File #: 2023-0120, **File Type:** Motion / Motion Response **Agenda Number:** 17.

EXECUTIVE MANAGEMENT COMMITTEE
MARCH 16, 2023

SUBJECT: METRO PROPERTY INVENTORY FOR POTENTIAL UNHOUSED SUPPORT FACILITIES

ACTION: RECEIVE AND FILE

RECOMMENDATION

RECEIVE AND FILE a list of all Metro-owned property that is vacant, surplus, or underutilized.

ISSUE

On February 23, 2023, the Metro Board of Directors directed the Chief Executive Officer (CEO) to report back at the March 2023 Executive Management Committee with a list of all Metro-owned property, including rights-of-way and parking lots, that are vacant, surplus, or underutilized. For any parcel with significant limitation or restriction that might preclude it from being used for temporary or permanent housing with on-site supportive services, Metro should include all covenants, easements, leases or other land use, revenue, or regulatory restrictions that apply to the identified parcel. The purpose of this report is to provide the requested inventory.

BACKGROUND

In May 2018 (file 2018-0214) and April 2020 (file 2020-0228) Metro reported to the Board with an inventory of Metro property that could be used for temporary housing. At the April 2020 meeting, the Board approved delegating authority to the CEO to enter into no-fee leases with local jurisdictions for temporary (less than five years) supportive homelessness-related facilities that do not have a conflicting transit or joint development purpose.

Since then, Metro has entered into no-fee leases with the City of Los Angeles (COLA) for interim housing uses on three Metro properties:

1. A Bridge Home facility at the former Division 6 in Venice. COLA contracted with PATH to be the operator of this facility which provides 150 beds to adults and youths experiencing homelessness with interim housing and wrap around services.
2. A Bridge Home facility at the Metro park-and-ride lot in Van Nuys along the Metro G Orange Line. COLA contracted with the Salvation Army to provide interim housing services and wrap around services with 74 beds.

3. A Tiny Home Village located along the Metro G Line (Orange) in Reseda COLA contracted with Hope of the Valley to operate this facility which has 148 beds.

Additionally, Metro entered into an agreement with LAHSA to implement a Safe Parking Program at the L Line Atlantic Station parking facility. LAHSA contracted with Volunteers of America to administer the program. The Safe Parking Program serves LA County's occupied vehicle community by offering those living in their vehicles a place to safely rest and sleep between the hours of 7 PM and 6 AM. The program is currently under a one-year pilot operating 24/7.

DISCUSSION

TEMPORARY HOUSING

Metro can lease property that does not have a conflicting transit or joint development purpose to local jurisdictions for homelessness-related facilities at no-fee for up to five years. Attachment A has a list of vacant and currently leased properties. Attachment B provides a list of all Metro owned or operated parking lots.

Vacant or Leased Properties

Attachment A contains a list of 83 leased or vacant properties, including the following information:

1. Location
2. City
3. Current use
4. Size
5. Status of utilities (yes, no, near or unknown)
6. Lease terms
7. Rental rate
8. Comments with any other known considerations

The majority of Metro's leased or vacant properties are small, irregularly shaped and/or do not have utility connections. Lease revenue is approximately $3 million/year and the leases are generally to adjacent or nearby business owners for additional parking or storage. These properties do not have a current identified transit use, however, prior to proceeding with a lease for temporary housing, additional internal vetting would need to occur. Some of the properties may be contaminated and require environmental remediation prior to residential use.

Park and Ride Facilities

Attachment B is a list of all 82 Park & Ride facilities owned or operated by Metro. It is grouped according to the transit corridors that the parking facilities serve, and includes the following information.

1. Station
2. # of parking spaces
3. 2019 utilization (pre-COVID)

4. Current utilization
5. City
6. Owner
7. Operator
8. Notes
9. Recommended for interim housing
10. Recommended for overnight parking

Staff has identified 18 parking lots which could be considered for interim housing and 62 parking lots or garages that could be considered for overnight homeless parking (SAFE program or similar). Some of these parking facilities are not owned by Metro and therefore additional collaboration would be required with the agency that owns the lot. If a Metro parking lot reaches parking occupancy of 70% or higher, Metro's Supportive Transit Parking Program would be implemented to manage the transit parking demand.

Considerations for Temporary Facilities

Metro does not have funding or resources to operate temporary facilities and would look to the local jurisdiction to construct, operate and maintain the facilities. As part of the partnership, Metro would need agreement regarding prioritizing placement of Metro clients and unhoused riders in the interim housing facilities on Metro sites, as well as an agreement for the local jurisdiction to keep encampments clear around the site. If a local jurisdiction chooses not to pursue a homeless facility on Metro property, Metro will continue the existing use.

As noted above, many of Metro's properties do not have utilities; may be contaminated at a level that is acceptable for the existing use, but not residential; or may have a future transit use which would limit the period of time the site was available. Some properties may require financial investment by the local jurisdiction to bring the property to suitable residential use. If a local jurisdiction is interested in pursuing the property, these items would be discussed in more detail on a property-by-property basis.

Metro has done its best to be a good neighbor to the communities surrounding its properties. Consistent with that approach, Metro would partner with the local jurisdiction to engage the community on a proposed revised use of the property.

PERMANENT HOUSING

The Metro Joint Development (JD) Program has been active for over 20 years, partnering with private and non-profit developers to build market-rate, affordable, and permanent supportive housing on underutilized Metro-owned land. In response to the regional housing crisis, the JD team is completing a Strategic Plan for Ten Thousand Units (10K Plan) to meet this moment and deliver units as quickly as possible, including permanent supportive housing units where appropriate and feasible. As directed in the motion, staff will be presenting recommendations for process changes required to implement the Strategic Plan to the Board in April 2023.

In response to the directive to inventory potential sites for permanent housing, staff has identified a

list of potential sites potentially available for the 10K Plan which is included in Attachment C. The list is preliminary and will require vetting by local jurisdictions and internal departments.

DETERMINATION OF SAFETY IMPACT

There is no negative safety impact to Metro as a result of this receive and file report.

EQUITY PLATFORM

By collaborating with other agencies to address homelessness, Metro will be able to help serve LA county's unsheltered homeless population, including people experiencing homelessness who seek shelter on the transit system daily. Metro staff finds that a majority of unhoused riders that we currently serve are African American (49.3%), older adults (17%), and youth (11%). Metro's current homelessness response program includes providing access to social services, interim housing, robuts joint development program that prioritizes affordable housing, as well as workforce development opportunities through the Project Labor Agreement, WIN-LA, and Room to Work.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

If the parcels are used for supportive housing It will support the following Metro Goals.

Goal 3: Enhancing communities and lives.

Goal 4: Transform LA County through collaboration and leadership.

NEXT STEPS

The Metro CEO will continue to enter into no-fee leases with interested local jurisdictions for temporary (less than five years) supportive homelessness-related facilities that do not have a conflicting transit or joint development purpose. Metro real estate staff will engage with local jurisdictions in more detailed discussions on a site-specific basis. If a local jurisdiction chooses not to pursue a homeless facility on Metro property, Metro will continue the existing use.

ATTACHMENTS

Attachment A - Leased and Vacant Property
Attachment B - Park-and-Ride Facilities
Attachment C -Potential Joint Development Sites

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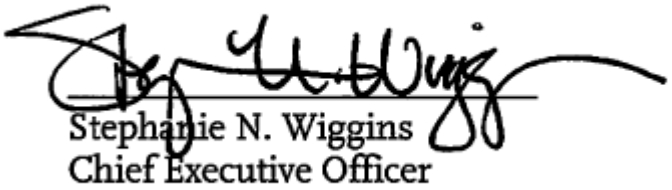


Stephanie N. Wiggins
Chief Executive Officer

ATTACHMENT A LEASED AND VACANT PROPERTY

	Location	City	File No.	Use	Square Footage	Utilities	Termination Notice	Termination Date	Annualized Rent	Comments
1	**Near Pioneer Blvd & South Street APN: 7040-023-900**	Artesia	N/A	Vacant	90,850	Yes	N/A	N/A	N/A	Future WSAB property
2	**Norwalk Blvd & Flora Vista St APN: 7054-011-900**	Artesia	N/A	Vacant	39,686	Yes	N/A	N/A	N/A	Future WSAB property
3	**Lakewood Blvd & Paseo Street APN:6271-001-902**	Bellflower	RWSA000671	Restrictive use agreement for noise	50,000	Yes	60 Days	N/A	$ 3,984	Future WSAB property
4	**Artesia Blvd & 605 Fwy APN:7034-001-902**	Cerritos	RWSA000680	Car storage	114,372	Unknown	30 days	N/A	$ 150,960	Future WSAB property
5	**Near 605 Fwy & Studebaker Rd APN:7034-016-907**	Cerritos	N/A	Vacant	186,904	Yes	N/A	N/A	N/A	Future WSAB property
6	**Near Gridley Rd & 183rd Street APN: 7034-015-901**	Cerritos	N/A	Vacant	158,672	Yes	N/A	N/A	N/A	Future WSAB property
7	**Near South Street across Artesia Park APN : 7054-002-902**	Cerritos	N/A	Vacant	41,763	Yes	N/A	N/A	N/A	Future WSAB property
8	**Near Norwalk Blvd & 195th Street APN: 7054-002-903**	Cerritos	N/A	Vacant	203,211	Yes	N/A	N/A	N/A	Future WSAB property
9	**Between Norwalk Blvd & 195th Street APN: 7056-009-904**	Cerritos	N/A	Vacant	25,020	Yes	N/A	N/A	N/A	Future WSAB property
10	**Between 195th Street & Bloomfield Ave APN: 7056-009-905**	Cerritos	N/A	Vacant	189,806	Yes	N/A	N/A	N/A	Future WSAB property
11	**Near Bloomfield Ave & Del Amo Blvd APN: 7056-009-906**	Cerritos	N/A	Vacant	56,534	Yes	N/A	N/A	N/A	Future WSAB property
12	**Between Bloomfield Ave & Del Amo Blvd APN: 7044-016-910**	Cerritos	N/A	Vacant	168,592	Yes	N/A	N/A	N/A	Future WSAB property
13	**Thompson Avenue APN:2451-010-901**	Glendale	RVAL008556	Parking	8,806	Unknown	30 days	M-M	$ 4,755	
14	**San Dimas Canyon Rd and Arrow Highway APN:8378-012-912**	La Verne	RSLA001355	Parking	4,800	No	30 days	M-M	$ 6,900	Adj to highly active Metrolink Operating Commuter Line (San Gab Sub).
15	**Arrow Highway APN: 8378-012- 909**	La Verrne	RSLA001356	Parking	4,550	No	30 days	M-M	$ 6,270	Adj to highly active Metrolink Operating Commuter Line (San Gab Sub).
16	**South of Sherman Way and Between Canoga and Deering APN:2138-014-905 & 2138-014-906**	Los Angeles	RBNK015787	Maintenance and operation of a concrete batch plant and vehicle parking	58,734	No	180-days Tenant in 2nd option term thru 2026, one addl 5-year option can be exercised in 2027	If option in 2027 is exercised, term date would be in 2031.	$ 132,300	
17	**7001 Deering Ave between Gault and Hart Ave adj to MOL G Line APN:2138-014-905**	Los Angeles	RBNK015786	Maintenance and operation of a building materials yard and concrete batch plant	59,312	No	180-days, Term ends 11/30/2023. One 5-year option remains to extend thru 11/30/2028	If option in 11/2023 is exercised, term date would be in 2028.	$ 96,132	
18	**Flower to Hope, under the I-110 Fwy. APN's: 5037-030-900 & 5122-024-909**	Los Angeles	See #3	Storage, part of long-term lease listed under #3	11,060	Near	See #3	See #3	$ -	
19	**Between Hope and Grand APN: 5122-022-901**	Los Angeles	REXP016169	Parking	19,170	Unknown	90 days; Secondary Term to 9/2023 + 3-year option to 2026	9/302026	$ 20,400	Property also has a sub-lease
20	**Between Grand and Hill APN's: 5122-030-900 & 5122-030-901**	Los Angeles	REXP016129	Parking	22,800	Unknown	180 days	6/30/2023, but asking for extension	$ 61,200	
21	**East side of Hill, NORTH half of west half of parcel APN: Part of 5122-031-901**	Los Angeles	REXP016208	Parking	7,000	Unknown	30 days	M-M	$ 10,800	

ATTACHMENT A LEASED AND VACANT PROPERTY

	Location	City	File No.	Use	Square Footage	Utilities	Termination Notice	Termination Date	Annualized Rent	Comments
22	**East side of Hill, south half of west half of parcel APN: Part of 5122-031-901**	Los Angeles	N/A	Parking and storage	8,100	No	N/A	N/A	$ -	Use had stopped during pandemic and negotiations have now resumed.
23	**Between Broadway and Jefferson APN: 5122-032-900**	Los Angeles	REXP000216 & REXP000217	Parking, storage, and small building for restaurant	33,199	Unknown	30 days	M-M	$ 23,196	
24	**East of Jefferson & Main, west end APN: Part of 5120-005-900**	Los Angeles	N/A	N/A	8,470	No	N/A	N/A	$ -	Under environmental remediation. Tenant interest in leasing upon completion
25	**Jefferson to Maple, east part APN: Part of 5120-005-900**	Los Angeles	REXP016270	Parking and storage	29,260	Unknown	90 days	3/31/2024	$ 57,600	
26	**Between Maple & 32nd St APN: 5120-017-900**	Los Angeles	N/A	Street	2,573	No	N/A	N/A	$ -	
27	**32nd to Trinity & Trinity to 30th APN's: 5120-018-900 & 5120-014-901**	Los Angeles	N/A	N/A	58,297	No	N/A	N/A	$ -	
28	**East of San Pedro towards Griffith APN: Part of 5128-015-900**	Los Angeles	REXP016156	Truck storage	45,600	Yes	60 days	M-M (holdover)	$ 24,000	
29	**West of Griffith Ave APN: Part of 5128-015-900**	Los Angeles	REXP000426	Parking	18,000	Near	30 days	M-M	$ 120	
30	**East of Central Ave to almost Naomi APN: Part of 5119-016-900**	Los Angeles	REXP016105	Storage containers	28,500	Unknown	30 days	M-M	$ 4,500	
31	**Center of parcel, entrance at Naomi APN: Part of 5119-016-900**	Los Angeles	REXP016107	Parking and storage	18,782	Unknown	30 days	M-M (holdover)	$ 7,800	
32	**West of Hooper Ave APN: Part of 5119-016-900**	Los Angeles	REXP000467	Parking	31,800	Unknown	30 days	M-M (holdover)	$ 19,248	
33	**Hooper Ave to Compton Ave APN: 5118-014-900**	Los Angeles	REXP000445	Parking	125,000	Unknown	90 days	M-M (holdover)	$ 193,320	
34	**Compton Ave to Nevin Ave APN: 5118-015-900**	Los Angeles	TBD	Vacant	48,838	Near	TBD	TBD	$ -	Previously looked at for Tiny Homes Village.
35	**Adams/Nevin Ave to Long Beach Ave, south side APN: Part of 5118-016-901**	Los Angeles	REXP016233	Parking	32,390	Yes	90 days; now M-M	Year to Year	$ 60,000	
36	**Adams/Nevin Ave to Long Beach Ave, north side APN: Part of 5118-016-901 & 5118-016-900**	Los Angeles	REXP000213 & REXP016067	Storage and driveway access	23,525	Unknown	30 days	M-M	$ 3,000	
37	**South half of parcel, Sawtelle to Pico on Exposition Blvd. APN: 4260-039-905**	Los Angeles	REXP016223	Tenant-owned 2-story warehouse	29,911	Yes	90 days	Holdover	$ 91,200	
38	**North half of parcel, Sawtelle to Pico on Pico Blvd. APN: 4260-039-906**	Los Angeles	REXP016261 (Pending)	Parking	19,658	No	TBD	TBD	$ -	Lease in negotiations. No street access
39	**Near Pico & Gateway intersection APN: Part of 4260-025-902**	Los Angeles	REXP016230	Parking	6,953	Unknown	30 days	M-M	$ 12,348	
40	**11301 wilmington ave APN: 6069-025-901**	Los Angeles	RBLU000092	Parking and Storage	21,000	Yes	30 days		$ 24,720	
41	**Washington Blvd. to 25th St APN's: 5168-018-902 & 5168-021-900**	Los Angeles	RHBR010426	Storage container & truck parking	34,295	Unknown	30 days	M-M	$ 22,020	

ATTACHMENT A LEASED AND VACANT PROPERTY

	Location	City	File No.	Use	Square Footage	Utilities	Termination Notice	Termination Date	Annualized Rent	Comments
42	**Slauson Avenue, from Alameda Ave. to Banderas St. (east 1/2 of parcel), north half only APN's: Part of 5105-025-904 & Part of 5105-025-903**	Los Angeles	RHBR011240	Parking & truck waiting area	9,840	Unknown	30 days	M-M	$ 10,181	
43	**East of Holmes Ave to Banderas St (west 1/2 of parcel) APN's: Part of 5105-025-904 & Part of 5105-025-903**	Los Angeles	RHBR011295	Parking	7,820	Unknown	30 days	M-M	$ 10,188	
44	**Slauson Avenue, east 1/2 of parcel from Hooper to Central, north half APN: Part of 5104-032-900**	Los Angeles	RHBR011376	Parking	36,480	No	TBD	TBD	$ -	Potential future Joint Development site
45	**Slauson Avenue, west 1/2 of parcel from Hooper to Central, north half APN: Part of 5104-032-900**	Los Angeles	RHBR011346	Parking + covered depot	35,650	Unknown	90 days	12/31/2026, then Y-Y	$ 60,000	Potential future Joint Development site
46	**Florence Ave. East of I-405, Under K-Line aerial guideway APN: Part of 4018-006-903**	Los Angeles	N/A	Parking and storage	15,400	Unknown	N/A	N/A	$ -	
47	**Rio Vista Ave & Soto Street APN: 5169-014-900**	Los Angeles	REBK003051	Parking	12,390	Yes	30 days	N/A	$ 18,000	
48	**Culver Blvd. Median, from approx. Sawtelle Blvd. to McConnell Ave APN's: 4217-010-900, 4217-010-901, 4217-010-902, 4217-010-903, 4233-021-900, 4233-021-902, 4232-028-901, 4233-009-901, 4223-009-900, 4223-009-903, 4223-009-902, 4223-009-904, and 4223-009-907**	Los Angeles	RALL000704	Bike & ped path + landscaping	426,571	Yes	30 days	M-M	N/A	
49	**Bull Creek Channel / Roscoe Blvd and Roscoe Place APN: 2205-003-903 , 2205-001-901**	Los Angeles	RCST002076	Parking and storage	20,525 Useable 3,125 Buffer Total area: 23650	No	30 days	M-M	$ 23,352	No structures can be constructed due to underground Sprint Fiber optic line.
50	**Terminal 38 E 85th St and S Central Ave APN: 6028-025-900**	Los Angeles	N/A	Vacant; portion of property has Metro-owned building with restrooms for Metro Operations and Security	9,951	No	N/A	N/A	N/A	
51	**Terminal 42 Echo Park Ave and Donaldson Street APN: 5443-018-900**	Los Angeles	N/A	Bus Layover for LADOT; portion used for Metro-owned building with restrooms	6,620	No	N/A	N/A	N/A	
52	**Canoga Ave north of Saticoy Street APN: 2109-001-902**	Los Angeles	RBNK015845	Mini storage warehouse buildings	36,950	Yes	365-days	2025 with three 5-year options to extend (out to 2040)	$ 88,860	
53	**9800 Owensmouth APN: 2746-005-901**	Los Angeles	RBNK015820	Storage of railroad materials	130,680	Unknown	180 days	N/A	$ 56,700	
54	**Between National & Washington Blvds APN: Part of 4312-028-907**	Los Angeles	REXP016240	Beautification & occasional community events	17,725	Unknown	5 years to 2026: 120 days' notice; then M-M w/ 90 days' notice	Year to Year	$ 1,000	Requires a driveway to be open 24.7 for Rail Op's to access TPSS
55	**West side of Broadway, east half of parcel APN: Part of 5122-031-901**	Los Angeles	REXP016277	Parking	10,450	Unknown	30 days	M-M	$ 15,600	

ATTACHMENT A LEASED AND VACANT PROPERTY

	Location	City	File No.	Use	Square Footage	Utilities	Termination Notice	Termination Date	Annualized Rent	Comments
56	**Griffith to Central Ave's APN's: 5128-021-900 & 5128-021-901**	Los Angeles	REXP016102	Parking, storage, maintenance	60,900	Yes	30 days	M-M (holdover)	$ 24,000	
57	**Harbor Sub., Holmes Ave to Long Beach Ave., APN: 5105-025-903 & 5105-025-904**	Los Angeles	None	Vacant	35,400	No	N/A	N/A	$ -	Had been considered for R2R lay down
58	**Vermont and Sunset B Line Station**	Los Angeles	RRED013236	Parking	2,718	No	30 days	M-M	$ 26,280	Also used for Metro staff and security parking to service the B Line.
59	**Vignes and Ramirez St**	Los Angeles	RBUS014021	Restaurant	35,330	Yes			$ 194,400	
60	**203 College St. APN:5409-014-906**	Los Angeles	N/A	Laydown area for Div 20 and Link US	21,671	Unknown	N/A	N/A	N/A	With vacation of two city streets, could be joint Metro laydown area and homeless housing
61	**Weddington & Bakman APN: 2350-016-906**	Los Angeles	RRED013244	Parking	23,600	No	90 days	M-M	$ 35,400	
62	**Chandler and Tujunga APN: 2350-011-907**	Los Angeles	RBNK000958	Construction, maintenance and use of Lessee-owned improvements		No	Tenant can exercise one remaining 5-year option on 6/1/2025	If option is excerised , end of term would be 5/30/2030	$ 235,616	
63	**12470-12870 San Fernando Road APN: 2506-001-900**	Los Angeles	RVAL008799	Office trailers and storage	46,200	Yes	30 days	M-M	$ 63,000	
64	**Lang Station Road APN: 3210-015-900**	Los Angeles	RVAL008795	Railroad storage	20,000	Unknown	30 days	M-M	$ 27,720	
65	**18601 Oxnard St at Reseda Blvd APN: 2127-018-900**	Los Angeles	RBNK001084	Construction, maintenance and use of Lessee-owned improvements	45,950	No	30 days	M-M	$ 121,308	
66	**Woodman Ave and Oxnard St APN:2330 028-900**	Los Angeles	RBNK015836	Parking	6,851	No	90 days	M-M	$ 11,016	
67	**14700 Bessemer St Between Vesper and Cedros APN: 2241-026-903**	Los Angeles	RBNK015817	Parking and storage	25,100	No	90 days	M-M	$ 65,328	
68	**Erwin St and Sepulveda Blvd. G Line Park n Ride lot APN:2242-001-903**	Los Angeles	RBNK015818	Parking and storage	308,784	No	120-days	N/A	$ 282,000	
69	**Erwin St and Sepulveda Blvd. G Line Park n Ride lot APN: 2242- 001-900**	Los Angeles	RBNK015728	Parking	19,282	No	90 days	M-M	$ 35,880	
70	**West of Hazeltine, North of Aetna and South of Bessemer, Van Nuys Station APN: 2240-008-900 & 901**	Los Angeles	RBNK015798	Parking and storage	65,500	No	30 days	M-M	$ 162,000	
71	**Rear of 6100 Van Nuys Blvd. South of Bessemer, Ease of Van Nuys Blvd and West of Sylmar Ave APN: 2240-008-901**	Los Angeles	RBNK015799	Parking and storage	16,964	No	30 days	M-M	$ 38,904	
72	**Victory Blvd and Variel Ave APN: 2148-032-900**	Los Angeles	RBNK015746	Parking	7,788	No	12-months Notice, Tenant in 3rd 5-year option until 2027. There are remaining 2-addl 5-year options in year 2027 and 2032	If options are exercised, lease would end in 1/2032.	$ 12,900	
73	**Near105 Fwy & Garfield Ave APN:6236-027-900**	Paramount	N/A	Vacant	183,941	Unknown	N/A	N/A	N/A	Future WSAB property

ATTACHMENT A LEASED AND VACANT PROPERTY

	Location	City	File No.	Use	Square Footage	Utilities	Termination Notice	Termination Date	Annualized Rent	Comments
74	**Near 105 Fwy & Garfield Ave APN:6236-027-901**	Paramount	N/A	Vacant	24,925	Yes	N/A	N/A	N/A	Future WSAB property
75	**Near Garfield Ave & Rosecrans Ave APN: 6242-019-900**	Paramount	N/A	Vacant	142,612	Yes	N/A	N/A	N/A	Future WSAB property
76	**Nera Garfield Ave & Rosecrans Ave APN: 6242-025-901**	Paramount	N/A	Vacant	29,945	Yes	N/A	N/A	N/A	Future WSAB property
77	**Near Rosecrans Ave & Paramount BlvdAPN: 6242-025-902**	Paramount	N/A	Vacant	102,926	Yes	N/A	N/A	N/A	Future WSAB property
78	**Near Downey Ave & Somerset Blvd APN: 6241-001-911**	Paramount	N/A	Vacant	30,379	Yes	N/A	N/A	N/A	Future WSAB property
79	**Near Downey Ave & Somerset Blvd (Abutting Paramount High School) APN:6241-001-910**	Paramount	N/A	Vacant	124,075	Yes	N/A	N/A	N/A	Future WSAB property
80	**Boquet Canyon & Magic Mountain Pkwy APN 2836-004-910**	Santa Clarita	RVAL002200	Parking	41,970	Unknown	30 days	M-M	$ 12,000	
81	**26046-26062 Bouquet Canyon Road APN: 2836-004-904 , 2836-004-905**	Santa Clarita	RVAL008869	Construction, maintenance and use of Lessee-owned improvements	14,750	Unknown	30 days	M-M	$ 38,352	
82	**Between Olympic Blvd. & 20th St., Santa Monica (40' strip *south* of E-Line aerial guideway only) APN: Part of 4275-023-902**	Santa Monica	REXP000258	3 Tenant-owned buildings + parking	21,636	Yes	N/A before termination date	8/31/23; asking for another extension	$ 141,600	
83	**Between 18th & 17th St.'s, s/o Colorado APN: Part of 4275-023-902**	Santa Monica	REXP016237	Parking	36,411	Unknown	6 month's notice	6/30/2024; asking for extension	$ 300,000	

ATTACHMENT "B" METRO PARK AND RIDE

Line	Station	Location	Total	2019 Utilization	Current Utilization	City	Owner	Operator	Notes	Recommend for Interim Housing (Y/N)	Feasible for Safe Parking (Y/N)
A LINE	Florence	Main Lot 7225 Graham Ave. Los Angeles, CA 90001	115	99%	77%	Florence-Firestone Community	Metro	Metro		N	Y
	Willowbrook	North Lot 11644 Willowbrook Ave. Los Angeles, CA 90059	141	68%	50%	Los Angeles	Caltrans	Metro		N	Y
	Artesia	Main Lot 1920 1/2 Acacia Ave. Compton, CA 90220	290	33%	24%	Compton	Metro	Metro		Y	Y
	Del Amo	Main Lot 20485 Santa fe Ave. Compton, CA 90221	358	15%	25%	Compton	Metro	Metro		Y	Y
	Wardlow		121								
		North Lot 3440 Pacific Pl. Long Beach, Ca 90806	67	93%	45%	Long Beach	Metro	Metro	* Lot directly in front of station entrance. * Narrow strip parcel	N	Y
		South Lot 3380 Pacific Pl. Long Beach, Ca 90806	54	87%	23%	Long Beach	Metro	Metro	* Lot across street from station entrance. * Narrow strip parcel.	N	Y
	Willow		853								
		North Lot 2750 W. American Ave. Long Beach, CA 90806	67	19%	0%	Long Beach	Metro	Metro	* Long narrow strip.	Y	Y
		South Lot 2750 W. American Ave. Long Beach, CA 90806	92	25%	16%	Long Beach	Metro	Metro	* Smaller, narrow strip between elementary school and station. * Directly in front of station entrance.	N	N
		Southwest Structure 200 E 27th St. Long Beach, CA 90806	694	49%	42%	Long Beach	Metro	Metro	* Parking Structure located just off shopping center.	N	Y
	Norwalk		1,759								
		West Lot 12901 Hoxie Ave. Norwalk, CA 90650	339	71%	9%	Norwalk	Caltrans	Metro	* Under Freeway overpass *Staff parking for so-fi events	N	N
		East Lot 12901 Hoxie Ave. Norwalk, CA 90650	1,420	80%	16%	Norwalk	Caltrans	Metro	* Station improvenments being studied (Rail Integration Network) with proposed changes in the parking lot. * Mobility Hub location proposed for 2028 Olympics. *Used for so-fi parking	N	N
	Lakewood		403								
		North Lot 12775 Lakewood Blvd. Downey, CA 90242	128	21%	3%	Downey	Caltrans	Metro		Y	Y
		South Lot 12875 Lakewood Blvd. Downey, Ca 90242	275	83%	33%	Downey	Caltrans	Metro		Y	Y
	Long Beach		646								

		West Lot 11455 Long beach Blvd. Lynwood, CA 90262	**394**	**45%**	**7%**	Lynwood	Caltrans	Metro		Y	Y
		East Lot 11508 Long beach Blvd. Lynwood, CA 90262	**252**	**49%**	**16%**	Lynwood	Caltrans	Metro		Y	Y
	Avalon		**160**								
		North Lot 652 E 116th Pl. Los Angeles, CA 90059	**99**	**26%**	**12%**	Los Angeles	Caltrans	Metro		N	Y
		Northeast Lot 672 E 116th Pl. Los Angeles, CA 90059	**61**	**10%**	**9%**	Los Angeles	Caltrans	Metro		N	Y
	Harbor Freeway	**Main Lot 11600 S Figueroa St. Los Angeles, CA 90061**	**252**	**88%**	**46%**	Los Angeles	Caltrans	Metro		N	Y
	Vermont /Athens	**Main Lot 11455 S Vermont Ave. Los Angeles, CA 90044**	**155**	**12%**	**9%**	Los Angeles	Caltrans	Metro		Y	Y
	Crenshaw	**Main Lot 11901 S Crenshaw Blvd. Inglewood, CA 90303**	**516**	**19%**	**4%**	Inglewood	Caltrans	Metro	* Current secondary location for SoFi event transit parking. * Mobility hub proposed site for 2028 Olympics	N	N
	Hawthorne/Lennox		**362**								
		West Lot 4445 W 111th St. Inglewood, CA 90304	**46**	**37%**	**9%**	Lennox Community	Caltrans	Metro	*Used for so-fi parking	N	N
		East Lot 4335 W 111th St. Inglewood, CA 90304	**316**	**58%**	**47%**	Lennox Community	Caltrans	Metro	* Primary site for SoFi transportation shuttle for events and parking.	N	N
	Aviation/ LAX	**Main Lot 5574 W Imperial Hwy Los Angeles, Ca 90045**	**435**	**99%**	**99%**	Del Aire Community	Caltrans	Metro	* Highly utilized station. * Propose mobility hub location for 2028 Olympics.	N	N
	El Segundo	**Main Lot 2226 E El Segundo Blvd. El Segundo, CA 90245**	**93**	**24%**	**32%**	El Segundo	Metro	Metro		Y	Y
	Douglas	**Main Lot 700 S Douglas St. El Segundo, CA 90245**	**30**	**40%**	**35%**	El Segundo	City of El Segundo	Metro		N	Y
	Redondo Beach		**340**								
		North Lot 2406 Marine Ave. Redondo Beach, CA 90260	**253**	**70%**	**25%**	Redondo Beach	Southern California Edison	Metro		N	Y
C LINE		**South Lot 2406 Marine Ave. Redondo Beach, CA 90260**	**87**	**15%**	**2%**	Redondo Beach	Southern California Edison	Metro		N	Y
	Union	**Parking Garage One Gateway Plaza Los Angeles, CA 90012**	**2,200**	**61%**		Los Angeles	Metro	Metro	* Metro Headquarters. * Sub-terranian. * Mobility hub for 2028 Olympics.	N	N

	Universal City		**828**								
		North Lot 3901 Lankershim Blvd. Los Angeles, CA 91604	**550**	**76%**	**61%**	Los Angeles	Metro	Metro	* Mobility hub with parking proposed for this station across the street at bus layover . *Future Joint Developement site *Slight sloped property.	N	Y
		South Lot 10706 ventura Blvd. Los Angeles, CA 91604	**80**	**90%**	**65%**	Los Angeles	Caltrans	Metro	* Mobility hub with parking proposed for this station across the street at bus layover . *Slighty sloped property.	N	Y
	North Hollywood		**1,091**								
		North Lot 11230 Cumpston St. North Hollywood, CA 91601	**773**	**86%**	**75%**	Los Angeles	Metro	Metro	Joint development is planned for this site.	N	Y
		South Lot 11240 Chandler Blvd. North Hollywood, CA 91601	**199**	**89%**	**64%**	Los Angeles	Metro	Metro	Joint development is planned for this site.	N	Y
		West Lot 11346 Chandler Blvd. North Hollywood, CA 91601	**17**	**90%**	**64%**	Los Angeles	Metro	Metro	Joint development is planned for this site.	N	Y
		Chandler Lot 11143 Chandler Blvd. North Hollywood, CA 91601	**164**	**31%**	**4%**	Los Angeles	Metro	Metro	Joint development is planned for this site.	N	Y
B LINE	**Westlake MacArthur Park**	**Main Lot 685 S Westlake Ave. Los Angeles, CA 90057**	**18**	**90%**	**68%**	Los Angeles	Metro	Metro	Joint development is planned for this site.	N	N
	Atlantic		**286**								
		Parking Structure 255 Pomona Blvd. East Los Angeles, CA 90022	**262**	**69%**	**53%**	Los Angeles	Metro	Metro	* Parking Structure located just off shopping center.	N	Y
		Northeast Lot 255 Pomona Blvd. East Los Angeles, CA 90022	**22**	**27%**	**0%**	Los Angeles	Metro	Metro	* Current site of Safe Parking Program.	N	Y
	Indiana	**Main Lot 177 S. Alma Ave. Los Angeles, CA 90063**	**42**	**90%**	**55%**	Los Angeles	Metro	Metro	* Business easement, using the lot to access gate for business.	N	N
	Lincoln Heights/ Cypress Park	**Main Lot 387 W. Avenue 26 Los Angeles, CA 90031**	**94**	**90%**	**53%**	Los Angeles	City of Los Angeles	Metro		N	Y
	Heritage Square/ Arroyo	**Main Lot 3545 Pasadena Ave. Los Angeles, CA 90031**	**129**	**96%**	**26%**	Los Angeles	Metro	Metro		N	Y
	Fillmore	**Parking Garage 750 S Raymond Ave. Pasadena, CA 91105**	**155**	**80%**	**20%**	Pasadena	Fillmore Raymond MOB LLC	Fillmore Raymond MOB LLC	Privately owned parking structure. Metro has easement for two levels.	N	N
	Lake	**Main Lot 446 Maple Way Pasadena, CA 91101**	**22**	**44%**	**NA**	Pasadena	Lake Avenue Church	Lake Avenue Church	Privately owned. Metro leases 20 parking space for shared use.	N	N

	Sierra Madre	**Parking Garage 149 N Halstead St. Pasadena, CA 91107**	**974**	**41%**	**31%**	Pasadena	Metro	Metro	* Parking structure *Location is adjacent to the 210 freeway * Low utilization on lower levels * City of Pasadena and LAHSA have inquire to implement a Safe Parking Program at this site.	N	Y
	Arcadia		**300**								
		Parking Garage 73 East Santa Clara Street Arcadia, CA 91006	**270**	**66%**	**44%**	Arcadia	Metro	Metro	* Parking Structure * Major EV Charging project in planning.	N	Y
		Parking Lot 73 East Santa Clara Street Arcadia, CA 91006	**30**	**66%**	**36%**	Arcadia	Metro	Metro		N	Y
	Monrovia	**Parking Garage 1651 South Primrose Ave. Monrovia, CA 91016**	**350**	**30%**	**7%**	Monrovia	Metro	Metro	* Parking structure * Major EV Charging project in planning.	N	Y
	Duarte	**Parking Lot 1789 Business Center Dr Duarte, CA 91010**	**125**	**76%**	**46%**	Duarte	Metro	Metro	* Small parcel amongst business complex. * Future joint development project	N	N
	Irwindale	**Parking Garage 15998 Avenida Padilla Irwindale, CA 91702**	**350**	**71%**	**47%**	Irwindale	Metro	Metro	* Parking structure * Major EV Charging project in planning.	N	Y
	Downtown Azusa	**Parking Garage 801 N. Alameda Ave. Azusa, CA 91762**	**237**	**53%**	**12%**	Azusa	Lease Joint Effort/Metro,Foothill Transit,City of Azusa	Metro	* Parking structure *Not Metro Owned. Metro owns easement on two levels.	N	N
L LINE	**Azusa/Citrus**	**Parking Garage 901 B North Citrus Ave. Azusa, CA 91723**	**200**	**97%**	**77%**	Azusa	Metro	Metro	* High transit parking demand at early hours * Parking Structure	N	N
	Expo/Crenshaw	**Parking Garage 3500 Crenshaw Blvd. Los Angeles, CA 90018**	**225**	**39%**	**23%**	Los Angeles	West Los Angeles Church of God	Metro	* Parking structure *Not Metro Owned. Leased parking location. *Metro only has access from Monday to Saturday.	N	N
	La Cienega/Jefferson	**Parking Garage 3420 S. La Cienega Blvd. Los Angeles, CA 90016**	**494**	**73%**	**17%**	Los Angeles	Metro	Metro	*Parking structure	N	Y
	Expo/Sepulveda	**Parking Garage 11214 Exposition Blvd. Los Angeles, CA 90064**	**260**	**34%**	**7%**	Los Angeles	Metro	Metro	*Parking structure	N	Y
	Expo/Bundy	**Parking Lot 2101 Bundy Drive Los Angeles, CA 90064**	**217**	**53%**	**7%**	Los Angeles	Metro	Metro	* Long narrow strip of on-street parking configuration.	N	N
E LINE	**Colorado/17th Street**	**Parking Lot 1610 Colorado Ave Santa Monica, CA 90404**	**65**	**63%**	**51%**	Santa Monica	Metro	Metro		N	N
	Van Nuys		**726**								
		North 14612 Bessemer St. Los Angeles, CA 91411	**87**	**76%**	**100%**	Los Angeles	Metro	Metro		N	Y

		Northwest 14612 Bessemer St. Los Angeles, CA 91411	**126**	**0%**	**0%**	Los Angeles	Metro	Metro	* Lot currently under lease with car dealerships.	Y	Y
		South 6050 Van Nuys Blvd Van Nuys, CA 91401	**220**	**25%**	**50%**	Los Angeles	Metro	Metro	* Part of lot leased to dealerships.	Y	Y
		Southeast 6050 Van Nuys Blvd Van Nuys, CA 91401	**293**	**0%**	**0%**	Los Angeles	Metro	Metro	* Current site of unhoused temporary shelter project.	Y	Y
	Sepulveda	**Main Lot 15330 W Erwin St. Los Angeles, CA 91411**	**263**	**64%**	**13%**	Los Angeles	Metro	Metro	* Lease of space to car dealerships in area to store vehicles. * Metro projects utilizing space for extensions.	Y	Y
	Balboa	**Main Lot 6340 N Balboa Blvd. Los Angeles, CA 91316**	**273**	**79%**	**21%**	Los Angeles	Metro	Metro		Y	Y
	Reseda		**442**								
		Northwest Lot 18530 Topham St. Los Angeles, CA 91335	**33**	**39%**	**90%**	Los Angeles	Metro	Metro	* Current site of unhoused temporary shelter project.	Y	Y
		Southwest Lot 18548 Oxnard St. Los Angeles, CA 91356	**127**	**79%**	**89%**	Los Angeles	Metro	Metro		N	Y
		Southeast Lot 18450 Oxnard St. Los Angeles, CA 91356	**157**	**71%**	**99%**	Los Angeles	Metro	Metro		N	Y
	Pierce College	**Main Lot 20245 Victory Blvd. Los Angeles, CA 91367**	**392**	**31%**	**28%**	Los Angeles	Los Angeles Community College	Metro	* Not Metro Owned. Leased location. * Shared use with college student parking * Contract restricted to parking use.	N	N
	Canoga	**Main Lot 6650 Canoga Ave. Los Angeles, CA 91303**	**249**	**66%**	**46%**	Los Angeles	Metro	Metro		Y	Y
	Sherman Way		**207**								
		West Lot 7170 Canoga Ave. Los Angeles, CA 91303	**103**	**51%**	**51%**	Los Angeles	Metro	Metro		N	Y
G LINE		**East Lot 7119 Deering Ave. Los Angeles, CA 91303**	**104**	**40%**	**42%**	Los Angeles	Metro	Metro		N	Y
	Slauson		**152**								
		West Lot 430 W. Slauson Ave. Los Angeles, CA 90003	**87**	**29%**	**8%**	Los Angeles	Caltrans	Metro		N	Y
		East Lot 350 W Slauson Ave Los Angeles, CA 90003	**65**	**2%**	**2%**	Los Angeles	Caltrans	Metro		N	Y
	Manchester		**246**								
		West Lot 431 W Manchester Ave Los Angeles, CA 90003	**136**	**25%**	**23%**	Los Angeles	Caltrans	Metro		N	Y
		East Lot 390 W Manchester Ave Los Angeles, CA 90003	**110**	**11%**	**9%**	Los Angeles	Caltrans	Metro		N	Y
	Rosecrans	**Main Lot 622 W Rosecrans Ave Gardena, CA 90248**	**204**	**75%**	**19%**	Gardena	Caltrans	Metro		N	Y

	Harbor Gateway Transit Center	**Main Lot 731 W 182nd St Gardena, CA 90248**	**980**	**76%**	**52%**	Gardena	Caltrans	Metro	*Current site for SoFi event transportation. *Mobility hub location for 2028 Olympics.	N	Y
	El Monte		**1,889**								
		Northeast Lot 3501 Santa Anita Ave El Monte, CA 91731	**188**	**81%**	**76%**	El Monte	Metro	Metro	*Majority of ADA accessible parking within this lot. *Closest proximity to station entrance.	Y	Y
		West Lot 3501 Santa Anita Ave El Monte, CA 91731	**263**	**7%**	**2%**	El Monte	Caltrans	Metro	*Bus charging infrastructure being installed, reducing total available parking.	N	Y
		West Structure 3501 Santa Anita Ave El Monte, CA 91731	**477**	**62%**	**52%**	El Monte	Caltrans	Metro	*Currently utilized by Metro operators and facility tenants. *Parking structure	N	Y
		Southeast Lot 3501 Santa Anita Ave El Monte, CA 91731	**220**	**66%**	**34%**	El Monte	City of El Monte / Metro	Metro	*Jointly owned. Future electric bus charging infrastructure in western portion of this lot	N	Y
		East Lot 3501 Santa Anita Ave El Monte, CA 91731	**432**	**87%**	**43%**	El Monte	City of El Monte / Metro	Metro		Y	Y
	Carson	**Main Lot 711 W Carson St. Torrance, CA 90502**	**143**	**11%**	**3%**	Torrance	Caltrans	Metro		N	Y
	Wilmington	**Main Lot 1345 W. Pacific Coast Hwy. Wilmington, CA 90744**	**240**	**29%**	**28%**	Wilmington	Caltrans	Metro		N	Y
J LINE	**San Pedro**	**Main Lot 515 N Beacon St, San Pedro, CA 90731**	**180**	**20%**	**14%**	San Pedro	Caltrans	Metro	* Current location of temporary shelter.	N	Y

ATTACHMENT "C" - POTENTIAL JOINT DEVELOPMENT SITES

Site	Needed for JD by	Current Use	Line	Address	City	Approx SF
17th St/ SMC Station	2027	Park and Ride; Leased Parking	E Line (Expo)	1619 17th St	Santa Monica	182,041
103rd St/ Watts Towers Station	2028	Park and Ride	A Line (Blue)	10305 Grandee Ave	Los Angeles	159,907
1940 CPE	2028	Construction	D Line (Purple)	1940 Century Park East	Los Angeles	30,016
Aviation/ Century Station	2028	Construction Laydown	K Line (Crenshaw)	5601 W Century Blvd	Los Angeles	83,575
El Segundo Station	2027	Park and Ride	C Line (Green)	E El Segundo Blvd and N Nash	El Segundo	67,291
Temple/Beaudry Bus Layover	2028	Bus Layover	Other Metro Property	1113 W Temple St	Los Angeles	57,250
Sepulveda Station	2027	Park and Ride	G Line (Orange)	6127 Sepulveda Blvd	Los Angeles	557,706
Wilshire/ La Brea	2026	Construction Laydown	D Line (Purple)	711 S La Brea Ave	Los Angeles	115,000
Canoga Park Station	2027	Electric Bus Charging; Park and R	G Line (Orange)	6620 Canoga Ave	Los Angeles	60,000
Fairview Heights	2026	Park and Ride	K Line (Crenshaw)	1119 E Redondo Blvd	Inglewood	
Balboa/ Victory	2026	Park and Ride	G Line (Orange)	16851 Victory Blvd	Los Angeles	517,130
Florence Station	2026	Park and Ride	A Line (Blue)	1720 E Florence Ave	Florence-Firestone Community	74,913
Heritage Square Station	2026	Park and Ride	L Line (Gold)	Cypress Park	Los Angeles	80,192
Wilshire/ Crenshaw	2026	Construction Laydown	D Line (Purple)	675 Crenshaw Blvd	Los Angeles	60,000
Artesia Station	2026	Park and Ride; Bus Layover	A Line (Blue)	Metro A line	Compton	87,120
Pickle Works	2028	Construction Offices and Parking	Other Metro Property	1001 E 1st St	Los Angeles	88,105
Universal City/Studio City Station	2028	Park and Ride; Bus Layover	B Line (Red)	3906 Willowcrest Ave North	Los Angeles	468,270

Los Angeles County
Metropolitan Transportation Authority

2023-0120
EXECUTIVE MANAGEMENT COMMITTEE
MARCH 16, 2023

METRO PROPERTY INVENTORY FOR POTENTIAL UNHOUSED SUPPORT FACILITIES

Metro

METRO PROPERTY INVENTORY FOR POTENTIAL UNHOUSED SUPPORT FACILITIES

- May 2018 - Metro reported to the Board with an inventory of Metro property that could be used for temporary housing.

- April 2020 - Metro reported to the Board with an updated inventory of Metro property that could be used for temporary housing.

- April 2020 - Board approved delegating authority to the CEO to enter into no-fee leases with local jurisdictions for temporary (less than five years) to support homelessness-related facilities that do not have a conflicting transit or joint development purpose.

- Feb 2023 – Motion to report back at the March 2023 Executive Management Committee with a list of all Metro-owned property, including rights-of-way and parking lots, that are vacant, surplus, or underutilized.

- March 2023 **- RECEIVE AND FILE** a list of all Metro-owned property that is vacant, surplus, or underutilized.

METRO PROPERTY INVENTORY FOR POTENTIAL UNHOUSED SUPPORT FACILITIES

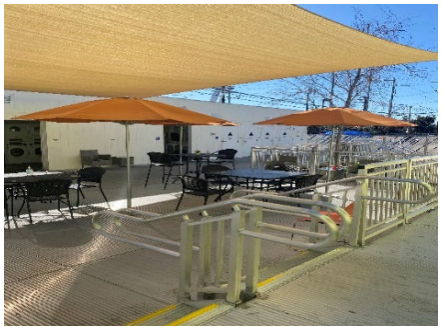
Existing Homeless Facilities on Metro Property

1. A Bridge Home facility at the former Division 6 in Venice for 150 beds to adults and youths

2. A Bridge Home facility at the Metro park-and-ride lot in Van Nuys along the Metro G (Orange) Line with 74 beds

3. A Tiny Home Village located along the Metro G (Orange) Line in Reseda which has 148 beds.

4. LAHSA Safe Parking Program at the L Line Atlantic Station



Metro

METRO PROPERTY INVENTORY FOR POTENTIAL UNHOUSED SUPPORT FACILITIES

PROPERTY INVENTORY

Leased or Vacant Properties (Attachment A) - 56 leased and 27 vacant properties (total 83) of varying sizes and conditions. Leases are generally to adjacent business owners for parking or storage.

Park and Ride Facilities (Attachment B) – 82 Park & Ride facilities owned or operated by Metro of which 18 could be considered for interim housing and 62 could be considered for overnight homeless parking (similar to SAFE program)

Potential Joint Development Sites (Attachment C) - potential permanent housing sites identified as a part of the Metro 10k Joint Development Strategic Plan which will be presented to the Board in April 2023.

METRO PROPERTY INVENTORY FOR POTENTIAL UNHOUSED SUPPORT FACILITIES

Considerations for Interim Housing Facilities

1. Local jurisdiction partner to perform community outreach, fund, construct, and operate the interim housing facilities

2. Investment may be required to make property suitable for interim housing uses.

3. Prioritized placement of Metro clients and unhoused riders in the interim homeless facilities on Metro sites.

4. If a local jurisdiction is interested, additional vetting will be done on a property-by-property basis.

5. If local jurisdiction does not choose to pursue, existing use will continue.

Los Angeles County
Metropolitan Transportation Authority

Questions / Comments

Metro