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[CLICK HERE FOR THE EXECUTIVE DIRECTOR OF THE DEVELOPMENT AUTHORITY'S REPORT DATED JULY 6, 2021](#)

[CLICK HERE FOR THE DIRECTOR OF ECONOMIC OPPORTUNITY'S REPORT DATED OCTOBER 26, 2022](#)



July 6, 2021

TO: Each Supervisor

FROM: Emilio Salas, Executive Director 

SUBJECT: MACLAREN HALL STATUS UPDATE

Background

On January 5, 2021, the Board authorized the Executive Director of the LACDA to use previously allocated First District Catalytic Development Funds (CDF) in the amount of \$100,000 for predevelopment activities associated with the potential redevelopment of Maclaren Hall. This is an approximately 13-acre County-owned property located at 4024 Durfee Avenue in the City of El Monte (Project Site).

The Board directed the LACDA to identify the timeline for confirming the viability of potential development of the site for mixed-use, workforce development and other economic development opportunities. Tasks in support of this effort included the possibility of securing development proposals for the Project Site under the administration of the City of El Monte (City).

Project Status

On May 24, 2021, a Memorandum of Understanding (MOU) was executed between the LACDA and the City. Within the scope of the MOU, the LACDA will reimburse certain predevelopment costs associated with determining the feasibility of the project. This mainly centers on the economic and workforce development components and how they intend to be integrated within the overall Project Site.

Specifically, the CDF will pay for a series of predevelopment activities including, but not be limited to, the following:

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

Each Supervisor
July 6, 2021

Next Steps

The City is in the process of accessing their pre-approved list of consultants for the preparation of the Specific Plan and California Environmental Quality (CEQA) document. Cost proposals are forthcoming. Once received, the City will then align specific tasks that are deemed eligible for reimbursement using the CDF.

At the appropriate time, the City will gather the necessary backup information demonstrating proof of payment and forward to the LACDA for review. Reimbursement of all eligible costs up to \$100,000 will follow thereafter. Based on the City's timeline, this process should occur over the next several months through October 2021.

If you have any questions, please contact me at 626-586-1505 or Linda Jenkins, Director of Community and Economic Development at (626) 586-1765.

c: Each Deputy
Fesia Davenport, Chief Executive Officer
City of El Monte

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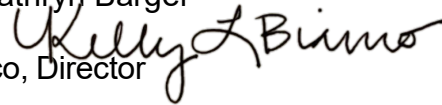
EXECUTIVE LEADERSHIP

Kelly LoBianco
Director

October 26, 2022

TO: Supervisor Holly J. Mitchell, Chair
Supervisor Hilda L. Solis
Supervisor Sheila Kuehl
Supervisor Janice Hahn
Supervisor Kathryn Barger

FROM: Kelly LoBianco, Director



SUBJECT: **MACLAREN HALL REDEVELOPMENT UPDATE**

This report provides a progress update on the development of 6.11 acres of Los Angeles County's (County) MacLaren Hall site located in the City of El Monte (City) for affordable housing and community services. The main updates in this report include:

- Establishment of a formal partnership between the City and the County related to the affordable housing project;
- Identification of three (3) main future development areas of the overall MacLaren Hall site, including a community park, a future County Department of Health Services (DHS) facility, and the focus of this report: an affordable housing project and community-serving facility; and
- Selection of Prima Development by the City as the developer for the affordable housing project.

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BACKGROUND

On January 5th, 2021, the County Board of Supervisors (Board) adopted a motion by Supervisor Hilda L. Solis, directing the Los Angeles County Development Authority (LACDA) to allocate \$100,000 from the Catalytic Development Fund (CDF) to the City to use for predevelopment and project feasibility for potential development of County-owned property referred to as MacLaren Hall (Property). The motion also requested biannual reports on progress. This is the second biannual report.



MacLaren Hall was once a Department of Children and Family Services facility, located at 4024 Durfee Avenue in El Monte. The facility closed in 2003, leaving behind approximately 14 acres of vacant County property. The January 2021 Board motion proposed redevelopment opportunities for the campus-like property that could include training facilities and affordable housing as well as other economic and workforce development opportunities, in addition to consideration for a community park.

UPDATE

Through the partnership with the City and after engaging the surrounding community, three (3) future development areas were identified at the Property. The first development area spans six (6) acres for a community park, which is under development by the County's Department of Public Works (DPW) and the City. The second development area is one (1) acre slated for a future DHS facility. The last area is just over six (6) acres and is designated for affordable housing and community services. The Department of Economic Opportunity (DEO) and the City are working in partnership to develop this last area.

On July 31, 2021, the County entered into a Memorandum of Understanding (MOU) with the City for the City and County to work together on the potential development of the Property. The City issued a Request for Qualifications (RFQ) for the potential development of the County Property and has since entered into negotiations with Prima Development, a 501(c)(3) organization (Developer). The Developer proposes to develop 340 units of affordable housing for families and older adults and to develop a community-serving facility. This facility will house three non-profit organizations operating a community health clinic, a senior care center, and a vocational training center. It is anticipated that the facility will create 140 full-time jobs for the local community to bolster economic development.

Formalizing the County's Partnership with the City of El Monte

To actualize the potential development of Property, it was important to formalize a partnership between the City and the County. The following key milestones have been achieved to enact that partnership along with actions taken to potentially develop the Property.

- **May 24th, 2021:** A memorandum of understanding (MOU) was signed between the City and LACDA, acting as the agent of the County, to transfer the \$100,000 from the CDF for the City to use for predevelopment and project feasibility and to support a request for qualifications (RFQ) for development of the 6.11-acre housing site.
- **July 31, 2021:** The County's Chief Executive Office (CEO) entered into a MOU with the City to work together to develop the affordable housing and economic development initiatives on the site.
- **October 13, 2021:** The City issued a RFQ solicitation for development of the MacLaren Hall site.
- **December 21st, 2021:** As part of the overall effort to merge workforce and economic development into a single County department, the Board authorized the transfer of LACDA economic development programs and staffing into what is now the newly formed DEO. DEO is acting as the agent for the County overseeing the development of the 6.11-acre housing site.

- **January 24, 2022:** The City entered into an Exclusive Negotiating Agreement with Prima Development to redevelop the 6.11-acre site for affordable housing.

Next Steps

The City has entered into a Professional Services Agreement with Sirius Environmental to conduct environmental studies of the site. While environmental studies occur, the Developer is engaging community partners and the local school district for their perspectives on the proposed project. The Developer, in coordination with the City, has hosted in-person meetings to speak to students and their parents about community needs and plans to further engage the community in months to come. The County, the City, and Developer are also negotiating the ground lease structure and anticipate going before their respective governing bodies in early 2023.

Many elements of this development are still under negotiation. The DEO will provide the next report in April 2023 with a comprehensive update on the scope of the planned project and project alignment with County priorities, including robust stakeholder input, job creation and workforce development components, affordable housing, and delivery of additional community benefits.

Should you have any questions, you may contact me directly, or your staff may contact Mr. Daniel Kelleher, Assistant Director, at (213) 315-9727 or dkelleher@opportunity.lacounty.gov.

KB:DK:DC:ag

c: Executive Office, Board of Supervisors
Chief Executive Office
County Counsel
Department of Health Services
Department of Public Works