



Board Report

File #: 2020-0080, File Type: Informational Report

Agenda Number: 26.

EXECUTIVE MANAGEMENT COMMITTEE MARCH 19, 2020

SUBJECT: INVENTORY OF SUITABLE LOCATIONS FOR TEMPORARY HOMELESS HOUSING ON METRO LAND

ACTION: APPROVE RECOMMENDATIONS

RECOMMENDATION

CONSIDER:

1. RECEIVING AND FILING Metro Property Inventory for Temporary Sheltering of the Homeless Report (Attachment A); and
2. DELEGATING authority to the Chief Executive Officer (CEO) to enter into no-fee leases with local jurisdictions for temporary (less than five years) supportive homelessness-related facilities, including bridge housing for Metro-owned properties that do not have a conflicting transit or joint development purpose.

ISSUE

According to the 2019 Greater Los Angeles Homeless Point-in-Time Count released by Los Angeles Homeless Services Authority (LAHSA), 36,300 homeless individuals reside in the City of Los Angeles, 27,221 of who are unsheltered. In May 2018, Metro prepared an inventory of Metro-owned property suitable for temporary homeless housing. This item is to update the inventory of available properties as of February 2020 and delegate authority to the CEO to enter into no-fee leases in order to facilitate processing of temporary homeless shelters.

BACKGROUND

At the May 2018 Board meeting (File #: 2018-0214), the Real Estate staff, working with System Safety and Law Enforcement, provided an inventory of locations suitable for use as sites to locate temporary housing of the homeless.

The updated inventory has utilized the following criteria:

1. Level site conditions;
2. Site is at least 285 feet by 125 feet;
3. Water, power, and sewer in the adjacent street;
4. Available for a minimum of three years; and

5. Not subject to a binding agreement.

DISCUSSION

The updated inventory provides 7 sites suitable for temporary shelters based on the established criteria. The sites are situated along the Orange Line, West Santa Ana right of way, and the southeastern portions of the City of Los Angeles.

The total available square footage is calculated at approximately 1.7 million square feet or 40 acres. Three sites are located within the City of Los Angeles: two within Paramount and one each within Artesia and Bellflower.

Equity Platform

The inventory and any eventual site provide an opportunity for Metro's underutilized land to ameliorate the circumstances many of the county's residents face around housing security.

FINANCIAL IMPACT

There is no direct financial or budgetary impact from the development of this inventory. The sites will be made available with no lease fee for temporary homeless uses. There is a potential loss of revenue from not leasing the properties at market rent, but also a potential to lower maintenance costs for unutilized sites.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The development of a temporary shelter location inventory correlates to Metro's Strategic Goal 4 to "Transform LA County through regional collaboration and national leadership" by engaging in the region's most challenging issue and providing support and assistance to those agencies actively working to end homelessness.

ALTERNATIVES CONSIDERED

The Board may choose not to authorize the CEO to execute the no-fee leases. This is not recommended as homelessness continues to be a challenging issue that requires housing and supportive services, and obtaining board approval delays the timeframe in which leases can be executed.

NEXT STEPS

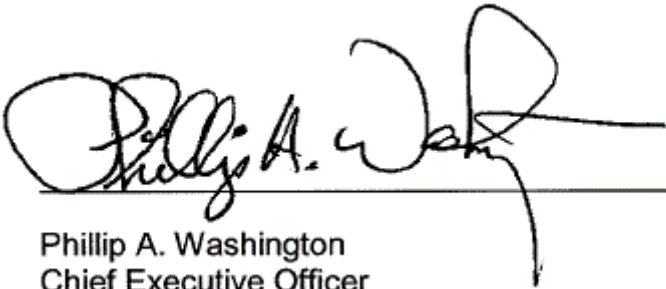
Real Estate will make the inventory available to the county and cities in which these properties are located and work with those agencies to determine if there is a suitable fit. Real Estate staff will return to the Board for any proposed lease which would have a potential impact on the timing or construction method of a transit project or joint development project, or which would reduce asset management revenues being utilized for transit operations.

ATTACHMENTS

Attachment A - Metro Property Inventory for Temporary Sheltering of the Homeless

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Holly Rockwell, SEO - Real Estate, Transit Oriented Communities and Transportation
Demand, (213) 922-5585

Reviewed by: James de la Loza, Chief Planning Officer, (213) 922-2920



Phillip A. Washington
Chief Executive Officer

METRO PROPERTY INVENTORY

FOR TEMPORARY SHELTERING OF THE HOMELESS

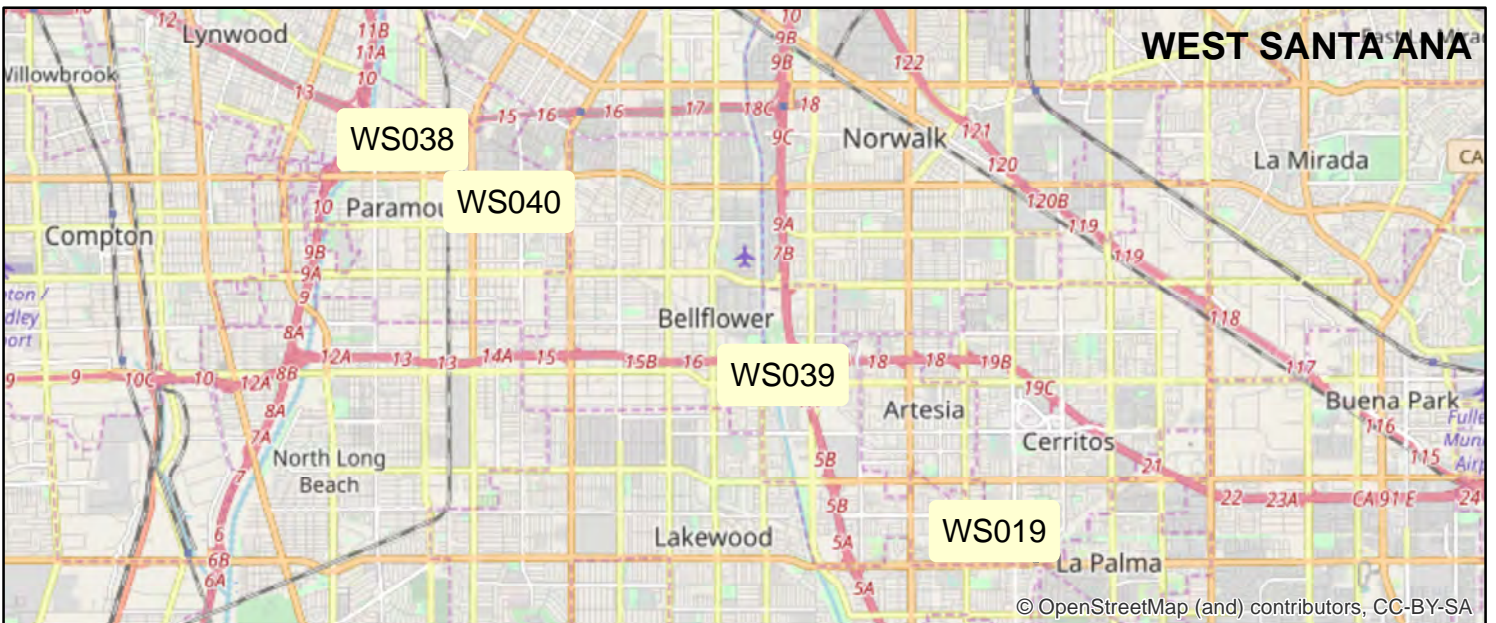
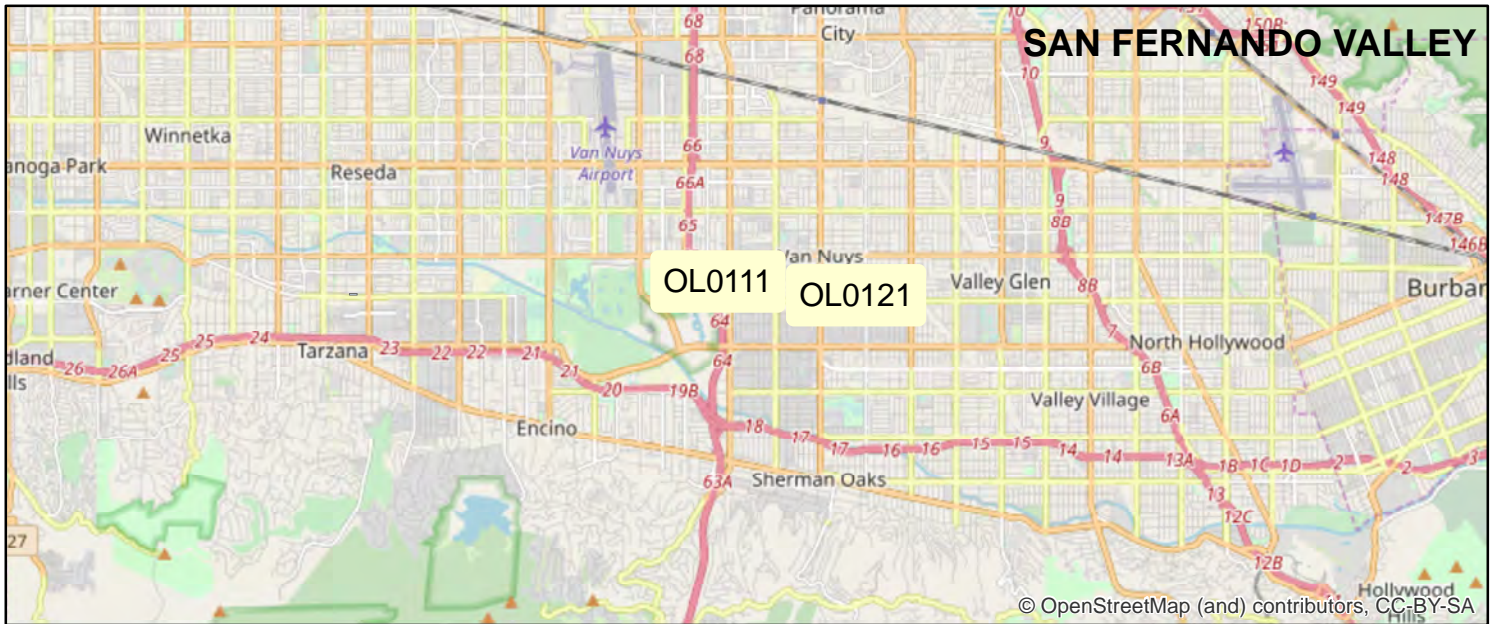
METRO REAL ESTATE DEPARTMENT

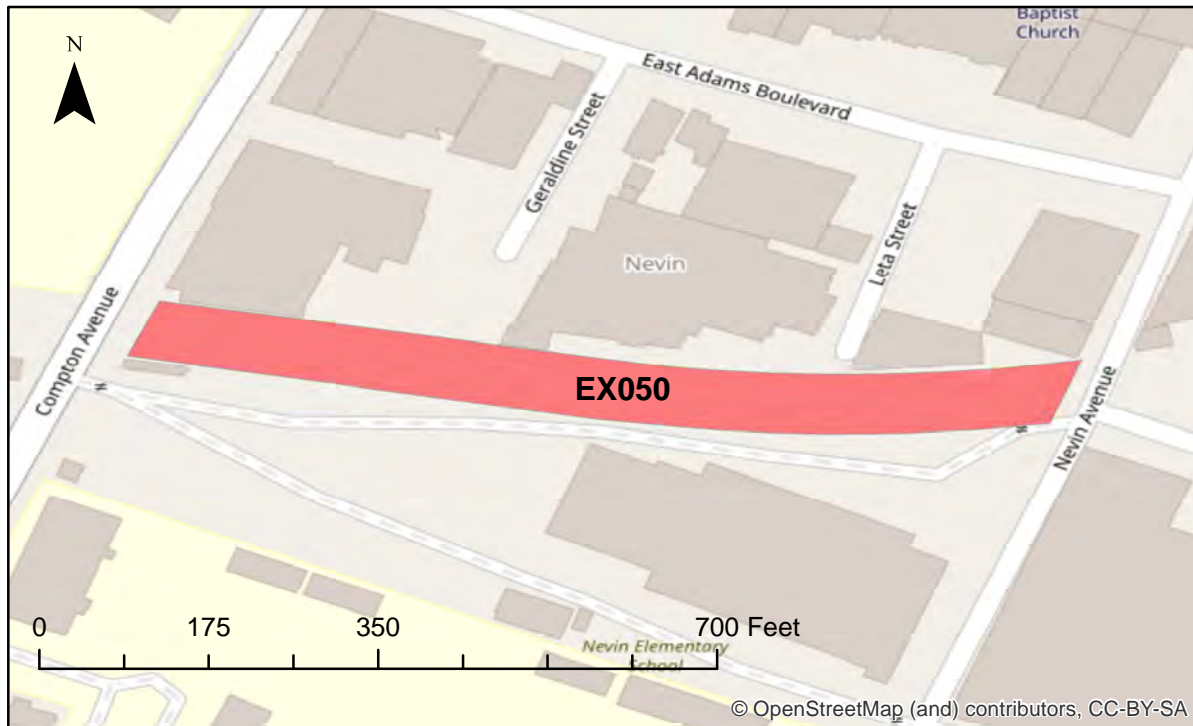
MARCH 2020



Version 2.0

OVERVIEW OF SITE LOCATIONS





SITE INFORMATION

Site Conditions

Dirt lot.

Area (Square Feet)

48,838

Metro POC

Frances Impert
Real Estate Project Manager
213-9222410

Parcel Number(s)

5118-015-900

Current Use

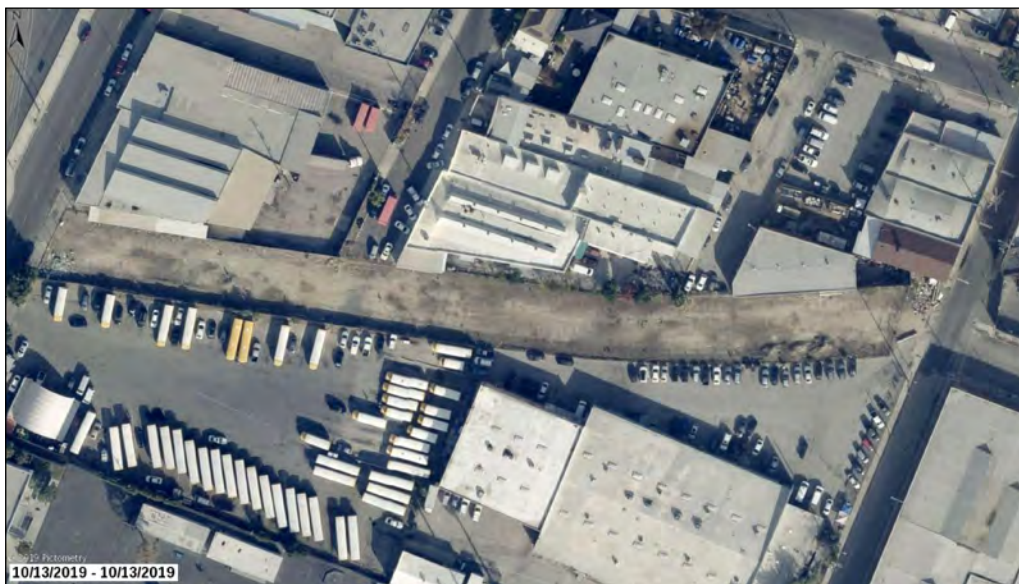
Vacant Land.

Future Use

Maintenance of Way has expressed interest as storage but no project or operational uses are confirmed.

Districts

Supervisor District 2,
Council District 9

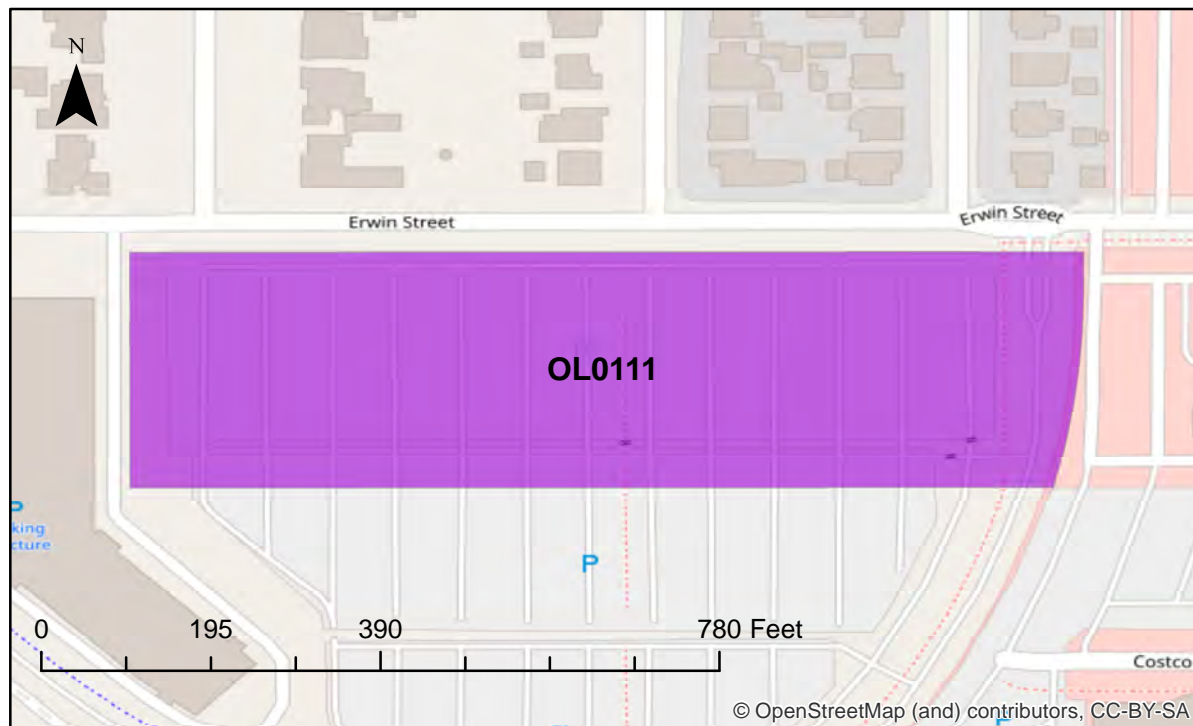




15330 W. Erwin St.
Los Angeles

SITE ID

OL0111



SITE INFORMATION

Site Conditions

Parking Lot.
Adjacent to Sepulveda OL Park 'n Ride.

Area (Square Feet)

243,092

Metro POC

Maria Garcia
Senior Real Estate Officer
213-922-4678

Parcel Number(s)

2242-001-903

Current Use

Month-to Month Keyes Auto Lease.

Future Use

Orange Line Improvements
Laydown Yard in two to three years.

Districts

Supervisor District 3,
Council District 6

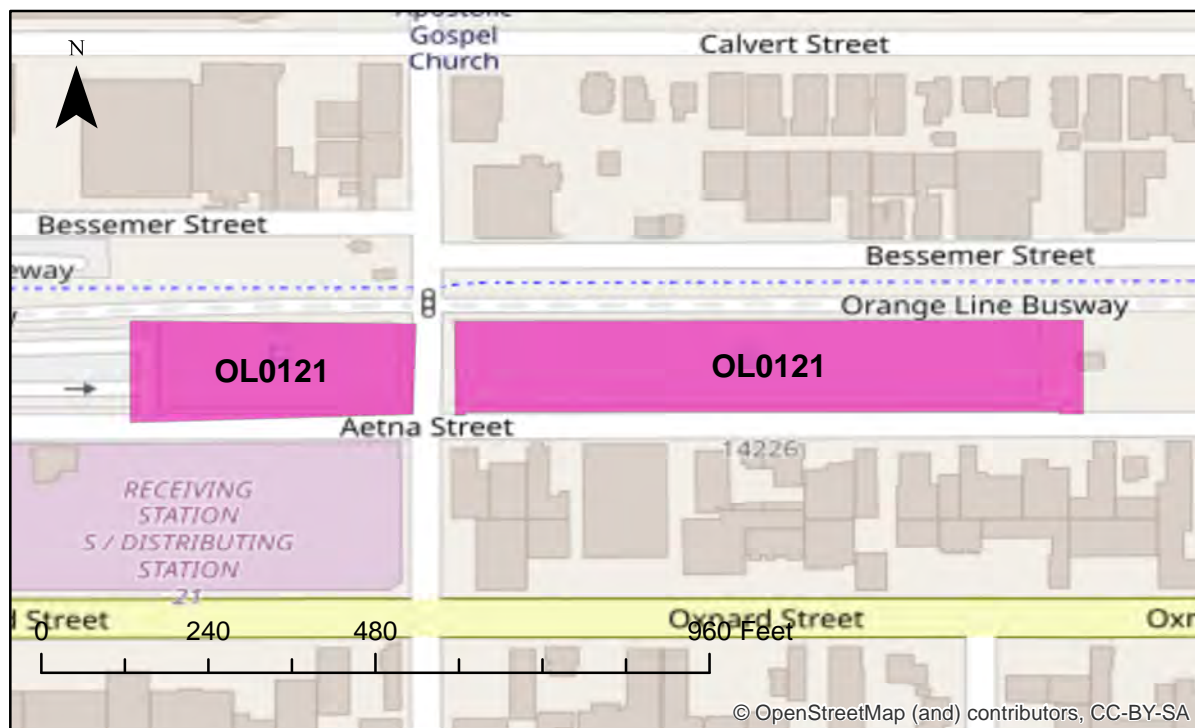
TEMPORARY SHELTER/HOUSING LOCATIONS



**Aetna and Tyrone
Los Angeles**

SITE ID

OL0121



TEMPORARY SHELTER/HOUSING LOCATIONS

SITE INFORMATION

Site Conditions

Parking Lot.
Adjacent to Van Nuys OL Park 'n Ride.

Area (Square Feet)

115,423.3

Metro POC

Maria Garcia
Senior Real Estate Officer
213-922-4678

Parcel Number(s)

2240-008-903

Current Use

Center Street Automotive Lease.
Month-to-month effective May 1, 2020.

Future Use

Available August 15, 2023.

Districts

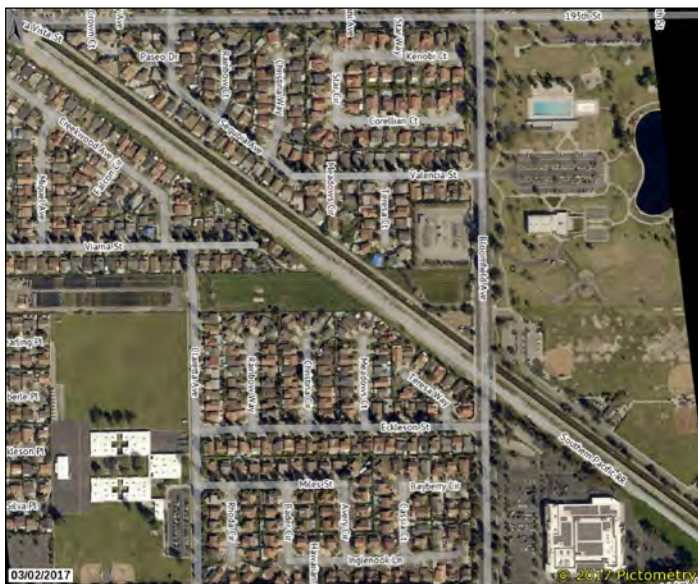
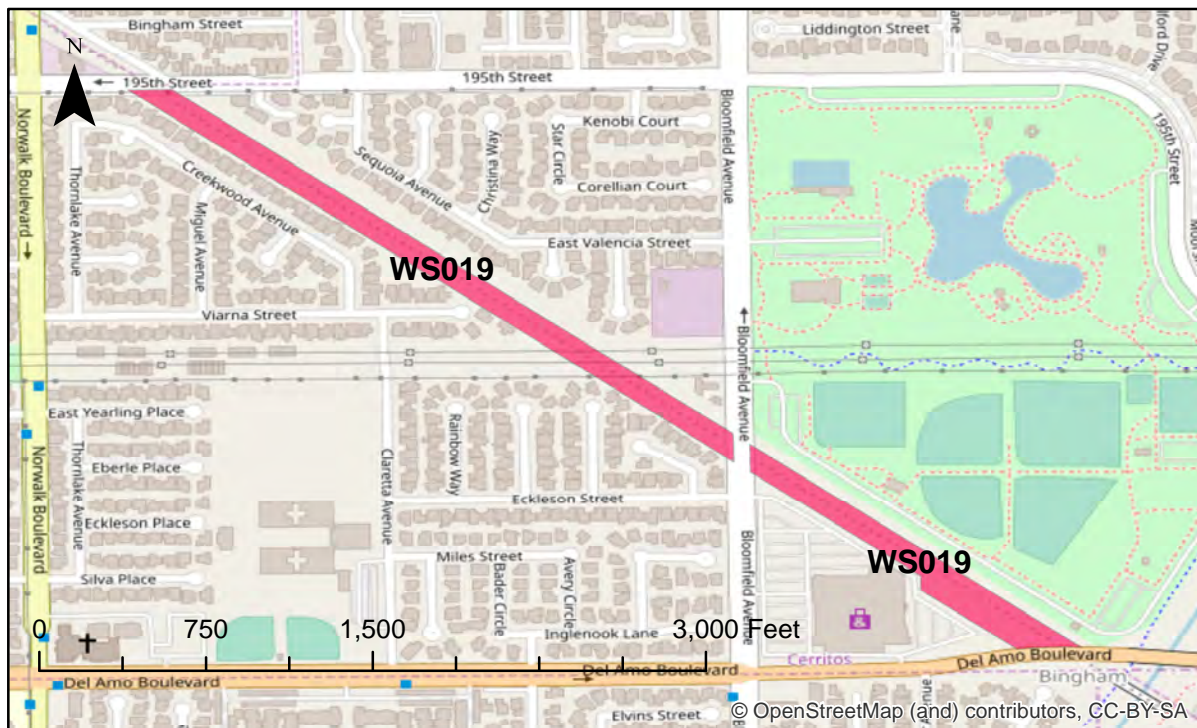
Supervisor District 3,
Council District 6



**Norwalk Blvd & Del Amo Blvd
Artesia**

SITE ID

WS019



SITE INFORMATION

Site Conditions

Dirt lot.

Area (Square Feet)

488,811

Metro POC

Aaron Demirci,
Real Estate Officer
213-922-2427

Parcel Number(s)

7044-016-910, 7056-00-906,
7056-009-905, 7054-011-900

Current Use

Vacant Land.

Future Use

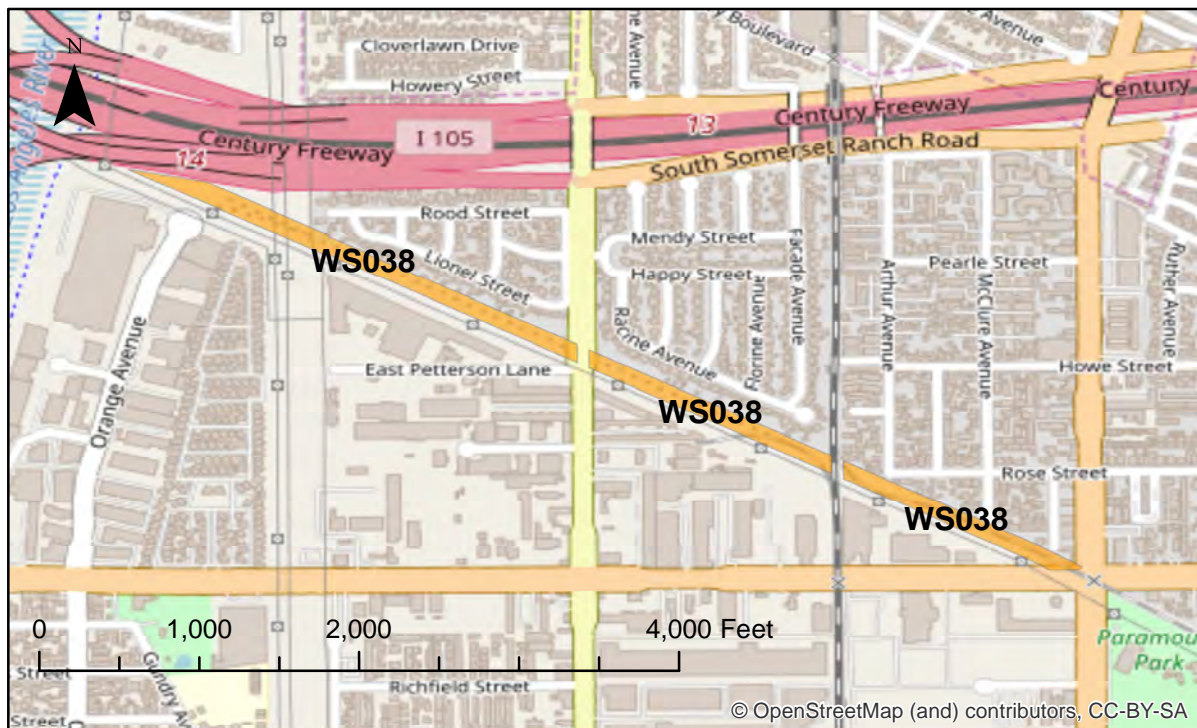
West Santa Ana
Light Rail in July 2023.

Districts

Supervisor District 4



**105 Freeway & Paramount Blvd.
Paramount**



TEMPORARY SHELTER/HOUSING LOCATIONS

SITE INFORMATION

Site Conditions

Dirt lot.

Area (Square Feet)

511,614

Metro POC

Aaron Demirci,
Real Estate Officer
213-922-2427

Parcel Number(s)

6236-003-903, 6236-027-900,
6236-027-901, 6242-019-900,
6242-025-901, 6242-025-902

Current Use

Vacant Land.

Future Use

West Santa Ana
Light Rail in July 2023.

Districts

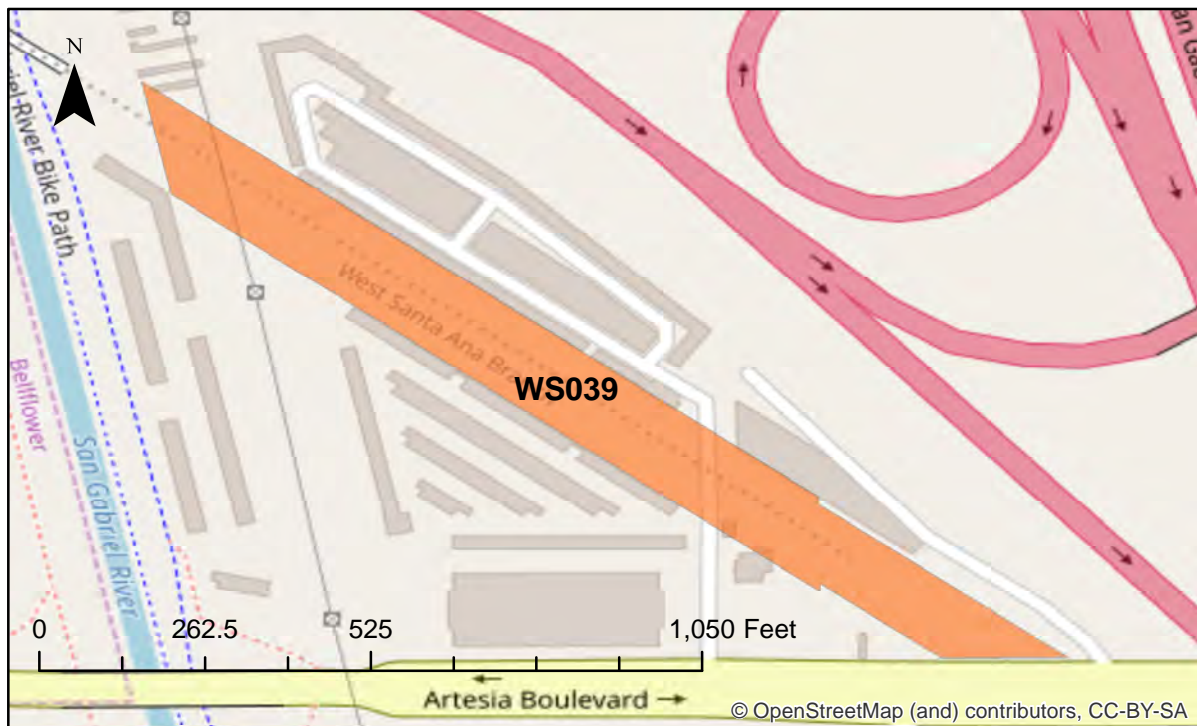
Supervisor District 4,
Council District 12



**LA River & Artesia Blvd.
Bellflower**

SITE ID

WS039



SITE INFORMATION

Site Conditions

Dirt lot.

Area (Square Feet)

167,810

Metro POC

Aaron Demirci,
Real Estate Officer
213-922-2427

Parcel Number(s)

7034-001-901, 7034-001-902

Current Use

Kia Auto Lease on
month-to-month basis.

Future Use

West Santa Ana
Light Rail in July 2023.

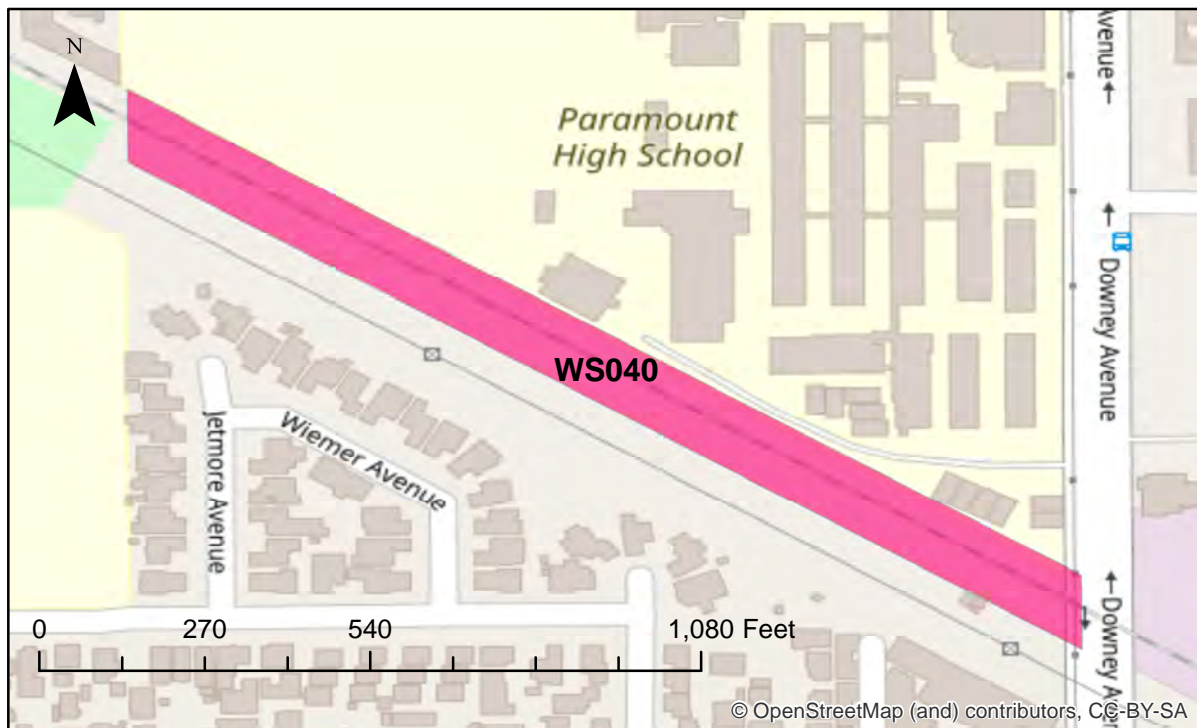
Districts

Supervisor District 4,
Council District 12

TEMPORARY SHELTER/HOUSING LOCATIONS



Paramount Blvd & Downey Ave.
Paramount



SITE INFORMATION

Site Conditions

Dirt lot.

Area (Square Feet)

147,913

Metro POC

Aaron Demirci,
Real Estate Officer
213-922-2427

Parcel Number(s)

6241-001-911, 6241-001-910

Current Use

Vacant Land.

Future Use

West Santa Ana
Light Rail in July 2023.

Districts

Supervisor District 4,
Council District 12

METRO PROPERTY INVENTORY

For Temporary Sheltering of the Homeless

Executive Management Committee

March 19, 2020

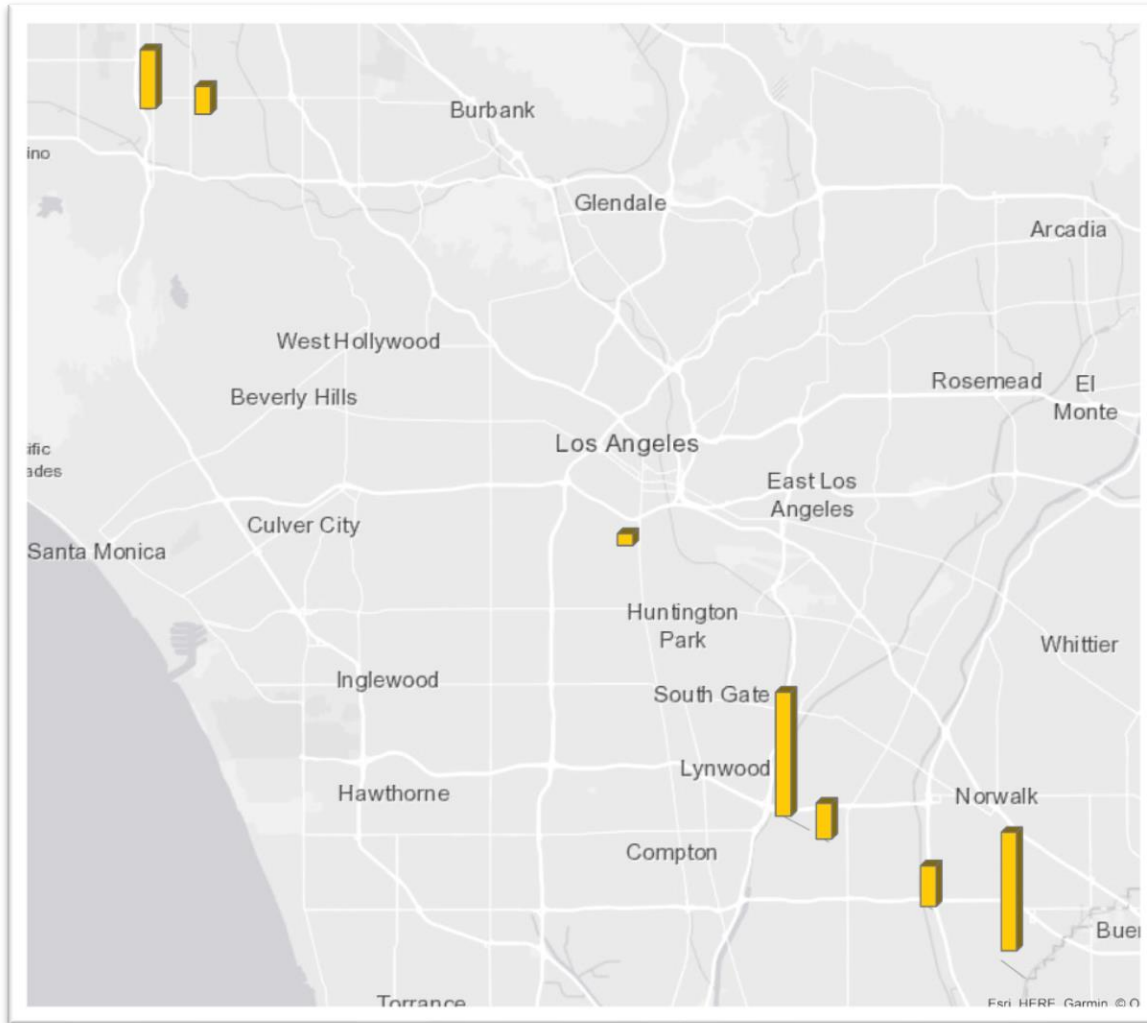
Legistar 2020-0080



BACKGROUND

- May 2018 Board meeting (File #: 2018-0214), Real Estate staff provided an inventory of locations suitable for use as sites to locate temporary housing of the homeless.
- The revised inventory provided has been updated by staff to account for new sites adhering as closely as possible to the following requirements:
 - Level site conditions;
 - Site is at least 285 ft by 125 ft;
 - Water, power, and sewer must be in the adjacent street;
 - Available for a minimum of three years; and
 - Not subject to a binding agreement.

INVENTORY



- Resulting inventory has identified **seven** suitable sites as provided in *Attachment A*.
- Map at left shows locations and relative size in square footage.
- Many of the sites have a date of *availability* for use as temporary sheltering or a *need-by* date for Metro's planned use.

QUESTIONS

