

**Board Report**

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**File #:** 2023-0120, **File Type:** Motion / Motion Response**Agenda Number:** 17.

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**EXECUTIVE MANAGEMENT COMMITTEE  
MARCH 16, 2023****SUBJECT: METRO PROPERTY INVENTORY FOR POTENTIAL UNHOUSED SUPPORT FACILITIES****ACTION: RECEIVE AND FILE****RECOMMENDATION**

RECEIVE AND FILE a list of all Metro-owned property that is vacant, surplus, or underutilized.

**ISSUE**

On February 23, 2023, the Metro Board of Directors directed the Chief Executive Officer (CEO) to report back at the March 2023 Executive Management Committee with a list of all Metro-owned property, including rights-of-way and parking lots, that are vacant, surplus, or underutilized. For any parcel with significant limitation or restriction that might preclude it from being used for temporary or permanent housing with on-site supportive services, Metro should include all covenants, easements, leases or other land use, revenue, or regulatory restrictions that apply to the identified parcel. The purpose of this report is to provide the requested inventory.

**BACKGROUND**

In May 2018 (file 2018-0214) and April 2020 (file 2020-0228) Metro reported to the Board with an inventory of Metro property that could be used for temporary housing. At the April 2020 meeting, the Board approved delegating authority to the CEO to enter into no-fee leases with local jurisdictions for temporary (less than five years) supportive homelessness-related facilities that do not have a conflicting transit or joint development purpose.

Since then, Metro has entered into no-fee leases with the City of Los Angeles (COLA) for interim housing uses on three Metro properties:

1. A Bridge Home facility at the former Division 6 in Venice. COLA contracted with PATH to be the operator of this facility which provides 150 beds to adults and youths experiencing homelessness with interim housing and wrap around services.
2. A Bridge Home facility at the Metro park-and-ride lot in Van Nuys along the Metro G Orange Line. COLA contracted with the Salvation Army to provide interim housing services and wrap around services with 74 beds.

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3. A Tiny Home Village located along the Metro G Line (Orange) in Reseda COLA contracted with Hope of the Valley to operate this facility which has 148 beds.

Additionally, Metro entered into an agreement with LAHSA to implement a Safe Parking Program at the L Line Atlantic Station parking facility. LAHSA contracted with Volunteers of America to administer the program. The Safe Parking Program serves LA County's occupied vehicle community by offering those living in their vehicles a place to safely rest and sleep between the hours of 7 PM and 6 AM. The program is currently under a one-year pilot operating 24/7.

## **DISCUSSION**

### **TEMPORARY HOUSING**

Metro can lease property that does not have a conflicting transit or joint development purpose to local jurisdictions for homelessness-related facilities at no-fee for up to five years. Attachment A has a list of vacant and currently leased properties. Attachment B provides a list of all Metro owned or operated parking lots.

#### **Vacant or Leased Properties**

Attachment A contains a list of 83 leased or vacant properties, including the following information:

1. Location
2. City
3. Current use
4. Size
5. Status of utilities (yes, no, near or unknown)
6. Lease terms
7. Rental rate
8. Comments with any other known considerations

The majority of Metro's leased or vacant properties are small, irregularly shaped and/or do not have utility connections. Lease revenue is approximately \$3 million/year and the leases are generally to adjacent or nearby business owners for additional parking or storage. These properties do not have a current identified transit use, however, prior to proceeding with a lease for temporary housing, additional internal vetting would need to occur. Some of the properties may be contaminated and require environmental remediation prior to residential use.

#### **Park and Ride Facilities**

Attachment B is a list of all 82 Park & Ride facilities owned or operated by Metro. It is grouped according to the transit corridors that the parking facilities serve, and includes the following information.

1. Station
2. # of parking spaces
3. 2019 utilization (pre-COVID)

4. Current utilization
5. City
6. Owner
7. Operator
8. Notes
9. Recommended for interim housing
10. Recommended for overnight parking

Staff has identified 18 parking lots which could be considered for interim housing and 62 parking lots or garages that could be considered for overnight homeless parking (SAFE program or similar). Some of these parking facilities are not owned by Metro and therefore additional collaboration would be required with the agency that owns the lot. If a Metro parking lot reaches parking occupancy of 70% or higher, Metro's Supportive Transit Parking Program would be implemented to manage the transit parking demand.

#### Considerations for Temporary Facilities

Metro does not have funding or resources to operate temporary facilities and would look to the local jurisdiction to construct, operate and maintain the facilities. As part of the partnership, Metro would need agreement regarding prioritizing placement of Metro clients and unhoused riders in the interim housing facilities on Metro sites, as well as an agreement for the local jurisdiction to keep encampments clear around the site. If a local jurisdiction chooses not to pursue a homeless facility on Metro property, Metro will continue the existing use.

As noted above, many of Metro's properties do not have utilities; may be contaminated at a level that is acceptable for the existing use, but not residential; or may have a future transit use which would limit the period of time the site was available. Some properties may require financial investment by the local jurisdiction to bring the property to suitable residential use. If a local jurisdiction is interested in pursuing the property, these items would be discussed in more detail on a property-by-property basis.

Metro has done its best to be a good neighbor to the communities surrounding its properties. Consistent with that approach, Metro would partner with the local jurisdiction to engage the community on a proposed revised use of the property.

#### PERMANENT HOUSING

The Metro Joint Development (JD) Program has been active for over 20 years, partnering with private and non-profit developers to build market-rate, affordable, and permanent supportive housing on underutilized Metro-owned land. In response to the regional housing crisis, the JD team is completing a Strategic Plan for Ten Thousand Units (10K Plan) to meet this moment and deliver units as quickly as possible, including permanent supportive housing units where appropriate and feasible. As directed in the motion, staff will be presenting recommendations for process changes required to implement the Strategic Plan to the Board in April 2023.

In response to the directive to inventory potential sites for permanent housing, staff has identified a

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list of potential sites potentially available for the 10K Plan which is included in Attachment C. The list is preliminary and will require vetting by local jurisdictions and internal departments.

### **DETERMINATION OF SAFETY IMPACT**

There is no negative safety impact to Metro as a result of this receive and file report.

### **EQUITY PLATFORM**

By collaborating with other agencies to address homelessness, Metro will be able to help serve LA county's unsheltered homeless population, including people experiencing homelessness who seek shelter on the transit system daily. Metro staff finds that a majority of unhoused riders that we currently serve are African American (49.3%), older adults (17%), and youth (11%). Metro's current homelessness response program includes providing access to social services, interim housing, robuts joint development program that prioritizes affordable housing, as well as workforce development opportunities through the Project Labor Agreement, WIN-LA, and Room to Work.

### **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

If the parcels are used for supportive housing It will support the following Metro Goals.

Goal 3: Enhancing communities and lives.

Goal 4: Transform LA County through collaboration and leadership.

### **NEXT STEPS**

The Metro CEO will continue to enter into no-fee leases with interested local jurisdictions for temporary (less than five years) supportive homelessness-related facilities that do not have a conflicting transit or joint development purpose. Metro real estate staff will engage with local jurisdictions in more detailed discussions on a site-specific basis. If a local jurisdiction chooses not to pursue a homeless facility on Metro property, Metro will continue the existing use.

### **ATTACHMENTS**

Attachment A - Leased and Vacant Property

Attachment B - Park-and-Ride Facilities

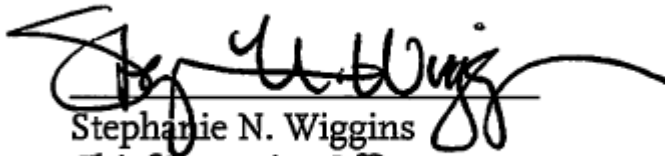
Attachment C -Potential Joint Development Sites

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