

November 01, 2022

MOTION BY SUPERVISOR HILDA L. SOLIS

Leveraging Private Capital to Advance the Reuse of Old General Hospital and Development of West Campus

In November 2018, Supervisor Hilda L. Solis authored a motion, unanimously approved by the County Board of Supervisors (Board), directing the County Chief Executive Officer (CEO) to draft a feasibility study for the adaptive reuse of the County’s General Hospital on the County of Los Angeles’ LAC+USC Campus. A spectacular 1.2 million square foot, 19-story, Art-Deco building sitting atop the County’s largest health campus, General Hospital is surrounded by traditionally underserved communities, including Boyle Heights, Lincoln Heights, East LA, El Sereno, Northeast Los Angeles, and Chinatown. The 1994 Northridge Earthquake damaged the structure and spurred the enactment of new hospital safety regulations, causing General Hospital to fall out of earthquake and fire safety compliance. The County built a new hospital complex next door and in 2008 moved its medical services to the new complex, leaving General Hospital mostly vacant.

At the April 2022 Board meeting, the CEO presented its General Hospital and West Campus Feasibility Study (Study):

http://file.lacounty.gov/SDSInter/lac/1123695_GeneralHospitalFeasibilityStudyApril2022.pdf. The

Study, led by the CEO, explores ways to restore and reuse General Hospital as affordable

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housing, expand the wrap-around services currently provided at the site by the Wellness Center, and include other community-supported suggestions. While drafting the Study, the CEO worked closely with the LAC+USC Medical Center Foundation (Foundation) to facilitate robust community engagement and ensure the community's priorities and needs were incorporated into the Study.

To carry the community's desires forward, on February 8, 2022, Supervisor Hilda L. Solis authored a motion, unanimously approved by the Board, that allocated \$200,000 towards the preparation of a Request for Proposal (RFP) for the potential reuse of General Hospital and development of West Campus. That \$200,000 was composed of a \$50,000 transfer from the LAC+USC Medical Center Master Plan, Capital Project No. 69698, and \$150,000 of the First District's share of Catalytic Development Funds (CDF). Initially led by the Los Angeles County Department of Workforce Development, Aging, and Community Services (WDACS), the RFP is being prepared by the new Los Angeles County Department of Economic Opportunity (DEO).

Recognizing the Foundation's unique leadership role in the Study, the County amended its contract with the Foundation on September 1, 2022, to carry the Foundation's involvement forward into the RFP preparation period. Under the fifth amendment, the Foundation will support the planning, community engagement, and solicitation of a developer for the RFP. However, the funding under that amendment is insufficient to cover the whole RFP process. To ensure the

community's involvement through the selection of a recommended developer to the Board, the County and Foundation must enter an additional, sixth, amendment.

I, THEREFORE, MOVE that the Board of Supervisors

(1) Authorize and delegate the Department of Economic Opportunity (DEO) Director, or her designee, to allocate Catalytic Development Funds (CDF) of \$300,000 to the Fund-Raising Services Agreement Amendment No. 5 between the County of Los Angeles Department of Health Services (DHS) and the LAC+USC Medical Center Foundation (Foundation) for assistance in the preparation of a Request for Proposals (RFP) for the potential reuse of General Hospital and development of West Campus on the LAC+USC Medical Center, County-owned land within the City of Los Angeles.

(2) Authorize and delegate the DEO Director, or her designee, to enter into and allocate an additional \$200,000 in CDF to the Fund-Raising Services Agreement Amendment No. 6 between DHS and the Foundation for assistance in the preparation of an RFP for the potential reuse of General Hospital and development of West Campus.

(3) Authorize and delegate the DEO Director, or her designee, for the execution of agreements, amendments, and/or work orders with consultants in the preparations of an RFP for the potential reuse of General Hospital and development of West Campus.

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