

MOTION BY SUPERVISOR HILDA L. SOLIS

October 27, 2020

Alignment of the LAC + USC Restorative Care Village and General Hospital with State and County Priorities

Opening its doors to the public in 1933, the historic Los Angeles County General Hospital (General Hospital) served as a safety net to the most vulnerable Los Angeles County (County) residents with much needed health care services, a major training site for generations of physicians completing their graduate medical education, and as the birthplace of Emergency Medicine. The General Hospital is a remarkable 1.5 million square foot, 19- story, historic Art-Deco building that sits atop the largest County health campus, surrounded by some of the most vulnerable low-income communities of color in Downtown Los Angeles, Central Los Angeles, East Los Angeles, and Northeast Los Angeles.

Following the 1994 Northridge Earthquake, the County committed to constructing a replacement hospital, the LAC + USC Medical Center Campus. Today, the LAC + USC Medical Center is a 600-bed inpatient hospital and is also widely known as the County’s flagship hospital, dedicated to providing critical services to all County residents,

MOTION

SOLIS _____

RIDLEY-THOMAS _____

KUEHL _____

HAHN _____

BARGER _____

regardless of a patient's ability to pay or immigration status. As a result of the opening of the LAC + USC Medical Center in 2008, the General Hospital is now largely vacant and no direct patient care services remain at the General Hospital. Additionally, the General Hospital is officially determined eligible for listing in the National Register of Historic Places and significant alterations or demolition of the building are not feasible options.

Consistent with the General Hospital's emblematic mission, vision, and history to serve the most vulnerable residents of our region and to advance the County's overall mission to address our current housing crisis needs, the County has initiated two large scale initiatives – the Restorative Care Village (RCV) and the General Hospital Reuse project. Both initiatives provide a significant regional response to homelessness, mental health, substance abuse, affordable housing, creation of local clean green jobs and response to County COVID-19 Pandemic through the creation of a range of critical public services for people experiencing homelessness, workforce development and increase the pool of mixed-use housing, particularly affordable and low-income housing, at the County's flagship hospital campus, the LAC+USC Medical Center (Campus) The investment into the RCV will help build capacity to shelter people experiencing homelessness and provide the services onsite. The investment in the General Hospital will address the lack of affordable and low-income housing, a primary contributor to the County's homeless crisis. These investments are a bold commitment to a long-standing need which has only been intensified by the threat of COVID-19 to our most vulnerable residents.

LAC + USC Restorative Care Village

The County has initiated a reuse initiative for the Campus to create a healthy and

economically resilient community, or “healthy village”. The RCV would be the nation’s first mental health and well-being village dedicated to caring for our most vulnerable populations by providing a full continuum of services (i.e., recuperative care, bridge housing, permanent supportive housing, respite and recovery center, full scope psychiatric facility and supportive services) as well as a range of opportunities (i.e., education, training, employment, environments for recreation and amenities that promote socialization) to give unhoused residents necessary tools to successfully re-integrate back into the community.

The County has already committed nearly \$110 million to construct the first component of this initiative. The second phase of the Restorative Care Village will include 200 sub-acute psychiatric in-patient beds, a Recovery and Respite Center, an Outpatient and Wellness Center, and a Mental Health Urgent Care Center.

General Hospital

The County’s current study focuses on adaptive reuse of the iconic General Hospital building and the underutilized West Campus area to support the community’s need for low-income housing, community services, and ongoing County operations. This study is targeted to be substantially completed by Summer 2021 and will explore a range of public and private funding sources, including Federal and State Low Income Tax Credits; Federal and State Historic Tax Credits; Project-Based (Section 8) Vouchers; other Federal programs; California State Affordable Housing and Sustainability Communities Grants; other California State programs; lenders; revenue-generating uses; and philanthropy. Additionally, the establishment of an Enhanced Infrastructure Financing District and pursuing Public Private Partnerships are also possible solutions to

bring this iconic County asset back to life.

This initial phase will address all the work necessary to prepare the building for outside investment, such as site preparation (including interiors for development into a housing and mixed-use building); completion of environmental and California Environmental Quality Act analysis; exterior restoration of key buildings.

I, THEREFORE, MOVE that the Board of Supervisors direct the County's Sacramento Office to advocate for \$500 million over multiple fiscal years for the County's reuse initiatives at the LAC + USC Medical Center Campus, with appropriations of \$70 million for the Restorative Care Village and \$70 million for the adaptive reuse of the General Hospital building in Fiscal Year 2021-22.

#

HLS:ap