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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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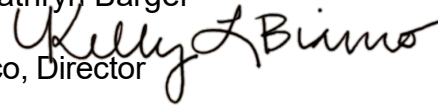
EXECUTIVE LEADERSHIP

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

department of economic opportunity

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November 29, 2022

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

FROM: Kelly LoBianco, Director

Handwritten signature of Kelly LoBianco in black ink.

SUBJECT: **MACLAREN HALL REDEVELOPMENT UPDATE
REVISION**

On October 26, 2022, the Department of Economic Opportunity (DEO) submitted a report to the Board on the redevelopment of MacLaren Hall. The focus of the report was on the six (6) acres of the overall site that is designated for affordable housing and community services, which the DEO and City of El Monte are working in partnership to develop.

However, the report also referenced a separate one (1) acre development area within the site and stated the area was reserved for a future Department of Health Services (DHS) facility. This statement misrepresented a recommendation from early analysis and discussions about future development of the one (1) acre area that included slating the area for a potential County department facility, with DHS as a possibility. However, DHS has not been engaged directly in these discussions on the recommendation to date, and the area is not specifically slated for a DHS facility, as the report indicated. There are no current concrete plans for the one (1) acre development area.

DEO has communicated with DHS to clarify the matter and will continue to communicate regarding any potential future development opportunities, should any such opportunity be a good fit and of interest.

The DEO will also continue to report out on the redevelopment of MacLaren Hall to the Board and include any updates on the potential development of the one (1) acre area as specific plans take shape.

Should you have any questions, you may contact me directly at (213) 880-4114 or klobianco@opportunity.lacounty.gov, or Danny Kelleher, Assistant Director, at (213) 315-9727 or dkelleher@opportunity.lacounty.gov.

KB:DK:DC:ag

c: Executive Office, Board of Supervisors
Chief Executive Officer
Health Services

department of economic opportunity

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Jessica Kim
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Daniel Kelleher
*Assistant Director, Economic
Development*

Kristina Meza
*Assistant Director, Workforce
Development*

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May 3, 2023

TO: Supervisor Janice Hahn, Chair
Supervisor Hilda L. Solis
Supervisor Holly J. Mitchell
Supervisor Lindsey P. Horvath
Supervisor Kathryn Barger

FROM: Kelly LoBianco, Director *Kelly LoBianco*
Department of Economic Opportunity

SUBJECT: **MACLAREN HALL REDEVELOPMENT
OPPORTUNITY (ITEM NO. 3-D, AGENDA OF
JANUARY 5, 2021)**

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:

- Entitlements were secured from the City in November of 2022
- The Developer agreement between the City and Prima Development, a 501(c)(3) organization (Developer) was finalized November 2022
- California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) clearances were obtained in November of 2022

BACKGROUND

On January 5, 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.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Maclaren Hall was once a Department of Children and Family Services (DCFS) 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.

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 potential County department facility. There are no current concrete plans for the one (1) acre development area. 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 is working in partnership to develop this last area.

On July 31, 2021, the County entered 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 negotiations with the 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 (3) 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 24, 2021:** An 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 RFQ for development of the 6.11-acre housing site.
- **July 31, 2021:** The County's Chief Executive Office (CEO) entered a MOU with the City to work together to develop affordable housing and economic development initiatives on the site.
- **October 13, 2021:** The City issued an RFQ solicitation for development of the Maclaren Hall site.
- **December 21, 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. The 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 (ENA) with Prima Development to redevelop the 6.11-acre site for affordable housing.

UPDATE

The City is in the process of finalizing due-diligence under its Professional Services Agreement with Sirius Environmental. While the due-diligence is being completed, the Developer continues its engagement of 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 Developer is working with County to coordinate conveying site control, i.e. execution of ground lease option, with the lifting of any court ordered moratorium on construction due to litigation. They are also working with Department of Housing and Community Development (HCD) to analyze the new regulations regarding competitiveness for off-site infrastructure.

NEXT STEPS

The next steps will be for the consultant, RSG, to complete financial analysis of the Developer's finance package in June 2023. The County, City, and Developer are also working on completing and executing the ground lease option in December 2023.

Many elements of this development are still under negotiation. The DEO will provide the next report in October 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, or your staff may contact Daniel Kelleher, Assistant Director, at (213) 315-9727 or dkelleher@opportunity.lacounty.gov.

c: Executive Office, Board of Supervisors
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February 29, 2024

TO: Supervisor Lindsey P. Horvath, Chair
Supervisor Hilda L. Solis
Supervisor Holly J. Mitchell
Supervisor Janice Hahn
Supervisor Kathryn Barger

FROM: Kelly LoBianco, Director

Handwritten signature of Kelly LoBianco in black ink.

SUBJECT: **MACLAREN HALL REDEVELOPMENT
UPDATE**

This report provides a biannual 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.

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 of El Monte (City) to use for predevelopment and project feasibility for potential development of County-owned property referred to as Maclaren Hall (Property). Responsibility for this project transferred to the LA County Department of Economic Opportunity (DEO) with the creation of the new department. The motion also requested biannual reports on progress. The prior report backs were filed on October 26, 2022, and May 3, 2023. This is the third and final biannual report pursuant to the January 2021 Board motion.

Maclaren Hall was once a LA County Department of Children and Family Services (DCFS) 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 mixed-use development opportunities for the campus-like property that could include affordable housing, public sector usage, community spaces and parks, as well as other economic and workforce development facilities and opportunities.

Through the partnership with the City and after engaging the surrounding community, two (2) development areas have been identified at the Property. The first development area spans six (6) acres for a community park, which is under development by the LA County Department of Public Works (DPW) and the City. The second development area is just over six (6) acres and is designated for affordable housing and community services.

On July 31st, 2021, the County entered a Memorandum of Understanding (MOU) with the City to work together on the potential redevelopment of 13.65 acres across two (2) contiguous parcels (APN 8549-004-900 and APN 8549-005-900), which is commonly referred to as "Maclaren Hall." The City issued a Request for Qualifications (RFQ) for the potential development of the County Property and has since entered into an Exclusive Negotiating Agreement (ENA) with a selected developer, Prima Development (Developer). The Developer proposes to develop 202 total units, of which all will be affordable, for families and older adults, and to develop a community-serving facility, which will house three (3) 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.

UPDATE

The ENA between the City and the Developer for the six (6) acre affordable housing and community services was renewed for one (1) year and will expire on January 1, 2025. A one-year extension of the MOU between the City and the County was executed by the City on January 29, 2024, and will expire on December 31, 2024. As part of the ENA process, the Developer continues its engagement of community partners and the local school district for their perspectives on the proposed project. The County and City are continuing to work with the Developer and negotiate ground lease documents for the potential development of the Property. These negotiations include the occupancy of office space within the Project from several County departments and community-based organizations. This would fulfill the expectations of services identified from the Developer's community engagement.

The Developer submitted a revised project description that includes a reduced overall project scope of 202 units as a change from the initial 340 units. The reduced project scope aligns with the final verified available project financing and remains in compliance with the Surplus Land Act (SLA); the total project housing units will be reduced from 340 units to 202 units (100 percent affordable). Of the 202 affordable housing units, 100 units will be permanent supportive housing (PSH). Additional potential funding sources for this project are being actively explored.

CEO is providing a ground lease to the City for the park site, and the City is responsible for the operations and maintenance of that park. CEO is also working on relocating the existing County

staff from Maclaren Hall prior to the construction starting in August 2025.

All entitlements will go through the City, and the City will oversee all plan check and inspections for the residential and commercial building. The park design entitlements and construction are being handled by DPW. There will be coordination needed between DPW and the Developer when it comes to offsite improvements. DPW is the point of contact for all on-site building demolition.

CONCLUSION

This is the last report back pursuant to the January 2021 Board motion, directing a biannual report back on the progress and timeline for confirming the viability of potentially developing the Maclaren Hall site and securing development proposals, which is complete. DEO will continue to work with the City, the Developer, and other partners to ensure this project moves forward and provide ongoing update to the Board offices.

Should you have any questions, you may contact me, or your staff may contact Kevin Anderson at kanderson@opportunity.lacounty.gov.

KL:KA:DC:ag

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