

MOTION

HOUSING

The Civic Center in Downtown Los Angeles is one of the largest concentrations of government facilities outside of Washington, DC. Additionally, the largest group of city employees is located in the Civic Center with City Hall serving as the epicenter of local government.

Currently, however, the mass of the downtown City support services and their staff are scattered throughout the downtown area and located between 0.5 - 2 miles away from City Hall throughout multiple buildings the City either leases or owns. Some of the City-owned facilities are in need of immediate capital investment and repairs. Relocating outlying City departments to the core Civic Center area and centralizing the City's resources to increase productivity will allow Angelenos a one-stop location to access many vital City services and has been a goal of the Council since the last recession.

Within a short distance of the Civic Center is the "Skid Row," the largest concentration of unhoused individuals and services in the nation. Due to the current housing crisis, the City has committed to creating 25,000 housing units by 2025 years and now has the opportunity to reimagine its city facilities by consolidating office spaces into more efficient government buildings and utilizing the remaining land to build much needed housing. The City is seeking help to determine the level of interest for master development proposals for consolidating city office space and maximizing city land for housing within this and other urban / Civic Center. Within Council District 14, the City is already working with the Little Tokyo community on the development of the Go For Broke Monument/Affordable Housing Project and is in talks with Metro on development of the Mangrove lot, also largely for housing purposes.

While the city developed a Civic Center Master Development Plan (CCMDP) to help determine what to do with city buildings, it neglected to include all of the city properties in the Civic Center region that are good for new offices or affordable housing. Expanding the footprint of the CCMDP and adding in other properties will provide more flexibility to interested parties from the private sector.

With the current housing crisis, the city has the opportunity to reimagine its city facilities by consolidating office spaces into more efficient government buildings and utilizing the remaining land to build much needed housing. The departments should reach out to the private sector to determine the level of interest for master development proposals for consolidating city office space and maximizing city land for housing.

I THEREFORE MOVE that the Economic and Workforce Development Department, in coordination with the City Administrative Officer and Chief Legislative Analyst, be instructed to issue a Request for Information (RFI) on Civic Center properties with the

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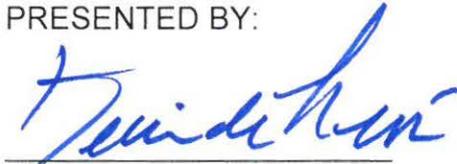
intent to build at least 3.5 million square feet of housing and centralize / build approximately 1.5 million square feet of city office space for municipal support within the Civic Center.

I FURTHER MOVE that the RFI should include the sites studied in the CCMDP and others within the Downtown Los Angeles Civic Center, particularly the following properties: LA Mall; City Hall East, City Hall South, 911 Call Center, Parker Center lot, Personnel Building, and Medical Services Division/Testing & Training Center building.

I FURTHER MOVE that the RFI should be crafted with the intent to complete the projects in advance of the 2028 Olympics and to reduce the costs to the city as much as possible while maximizing the amount of affordable housing that can be constructed.

I FURTHER MOVE that the aforementioned departments report back to Council with the results of the RFI.

PRESENTED BY:



KEVIN DE LEÓN

Councilmember, 14th District

SECONDED BY:



ORIGINAL