

CITY OF LOS ANGELES

CALIFORNIA

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October 28, 2021

Matthew W. Szabo., Chair
Municipal Facilities Committee
200 N. Main Street, Suite 1500
Los Angeles, CA 90012

**REQUESTING AUTHORITY TO ACTIVATE 5154 E WADENA ST
UNDER THE ADOPT-A-LOT PILOT PROGRAM**

The Department of General Services (GSD) requests authority to activate 5154 E Wadena St, Los Angeles, Ca 90032 (Wadena), a vacant City-owned parcel in Council District 14 (CD14), under the programming structure of the Adopt-A-Lot (AAL) Pilot Program.

BACKGROUND

On December 12, 2018, the City Council approved a master license agreement (CF 18-0630) with Kounkuey Design Initiative (C-134037) to implement the AAL Pilot Program. Kounkuey Design Initiative (KDI), within the programming structure, administers temporary uses of up to 10 City-owned parcels, utilizing a sub-license for the programming provider. Under the framework and process of the Adopt-A-Lot Pilot Program, GSD is required to request authority from the Municipal Facilities Committee (MFC), along with a Community Benefit Analysis (CBA) prepared by the City Administrative Officer (CAO), for each lot activation. Additionally, the AAL master license agreement authorizes KDI to sub-license each site in order to implement AAL programming.

The AAL Pilot Program reimagines vacant lots into productive community assets. It also promotes community interaction and cohesion, enhances environmental quality and quality of life, and maximizes the use of public space through proper land use and stewardship.

The site at Wadena has been selected as the third lot activated in the AAL Pilot Program. This vacant underutilized 6,224 square foot (sf) lot, has become a site of dumping and a



source of community blight and decline. KDI has selected El Sereno Community Land Trust (ESCLT) as the programming provider. ESCLT has convened a planning committee comprised of neighbors of the vacant lot. Together with this group, ESCLT and KDI will work collaboratively to plan and design a community-serving public space with room for a community and arts hub, possible garden space, lounging and play area, and more.

CD14 has reviewed and approved the terms and conditions of this proposed lot activation.

TERMS AND CONDITIONS

The term is co-terminus with the AAL Master License Agreement of 18-months, which was entered into on September 19, 2019, at zero-cost with two six-month extensions. A complete set of terms and conditions are outlined on the attached term sheet.

It should be noted that a separate report is expected to be submitted at a later date to extend the AAL Master License agreement.

COMMUNITY BENEFIT

The City Administrative Office (CAO) completed the attached Community Benefit Analysis (CBA) and recommends approval of the proposed terms and conditions. The community benefit of \$218,511 annually exceeds the market value of \$28,381 for the leased space by \$190,130.

MAINTENANCE, UTILITIES, LANDSCAPING

ESCLT, through a program provider sub-license with KDI, shall maintain the site in good and sanitary condition. Any repairs, alterations or other improvements required from the specific use of the site by ESCLT shall be performed by ESCLT at ESCLT's sole cost and expense. ESCLT will also be responsible for all utilities if applicable.

Landscaping, if any, will be maintained by ESCLT.

ENVIRONMENTAL

As this site is for public use, each lot requires an environmental review. As such, the Bureau of Engineering (BOE) reviewed the AAL Program and provided a California Environmental Quality Act (CEQA) Notice of Exemption (NOE). BOE determined this project is categorically exempt pursuant to State CEQA Guidelines Article 19, Section 15304, Class 4 (e), Minor Alterations to Land. The project is also categorically exempt under the City of Los Angeles CEQA Guidelines, Art. III, Sec. 1. Class 4 (6) Minor Alterations to Land. None of the limitations set forth in State CEQA Guidelines 15300.2 apply.

FISCAL IMPACT

There is no impact to the General Fund. No revenue will be generated from this activation during the term.

RECOMMENDATION

That the Municipal Facilities Committee authorize GSD to activate 5154 E Wadena St, Los Angeles, Ca 90032 under the terms, conditions and programming structure of the Adopt-A-Lot Pilot Program as substantially outlined in this report.



Tony M. Royster
General Manager

Attachment: Term Sheet
Community Benefits Analysis
Original Adopt-a-Lot MFC Report

LEASING TERM SHEET

MFC DATE

LANDLORD

ADDRESS

TENANT

ADDRESS

LOCATION

AGREEMENT TYPE

USE

SQUARE FEET

TERM

RENT START DATE

LEASE START DATE

OPTION TERM

HOLDOVER

SUBLET/
ASSIGNMENT

TERMINATION

RENTAL RATE

ESCALATION

RENTAL ABATEMENT

ADDITIONAL RENT

PROPERTY TAX

OPEX

CAM

OTHER	n/a
SECURITY DEPOSIT	n/a
MAINTENANCE/ REPAIR	Tenant
MAINTENANCE/ REPAIR DETAILS	All maintenance to the licensed area will be at the sole cost of the Licensee
TENANT IMPROVEMENTS	All Tenant Improvements will be at the sole cost of the Licensee
PARKING	n/a
UTILITIES	Any/all utilities will be paid by Licensee and separately metered.
CUSTODIAL	Provided by the licensee during operating hours of the AAL Program
SECURITY	Provided by the licensee during operating hours of the AAL Program
PROP 13 PROTECTION	Other n/a
INSURANCE	Tenant shall indemnify and hold harmless the City
OTHER:	

Community Benefit Analysis for Proposed Adopt-A-Lot Program

I. Proposed Lease Terms and Conditions	
Lot Location:	5154 E. Wadena St., Los Angeles, CA 90032
Lessee:	El Sereno Community Land Trust
Council File Reference:	18-0630 - Adopt-A-Lot (AAL) Pilot Program / City-Owned Vacant Lots (Motion adopted <u>December 12, 2018</u>)
Space Assignment:	Approximately 6,224 square feet (Floor)
Term & Renewal Option:	Co-terminus with the AAL Master License Agreement of 18-months, entered into on September 19, 2019, at zero-cost with two six-month extensions.
Market Rate:	\$28,381 annually (= 6,224 Sq. Ft. x \$0.38 per s.f. x 12 months = \$28,381)
Proposed Rental Rate:	\$0 per year (during the first term, with renewal options subject to negotiation).
Clean-up and Associated Cost:	Lessee shall be responsible for ongoing maintenance once the lease has started, as well as any additional improvements needed to facilitate the planned activities.
Tenant Improvements:	The El Sereno Community Land Trust (ESCLT) has convened a planning committee made up of neighbors of the vacant lot. Together with this group, ESCLT and KDI will plan and design a community-serving public space with room for a community and arts hub, possible garden space, lounging and playing area, and more.
II. History and Current Services	
Agency Name:	El Sereno Community Land Trust (Lessee)
Mission:	The ESCLT is a group of residents and stakeholders who provide opportunities for the residents of El Sereno/Los Angeles to secure community spaces and housing that is decent, affordable, and that is held in stewardship by community members on a long-term basis. ESCLT is dedicated to “de-commodifying” local real estate by acquiring properties that will be held by the land trust in perpetuity for the common good. ESCLT will also work with residential and commercial tenants that wish to stay in their homes and businesses to help preserve the networks, support systems, cultural and social fabric of our community.

Community Benefit Analysis for Proposed Adopt-A-Lot Program

<p>Vision:</p>	<p>The ESCLT seeks to protect the social fabric of the El Sereno community and resist communal deterioration caused by speculation, neocolonial displacement and capitalist individualization. ESCLT foresees reclamation of the land for the community in order to foster autonomy, sustainability and self-sufficiency. The agency fosters the type of community development that preserves, empowers, de-commodifies and decolonizes the community and land. ESCLT intends to serve the community by respecting and strengthening our ancestral indigenous principles and establishing relationships with the original peoples of this land, the Tongva and Chumash nations. The agency committed to reclaiming and rehabilitating land in order to improve quality of life factors</p>
<p>Background / History:</p>	<p>El Sereno Community Land Trust:</p> <p>The El Sereno Land Trust was also created out of concern of the growing housing crisis, homelessness and overall gentrification that was taking over Northeast LA residential communities. Residents and stakeholders of the Eastside Cafe and United Caltrans Tenants saw a need to reclaim and secure land that would intentionally be passed on to the next seven generations.</p> <p>Free Lots Angeles (FLA):</p> <p>There are more than 22,000 vacant lots in Los Angeles, equivalent to the size of three Downtowns. Approximately 10 percent of these lots are owned by the City of Los Angeles. FLA started as a collaborative of five community-based organizations that convened to address the issue of vacant lots - members include: Kounkuey Design Initiative (KDI), Inclusive Action for the City (Inclusive Action), Los Angeles Neighborhood Land Trust (LANLT), T.R.U.S.T. South LA, and Esperanza Community Housing Corporation. Currently FLA is functioning through the work of KDI and Inclusive Action. FLA and the community members who guide our work experience how vacant lots reduce the quality of life in our neighborhoods, and represent a tremendous lost opportunity for our communities. Vacant lots become targets for illegal dumping, crime and nuisance activities, instead of becoming local assets and a source of community pride. We seek to empower local residents to take control of vacant lots in their own neighborhoods through a comprehensive city-wide policy change.</p>

Community Benefit Analysis for Proposed Adopt-A-Lot Program

Current Services:	<p>(Major programs listed below do not include all services provided ESCLT)</p> <p>EI Sereno Community Land Trust</p> <ul style="list-style-type: none">● Community-serving property acquisition: The EI Sereno Community Land Trust assists in acquiring property that serves the community of EI Sereno, and provides needed resources such as affordable housing to residents in perpetuity.● Advocacy for local residents: The EI Sereno Community Land Trust advocates for the rights and protection of residents in the EI Sereno neighborhood. They advocate against displacement, as well as for local community assets and meaningful investment that does not spur displacement.● The EI Sereno Community Land Trust also support social and cultural fabric of local neighborhoods by providing advocacy, as well as programming for spaces that are within the Land Trust. <p>FLA Coalition Services: Kounkuey Design Initiative (KDI) and Inclusive Action for the City (Inclusive Action)</p> <ul style="list-style-type: none">● KDI is a non-profit design and community development organization. We partner with under-resourced communities to advance equity and activate the unrealized potential in neighborhoods and cities. We accomplish this mission through advocacy, research, planning, and built works.● Inclusive Action is a community and economic development organization that specializes in micro-economic development initiatives; research and evaluation; program design; agile prototyping; and policy design and advocacy.
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Community Benefit Analysis for Proposed Adopt-A-Lot Program

III. Community Benefit Analysis	
Value of Direct Services:	<p>A. <u>Value of Dedicated Staff: \$ 113,033</u></p> <ul style="list-style-type: none"> Staff salaries include Sua Hernandez of El Sereno Community Land Trust, Kounkuey Design Initiative's Director, Senior Planning Coordinator, Planning Associate, Design Coordinator, and Inclusive Action staff. Staff value is calculated as seven staff members earning an average hourly wage of \$65.93, working an average of 4.71 hours a week or 1,716 hours total annually. Converted into annual terms (1,716 total hours multiplied by \$65.93 an hour) = \$113,136 <p>B. <u>Value of Services to Participants: \$2,000</u></p> <ul style="list-style-type: none"> Access to arts and cultural programming.
Value of Operational Budget:	<p>C. <u>Value of Operational Budget - specify: \$32,130</u></p> <ul style="list-style-type: none"> Site Tools - \$300 Site Maintenance - \$2,000 Site Improvements + Security - \$4,700 Site Furnishing Materials - \$22,130 Workshop and Art Supplies - \$1,500 Workshop Food - \$500 Printing - Outreach - \$200 Printing - Site Signage - \$600 Printing - Documentation - \$200
Additional Offsets / In-Kind Services:	<p>D. <u>Value of Additional Offsets - specify: \$ 71,348</u></p> <ul style="list-style-type: none"> Land Value Increase¹ - \$0.00 Property Value Increase² - \$28,969 Decrease in Cost on Criminal Justice System³ - \$41,811 Value of Health Benefits from Parks⁴ - \$568
Total Community Benefit:	\$218, 511 annually (=A+B+C+D above)

¹ Value is calculated at five percent increase of land value from Assessor Parcel Data. The Trust for Public Land. (2017). *The Economic Benefits of the Public Park and Recreation System in the City of Los Angeles*.

² Value is calculated at five percent increase of median price of homes within 500 ft of a greened space. The Trust for Public Land. (2017). *The Economic Benefits of the Public Park and Recreation System in the City of Los Angeles*

³ Value is calculated at \$41,811.26 savings to the criminal justice system per year per greened lot. Branas, C. C., Kondo, M. C., Murphy, S. M., South, E. C., Polsky, D., & MacDonald, J. M. (2016). Urban Blight Remediation as a Cost-Beneficial Solution to Firearm Violence. *American journal of public health*,

⁴ Value is calculated at \$1,227.43 annually for people 18-64 years of age, and \$2,454.86 for people 65+ years of age. The Trust for Public Land. (2017). *The Economic Benefits of the Public Park and Recreation System in the City of Los Angeles, California*.

Community Benefit Analysis for Proposed Adopt-A-Lot Program

Market Value for Leased Space	<p>\$28,381 annually*</p> <p>(*calculated as: 6,224 Sq. Ft. x \$0.38/Sq. Ft./mo = \$2,365.12 x 12 months = \$28,381)</p>
Benefits Finding & Recommended Action.	Community benefits estimated at \$218, 511 annually, <u>offset</u> the market value for the leased space (\$28,381) by \$190,130 .

0220-05479-0015	Megan Cottier	Bernyce Hollins	<i>Yolanda Chavez</i> Yolanda Chavez
Work Assignment Number	Analyst	Chief	Assistant CAO

YC/MC/05220029

Release Date: 08/18/21

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November 19, 2020

Richard H. Llewellyn Jr., Chair
Municipal Facilities Committee
200 N. Main Street, Suite 1500
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ADOPT-A-LOT PILOT PROGRAM STATUS REPORT

The Municipal Facilities Committee (MFC) requested periodic updates on the status of the Adopt-A-Lot (AAL) Pilot Program. Below is a description of the various activities that have taken place since the first AAL program started.

BACKGROUND

On June 27, 2018, City Council approved a MFC report (CF#18-0630) providing the Department of General Services authority to negotiate and execute a master license agreement with Kounkuey Design Initiative (KDI) to implement the AAL Pilot Program. Under this Council authority, KDI will administer temporary uses of up to ten (10) city-owned parcels, utilizing a sub-license for the programming provider, for a period of 18 months with zero rent payments. As of September 13, 2019, the master license has been executed between the City and KDI.

The AAL Pilot Program enables Los Angeles residents to access City-owned vacant lots and temporarily transform them into community spaces. The program is spearheaded by Kounkuey Design Initiative (KDI), who works with other non-profit and community organizations to implement the program at each site location.

AAL Implementation #1

The Department of General Services (GSD) implemented the first AAL site located at 15201 Tupper Street, Los Angeles, CA 91343 (Tupper). In the summer of 2019, Free Lots Los Angeles (Free Lots), a non-profit partnering organization to KDI, reached out to local organizations in the North Hills neighborhood and Pacoima Beautiful (a local nonprofit) was selected to be the pilot program's first adopter. Free Lots and Pacoima Beautiful conducted outreach in the neighborhood surrounding the lot culminating in a voting workshop in October 2019, where residents selected amenities and co-designed the site plan of the lot. The North Hills community space and garden, the first lot transformation of the pilot program, celebrated its opening in February 2020. However, the space was then soon after closed to the public in March when COVID-19 Stay at Home orders went into effect.

In the month that it was open, the garden beds were planted with flowers, and school children and families from the Carlos Santana Arts Academy regularly enjoyed the space. A community



and the lot's caretaker is responsible for opening up and closing the space, picking up after the lot each day, and reporting any refuse pickup, graffiti, or maintenance needs.

AAL Implementation #2

In early 2020, a second lot of the pilot was established at 1631 E. 110th St., Los Angeles, CA 90059 (110th), KDI and Inclusive Action (a local nonprofit) collaborated with the Annenberg GRoW Foundation to find organizations in the area interested in adopting the lot. Brillante Watts, a locally based and women-led community group, was selected to be the lot's adopter. Free Lots then worked with Brillante Watts in early 2020 to reach out to residents to ask what amenities will be included in the lot's site plan. Brillante Watts and KDI then co-hosted a voting workshop in March of 2020; the surrounding neighbors were invited to vote on the final site plan option.

The 110th site design and buildout scheduling were paused due to the pandemic and then resumed once MFC approval was obtained in August 2020. Brillante Watts and KDI began building out this second lot of the pilot in early October and expects completion is by the end of November 2020.

Challenges to the Adopt-A-Lot

COVID-19 Pandemic: The major challenge to date is the impact the COVID-19 pandemic is having on social gatherings and the public health issues encountered while implementing AAL programming. The pandemic necessitated the need to close the North Hills space for 6 months due to the uncertainty and potential health risk of the site being used for non-distanced gathering. Guidance from City, County & State resources on how these spaces can be used as a resource, with signage indicating pandemic health codes, would be very helpful during the duration of the pandemic.

Refuse Pickup: The program has relied on CD7 for refuse pickup services, but inquiries are still pending to explore a more streamlined option of adding all of the pilot lots' addresses to the Dept. of Sanitation refuse pickup routes for regular pickup.

Weed Control: A bi-weekly or monthly weed maintenance schedule would be preferable, as weeds grow back abundantly within a few weeks of maintenance.

NEXT STEPS

KDI is working towards implementing additional lots under the AAL Pilot Program. Additionally, KDI is working in conjunction with the City, local Council Districts and community leaders to overcome the current challenges to the program.

RECOMMENDATION

That the Municipal Facilities Committee note and file this status report.



Tony M. Royster
General Manager