

GOVERNMENT OPERATIONS COMMITTEE REPORT relative to authorization to assign approximately 112 additional seats within the City Controlled co-working space at 444 South Flower Street operated by LA 444 South Flower St., LLC (Industrious LA) to the Los Angeles Housing Department (LAHD) for staff use.

Recommendations for Council action:

1. Authorize the assignment of approximately 112 additional seats (workstations) to the LAHD within the City-controlled space at 444 South Flower Street, Los Angeles, CA 90071.
2. Authorize the General Manager, Department of General Services (GSD), to reallocate assigned seats within the City Controlled space at 444 South Flower Street to meet the various needs of the occupying Departments.

Fiscal Impact Statement: The Municipal Facilities Committee (MFC) reports that there is no General Fund impact. Funding for this purpose is authorized as part of the 2024-25 Citywide Leasing Account budget. Additional work stations for the LAHD will be funded through LAHD's various special funds.

Community Impact Statement: None submitted.

Summary:

On April 23, 2025, your Committee considered an April 1, 2025 MFC report relative to authorization to assign approximately 112 additional seats within the City Controlled co-working space at 444 South Flower Street operated by Industrious LA to the LAHD for staff use. According to the MFC, the LAHD, Office of Finance (OOF), Economic and Workforce Development Department (EWDD), Community Investment for Families Department (CIFD), Youth Development Department (YDD), and Personnel Department (PER) vacated the Garland Building at the end of February 2024 and currently occupy the 13th and 14th floors of the Industrious co-working office space located at 444 South Flower Street as part of the ongoing Garland Relocation Project.

Council previously authorized the current seat assignments totaling 511, of which the City is charged for 507 seats, at Industrious to provide one seat or workstation to every employee in CIFD, YDD, OOF, PER, and EWDD. LAHD was provided with 31 seats under this scenario as its Department was to relocate to temporary swing space in a lease deal that did not move forward. In January 2025, an amended license agreement was approved via MFC and Council (Council File No. 23-1307) that reduced the number of seats utilized under Scenario D, as detailed in the MFC report.

Under the amended license agreement, the City has various options to reduce the number of seats used. However, minor changes have been made which the Departments

have agreed to that meet their various needs in the Proposed Seating Scenario outlined in the MFC report.

Additionally, the GSD worked with LAHD to find separate temporary office space at other locations for their displaced staff for which they would pay directly using Special Funds. GSD provided several options for their consideration. LAHD, however, chose to expand at Industrious. This decision was made while other Departments on site were directed to decrease their seating allocations. The LAHD decided to take over the seats being vacated on the 13th floor. After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the recommendations contained in the MFC report. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

Government Operations Committee

COUNCILMEMBER VOTE

PADILLA: YES

LEE: YES

JURADO: ABSENT

ARL

4/23/25

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-NOT OFFICIAL UNTIL COUNCIL ACTS-