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TO: BOARD OF DIRECTORS

THROUGH: PHILLIP A. WASHINGTON *PAW*
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SUBJECT: TEMPORARY HOUSING ON METRO OWNED PROPERTY

ISSUE

At the May 2018 Board meeting, staff responded to Board direction to identify feasible locations suitable to support temporary housing on Metro owned properties. The purpose of this Board Box is to provide a status report.

BACKGROUND

Summarizing the May 2018 presentation to the Board, the following three basic criteria will be used to identify Metro owned properties that are suitable for temporary housing:

- (1) Immediately available;
- (2) Planned development is more than two years away; and
- (3) Park and Ride utilization is less than 50%

Properties that are too remote, either for access or are isolated from service, were not considered. Park-n-ride lots that are utilized heavily were not considered in order to minimize the impact on the transit customer experience. In addition to identifying an inventory of potential locations for temporary housing, staff also identified the need to secure appropriate liability indemnification.

Based upon the three criteria listed above, the available Metro owned properties, all within the City of Los Angeles, include:

- Orange Line Parking – Van Nuys
- Orange Line Parking – Sherman Way
- Orange Line Parking – Reseda
- Division 6 Bus Yard
- Valley Subdivision

Prior to the above properties being used to facilitate temporary housing, and subject to Board approval, Metro intends to secure written agreement(s) with the requesting jurisdiction/entity to ensure the sites are managed in a way that provides for the safety of the temporary residents, guards against physical damage, does not encroach upon transit operations or adversely impact existing customers, and incorporates a communications plan.

DISCUSSION

Since the presentation to the Board in May, staff has been contacted by the City of Los Angeles expressing interest in the use of the Division 6 Bus Yard. Staff is currently in negotiations with the City on the terms and conditions. Upon agreement on terms and conditions, staff will bring to the Board the formal lease agreement for final consideration and approval.

Division 6 Bus Yard Joint Development Status

On January 28, 2016, the Board adopted a motion sponsored by Directors Bonin and Kuehl calling for a community-based process to determine a new use for Division 6 through Metro's Joint Development program. The motion identified reuse through the joint development program as an opportunity to balance competing demands for scarce land in this area.

If the Board decides to execute a lease agreement for the Division 6 site as a temporary homeless shelter, there are several actions that will need to take place to ensure that joint development continues as planned:

- *Environmental Remediation:* In preparation for making the site available for Joint Development, Metro has undertaken environmental assessment and remediation of the site to ensure that it is safe for future residents. The first phase of this work, the assessment of the soil and groundwater, is complete. Next, Metro's contractors will complete hazardous materials abatement and demolition of the above-ground structures on the site. Due to the impact of the remediation and the specialized configuration of this former bus maintenance facility, this building may not be reused or inhabited. This work is anticipated to begin next month and to be completed by the end of September.

- *Demolition:* Metro contractors will begin abatement and demolition of the Division 6 structures in summer 2018.
- *Joint Development Process:* Once the environmental remediation process is complete, Metro staff will proactively engage the Venice community in a series of charrettes, workshops, and focus groups to develop shared vision for reuse of the site. This effort will include outreach to community organizations, residents, businesses, residential and commercial property owners, governmental agencies, and religious, educational and cultural institutions. Ultimately, Metro will document the input and feedback gathered through the public visioning process in Development Guidelines that will set forth the community's expectations for the future development on the site.
- *Mural Restoration and Preservation:* The west wall of the Site includes a mural presenting the names of Prisoners of War and soldiers declared Missing in Action during the Vietnam War. Following several incidents of vandalism in recent years, Metro partnered with the Social and Public Art Resource Center (SPARC), the Venice Chamber of Commerce, and the Veterans foundation to fund restoration and digital archiving (high resolution photography) of the mural. While the site is being remediated and planning for joint development is underway, staff will continue to do everything reasonably possible to ensure that the wall is protected.

NEXT STEPS:

Planning and outreach for joint development for the Division 6 Bus Yard will not preclude use of the site for temporary homeless housing on an interim basis. The use of this and other locations for Bridge Housing will remain available and requires final approval of a lease agreement by the Board.

In general, the following conditions must be met before temporary housing is approved on Metro owned properties:

Formal lease agreement, subject to approval by the Metro Board, addressing the following issues:

1. Lease Rate & Terms
2. Indemnification of Metro
 - a. By requesting jurisdiction/entity
 - b. The Operator's insurance policy
3. Site Security Plan- approved by Metro
4. No cost obligation to Metro- Clear understanding that Metro is only the provider of land and all operating (including outreach) and maintenance cost will be borne by others.

5. Maintenance-A maintenance plan that is reviewed and approved by Metro that delineates specific types and frequencies of maintenance.
6. Access- Metro has the right to access to ensure obligations are being met.
7. Termination- 60day notice of termination if, due to unforeseen circumstances, the homeless resource operation interferes with Metro's operation.
8. Term – a defined term will be included in the agreement.