

MOTION BY SUPERVISOR HILDA L. SOLIS

January 5, 2021

Maclaren Hall Redevelopment Opportunity

Presently there is a shortage of healthcare workers in Los Angeles County, especially in light of the COVID-19 Pandemic. Meanwhile the demand for such workers continues to increase at a rapid pace. According to data collected as a part of the recently completed Los Angeles County Comprehensive Economic Development Strategy (CEDs), the healthcare and biosciences industry represented 530,144 or 11% of all jobs in the County as of 2008. Due to the increasing demand for skilled workers, job growth is expected to grow substantially such that by 2023 it is expected there will be 1,039,865 jobs in this industry representing approximately 19% of all jobs in the County.

As a result of these trends in the workforce and the anticipated need for trained health care professionals, an economic and workforce development opportunity must be explored to increase the amount of qualified healthcare workers.

Through job training and placement services the objective is to create numerous employment opportunities in the medical field. Based on the unmet demand for skilled workers it is estimated that a minimum job placement goal of 72% can be achieved. Such

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a training opportunity will provide economic mobility to residents who are from surrounding, economically disadvantaged communities.

One potential workforce development opportunity is at Maclaren Hall, which is a former Department of Children and Family Services (DCFS) facility, located at 4024 Durfee Avenue in the City of El Monte (Site). This Site was once a home for foster youth, many with severe emotional and behavioral conditions. The County ultimately closed the facility in 2003 as a result of ongoing lapses in operational controls. Today the approximately 13-acre facility is largely vacant and non-operational and makes for a compelling multifunctional campus-like development. In addition to the economic development opportunity being explored other aspects of the Site are also being contemplated including a community park, administrative and community facility uses and affordable housing.

This Site provides several opportunities and options to incorporate economic development opportunities through much needed workforce training and job placement. Programming alternatives that intend to be explored include the potential development of a community clinic and adult day care center. Associated with this potential development will be a vocational medical training program that will be a model for high-quality health care training and services in the San Gabriel Valley.

There is also a use of Catalytic Development Funds (CDF) for this Site's potential development. CDF are used for a variety of predevelopment and project feasibility studies such as environmental reports, appraisals, initial architectural site plans and massing studies, market demand studies and geotechnical reports, among other site assessments. The Los Angeles County Development Authority (LACDA) administers the

CDF and has used such funds in support of similar large-scale projects throughout the County. Using CDF, LACDA may evaluate market potential, formulate an overall redevelopment strategy, and develop a preliminary financing plan with viable funding options for potential development of the Site.

Preliminary concepts for the Site may be developed in three phases. The County is working with the City of El Monte (City) to potentially development a community park that may consist of a soccer field, softball diamond, basketball court, tennis court, walking path, parking, restrooms, picnic areas, shade structures, outdoor classroom/performance space, ecological/sustainability educational features, children's play areas, exercise stations, water feature, security and field lighting, and other accessory or support uses. The other portions of the Site may consist of affordable housing and other uses consistent with economic development initiatives such as workforce development, job training and employment opportunities in the medical field.

In anticipation of future project phases, it is contemplated that the CDF would be used to pay for various predevelopment activities to include, but not be limited to, the following:

- Phase I Environmental Site Assessment (and Phase II, if called for).
- Survey.
- Preliminary site plans.
- Soils/Geotech report.
- Lead/asbestos report.
- Historic significance report/findings.

Given its location in the City, the use of CDF must be formally considered by the

Board as part of the CDF Guidelines that were adopted following a presentation to the Economic Development Policy Committee on July 2, 2020.

I, THEREFORE, MOVE that the Board of Supervisors:

1. Direct the Acting Chief Executive Officer, or her designee, to accept and incorporate CDF, not to exceed \$100,000, from the LACDA and execute any agreements with the LACDA, as well as execution of any agreements with consultants, associated with the proposed activities for the Site.

I FURTHER MOVE that the Board of Supervisors, acting as the Board of Commissioners of the Los Angeles County Development Authority:

1. Find that the recommended actions do not constitute a project under Section 21065 of the Public Resources Code and Section 15378(b)(5) of the California Environmental Quality Act (CEQA) Guidelines because the recommended actions are organizational or administrative activities of government that will not result in direct or indirect physical changes in the environment; any future development of the properties will be conditioned on prior compliance with all applicable CEQA requirements.
2. Authorize the Acting Executive Director, or his designee, to use and allocate CDF, in the amount of \$100,000, to pay for initial feasibility studies as described herein, for the potential development of County-owned land, located in the City of El Monte.

3. Direct the Acting Executive Director, or his designee, to report back to the Board in writing on a biannual basis on its progress and on the timeline for confirming the viability of potentially developing the Site for workforce development, and other economic development opportunities and securing development proposals for the Site.

4. Direct the Acting Executive Director, or his designee, to execute necessary agreements with the County and/or City of El Monte for distribution of CDF, as well as execution of any agreements, including any other needed agreements with consultants, not to exceed \$100,000, to pay for initial feasibility studies as described herein, and to execute any necessary amendments and extensions to such agreements associated with the proposed activities for the site.

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