

**Redeveloping the Cudahy DPSS District Office for Affordable Housing and Economic Development**

Earlier this month, the City of Cudahy formally declared an emergency and authorized the demolition of several sites located at 4718 – 4722 and 4734 Santa Ana Street and at 4613 Clara Street which are owned by the City and its Redevelopment Dissolution Successor Agency. The structures on the City-owned sites have been deemed unsafe and unfit for occupancy and the City is obligated to either repair or demolish the structures to ensure the safety of the nearby community. These structures are adjacent to a vacant Department of Public Social Services (DPSS) facility, owned by the County, located at 8130 South Atlantic Avenue. Due to the exorbitant rehabilitation costs required to continue use of the DPSS facility, the County has been working to explore alternative uses for the site.

The City’s demolition of the structures adjacent to the DPSS facility will create new vacant land in the heart of Southeast Los Angeles (SELA), a community that has been

MOTION

MITCHELL \_\_\_\_\_

KUEHL \_\_\_\_\_

HAHN \_\_\_\_\_

BARGER \_\_\_\_\_

SOLIS \_\_\_\_\_

severely impacted by the pandemic and the ongoing housing crisis. The SELA Agenda, a report by the SELA Collaborative, highlights that in the City of Cudahy and neighboring communities, most residents do not own property, reflecting a working-class community where 46% of residents rent, 16% of residents live with family, and 47% of residents live with three or more adults. A contributing factor to this disparity is the long-standing disinvestment and structural discrimination in SELA communities through racist or nativist policies such as redlining. Combining the City-owned land with the vacated County-owned land, will create a large, contiguous swath of government-owned land that can be used to build new affordable housing in Southeast Los Angeles and efforts to recover from the COVID-19 pandemic. A partnership between the County of Los Angeles and the City of Cudahy will allow for the joint development of the DPSS facility and the City-owned sites to create affordable housing, economic development opportunities, and community-serving uses.

**I, THEREFORE, MOVE** that the Board of Supervisors:

1. Find that the recommended actions are excluded from the definition of a project under the California Environmental Quality Act (CEQA) because they are excluded from the definition of a project by section 21065 of the California Public Resources Code and Section 15378(b)(4) and (5) of the State CEQA Guidelines. The proposed actions are administrative activity of government which will not result in direct or indirect physical changes to the environment and would create a funding mechanism that does not involve any commitment to a specific project that may result in a potentially significant physical impact to the environment. The

recommended actions do not approve any project under CEQA. Appropriate recommendations under CEQA will be submitted to the Board for consideration prior to the implementation of any future activities that would constitute a project.

2. Establish the proposed DPSS Cudahy A/P District Office Demolition project, Capital Project No. 87803, with a proposed project budget of \$4,000,000;
3. Authorize the Director of Public Works, or his designee, to proceed with predevelopment activities, including but not limited to an environmental assessment and site investigations and design, using previously Board-approved as-needed professional services contracts;
4. Approve the attached appropriation adjustment to transfer \$4,000,000 from the Music Center Annex Building project, Capital Project No. 69746, to the proposed DPSS Cudahy A/P District Office Demolition project, Capital Project No. 87803, to cover predevelopment activities; and
5. Authorize the Chief Executive Officer, or her designee, to take any other actions consistent with and/or necessary for the implementation of the foregoing actions.

# # #

HLS:mr

September 15, 2021

COUNTY OF LOS ANGELES  
**REQUEST FOR APPROPRIATION ADJUSTMENT**

DEPARTMENT OF CHIEF EXECUTIVE OFFICER

**AUDITOR-CONTROLLER:**

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HER RECOMMENDATION OR ACTION.

**ADJUSTMENT REQUESTED AND REASONS THEREFORE**  
**FY 2021-22**  
**3 - VOTES**

SOURCES		USES	
VARIOUS CAPITAL PROJECTS MUSIC CENTER ANNEX BUILDING A01-CP-6014-65099-69746 CAPITAL ASSETS - B & I DECREASE APPROPRIATION	4,000,000	VARIOUS CAPITAL PROJECTS DPSS CUDAHY A/P DISTRICT OFFICE DEMOLITION A01-CP-6014-65099-87803 CAPITAL ASSETS - B & I INCREASE APPROPRIATION	4,000,000
<b>SOURCES TOTAL</b>	<b>\$ 4,000,000</b>	<b>USES TOTAL</b>	<b>\$ 4,000,000</b>

**JUSTIFICATION**

Reflects transfer of \$4,000,000 from the Music Center Annex Building project, Capital Project number 69746 to the DPSS Cudahy A/P District Office Demolition project, Capital Project number 87803 to fund project costs.

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

16 SEP 15 2021

**James Yun**

Digitally signed by James Yun  
Date: 2021.09.08 15:29:39 -07'00'

AUTHORIZED SIGNATURE

JAMES YUN, MANAGER, CEO

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

CELIA ZAVALA  
EXECUTIVE OFFICER

REFERRED TO THE CHIEF  
EXECUTIVE OFFICER FOR---

- ACTION
- RECOMMENDATION

AUDITOR-CONTROLLER

BY *Lonfan*

B.A. NO. 030

DATE *Sept 9, 2021*

APPROVED AS REQUESTED

APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

**Amir  
Alam**

Digitally signed  
by Amir Alam  
Date: 2021.09.09  
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DATE 9/9/2021