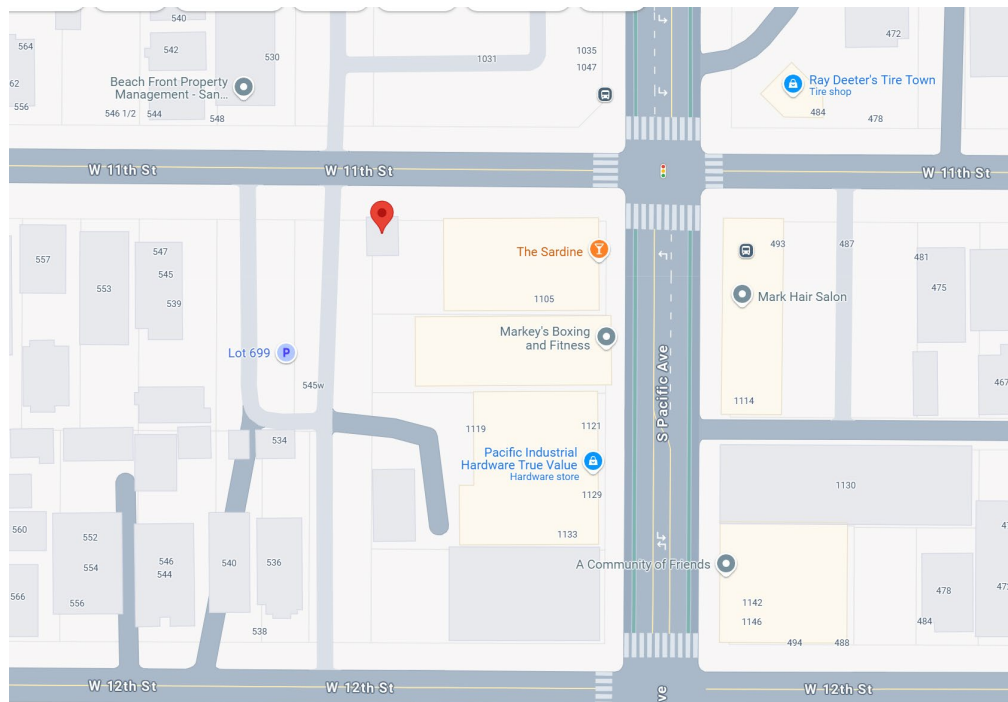
ATTACHMENTS

Attachment A: Map of 529 W. 11<sup>th</sup> Street

Attachment B: Map of 239 W. 86<sup>th</sup> Place

**Attachment "A"**

529 West 11th Street, San Pedro, CA 90731  
APN #s 7454019901 and 7454019900





Attachment “B”

239W W 86th Pl, Los Angeles, CA 90003  
AP # 6040013900 and 6040013901

