

Advancing Revitalization of the Former Old General Hospital and West Campus that Optimizes Community Benefits

In November 2018, the Board of Supervisors (Board) unanimously passed a motion directing the Chief Executive Office (CEO) to draft the General Hospital Feasibility Study (Feasibility Study) for the adaptive reuse of Old General Hospital on the Los Angeles County’s (County) Medical Center Campus. Following the 1994 Northridge Earthquake, Old General Hospital’s structure was damaged and then fell out of compliance with newly issued earthquake and fire safety compliance regulations. Most of Old General Hospital remains vacant, but the lower floors were recently remodeled and are being used for office space and The Wellness Center, the latter of which works in tandem with LA General Medical Center providers to deliver wraparound services and community spaces for patients and local community members. In April 2022, the CEO provided the Feasibility Study to the Board, which explores ways to restore and reuse Old General Hospital’s facilities in a manner that aligns with the community’s priorities and is consistent with the mission of the LAC+USC Medical

MOTION

SOLIS _____

MITCHELL _____

HAHN _____

BARGER _____

HORVATH _____

Center Foundation (Foundation), which oversees The Wellness Center, to serve the County's most vulnerable residents. The Feasibility Study's reuse framework proposes siting affordable housing, expanding wraparound Wellness Center services, and utilizing a private developer through a Public Private Partnership (P3) development model to advance a comprehensive development strategy.

The County, through the Department of Economic Opportunity (DEO), issued a Request for Proposals (RFP) on January 25, 2023, for the potential development of the General Hospital and West Campus Sites. Over the past few years, the County has diligently worked with the Foundation to engage broader community stakeholders through the Health Innovation Community Partnership (HICP), which has created a venue for diverse stakeholders to discuss ongoing activities and priorities for the campus. The DEO, in coordination with the Foundation, created a Community Advisory Committee, composed of community stakeholders, to review and rate the community benefits aspects of the RFP proposals. The selection committee shared and considered the community's recommendations, prior to making the final developer recommendation to the Board of Supervisors. Through a separate Board action, the DEO is seeking authority to negotiate and execute an Exclusive Negotiation Agreement (ENA) with Centennial Partners (Developer) for the proposed Los Angeles County General Hospital Campus: Centennial Development Project (Project). During the ENA period, the parties will negotiate the terms of the agreement for a mixed-use development. Importantly, during the ENA period, the Foundation can facilitate robust community engagement to ensure community goals and priorities are identified during the project development phase.

The Project site is uniquely situated at the intersection of community, health, and wellness. By prioritizing the community's needs, the Project can create a regionally significant center for healing and wellness that uplifts the surrounding communities. To ensure the community reaps the utmost benefits from this Project and the County's historic asset, it is imperative that the Board continues to create forums to uplift the community's voice and facilitate early outreach and engagement with labor stakeholders and other partners.

Similar to past projects performed at the LA General Medical Center campus, as articulated in the RFP, the Developer will be required to meet or exceed Local Targeted Worker Hire requirements memorialized in Board Policy 5.270, which require a minimum of 30% and 10% participation for local and targeted workers hours on the construction, respectively. Past projects on campus, specifically the Restorative Care Village, Child Care Center (RCV), and Women's and Children's Hospital Demolition projects demonstrated the ability to achieve local hire and targeted worker outcomes of 39% and 15% (RCV), 47% and 37% (Child Care Center), and 54% and 18% (Women's and Children's Hospital Demolition), respectively.

I, THEREFORE, MOVE that the Board of Supervisors:

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 General Hospital and West

Campus sites will be conditioned on compliance with all applicable CEQA requirements.

I, FURTHER, MOVE that the Board of Supervisors direct the Director of the Department of Economic Opportunity or her designee to:

- a. Ensure that in conjunction with other relevant County departments, the selected Developer, and the LAC+USC Medical Center Foundation, Inc., (Foundation) facilitate a robust community engagement plan during the Exclusive Negotiation Agreement (ENA) process that builds on the success of the extensive community engagement conducted during the General Hospital Feasibility Study and Request for Proposals (RFP) process.
- b. Ensure that the ENA negotiations incorporate the County's Community Benefits policy, including, but not limited to, the Community Workforce Agreement policy pertaining to apprenticeship and training programs for the creation of permanent career pathways, aspirational local targeted worker hiring goals that exceed County requirements, and Labor Peace policy, that requires that lessees or subcontractors enter into Labor Peace agreements with any labor organization(s) representing or seeking to represent the employees consistent with the requirements of the RFP and to engage relevant community, labor, workforce and other stakeholders throughout the ENA process to develop a participation and collaboration plan for the adaptive reuses and future development on the campus.

- c. Allocate an amount not to exceed \$200,000 of funds available to the First District and execute agreements, amendments to existing agreements, and/or work orders with the Foundation to continue the robust community engagement for the potential development of the former General Hospital and West Campus on the Los Angeles General Medical Center.

#

HLS:wr.gdm.bf