



## 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.

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)

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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, robust 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

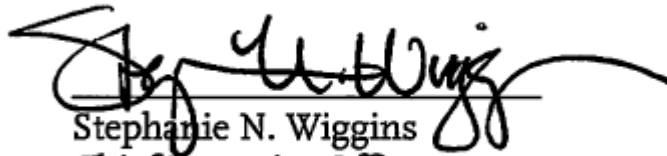
Attachment C -Potential Joint Development Sites

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Stephanie N. Wiggins  
Chief Executive Officer

## ATTACHMENT A LEASED AND VACANT PROPERTY

|    | Location   | City        | File No.   | Use   | Square Footage | Utilities | Termination Notice   | Termination Date   | Annualized Rent | Comments  |
|----|--|-------------|------------|---|----------------|-----------|--|--|-----------------|---|
| 1  | Near Pioneer Blvd & South Street<br>APN: 7040-023-900                                  | Artesia     | N/A        | Vacant  | 90,850         | Yes       | N/A  | N/A  | N/A             | Future WSAB property  |
| 2  | Norwalk Blvd & Flora Vista St<br>APN: 7054-011-900                                     | Artesia     | N/A        | Vacant  | 39,686         | Yes       | N/A  | N/A  | N/A             | Future WSAB property  |
| 3  | Lakewood Blvd & Paseo Street<br>APN:6271-001-902                                       | Bellflower  | RWSA000671 | Restrictive use agreement for noise   | 50,000         | Yes       | 60 Days  | N/A  | \$ 3,984        | Future WSAB property  |
| 4  | Artesia Blvd & 605 Fwy APN:7034-001-902  | Cerritos    | RWSA000680 | Car storage   | 114,372        | Unknown   | 30 days  | N/A  | \$ 150,960      | Future WSAB property  |
| 5  | Near 605 Fwy & Studebaker Rd<br>APN:7034-016-907                                       | Cerritos    | N/A        | Vacant  | 186,904        | Yes       | N/A  | N/A  | N/A             | Future WSAB property  |
| 6  | Near Gridley Rd & 183rd Street<br>APN: 7034-015-901                                    | Cerritos    | N/A        | Vacant  | 158,672        | Yes       | N/A  | N/A  | N/A             | Future WSAB property  |
| 7  | Near South Street across Artesia Park<br>APN : 7054-002-902                            | Cerritos    | N/A        | Vacant  | 41,763         | Yes       | N/A  | N/A  | N/A             | Future WSAB property  |
| 8  | Near Norwalk Blvd & 195th Street<br>APN: 7054-002-903                                  | Cerritos    | N/A        | Vacant  | 203,211        | Yes       | N/A  | N/A  | N/A             | Future WSAB property  |
| 9  | Between Norwalk Blvd & 195th Street<br>APN: 7056-009-904                               | Cerritos    | N/A        | Vacant  | 25,020         | Yes       | N/A  | N/A  | N/A             | Future WSAB property  |
| 10 | Between 195th Street & Bloomfield Ave<br>APN: 7056-009-905                             | Cerritos    | N/A        | Vacant  | 189,806        | Yes       | N/A  | N/A  | N/A             | Future WSAB property  |
| 11 | Near Bloomfield Ave & Del Amo Blvd<br>APN: 7056-009-906                                | Cerritos    | N/A        | Vacant  | 56,534         | Yes       | N/A  | N/A  | N/A             | Future WSAB property  |
| 12 | Between Bloomfield Ave & Del Amo Blvd APN: 7044-016-910                                | Cerritos    | N/A        | Vacant  | 168,592        | Yes       | N/A  | N/A  | N/A             | Future WSAB property  |
| 13 | Thompson Avenue<br>APN:2451-010-901  | Glendale    | RVAL008556 | Parking   | 8,806          | Unknown   | 30 days  | M-M  | \$ 4,755        |   |
| 14 | San Dimas Canyon Rd and Arrow Highway APN:8378-012-912                                 | La Verne    | RSLA001355 | Parking   | 4,800          | No        | 30 days  | M-M  | \$ 6,900        | Adj to highly active Metrolink Operating Commuter Line (San Gab Sub). |
| 15 | Arrow Highway<br>APN: 8378-012- 909  | La Verrne   | RSLA001356 | Parking   | 4,550          | No        | 30 days  | M-M  | \$ 6,270        | Adj to highly active Metrolink Operating Commuter Line (San Gab Sub). |
| 16 | South of Sherman Way and Between Canoga and Deering<br>APN:2138-014-905 & 2138-014-906 | Los Angeles | RBNK015787 | Maintenance and operation of a concrete batch plant and vehicle parking         | 58,734         | No        | 180-days<br>Tenant in 2nd option term thru 2026, one addl 5-year option can be exercised in 2027 | If option in 2027 is exercised, term date would be in 2031.    | \$ 132,300      |   |
| 17 | 7001 Deering Ave between Gault and Hart Ave adj to MOL G Line APN:2138-014-905         | Los Angeles | RBNK015786 | Maintenance and operation of a building materials yard and concrete batch plant | 59,312         | No        | 180-days, Term ends 11/30/2023. One 5-year option remains to extend thru 11/30/2028              | If option in 11/2023 is exercised, term date would be in 2028. | \$ 96,132       |   |
| 18 | Flower to Hope, under the I-110 Fwy.<br>APN's: 5037-030-900 & 5122-024-909             | Los Angeles | See #3     | Storage, part of long-term lease listed under #3                                | 11,060         | Near      | See #3   | See #3   | \$ -            |   |
| 19 | Between Hope and Grand<br>APN: 5122-022-901  | Los Angeles | REXP016169 | Parking   | 19,170         | Unknown   | 90 days; Secondary Term to 9/2023 + 3-year option to 2026  | 9/30/2026  | \$ 20,400       | Property also has a sub-lease   |
| 20 | Between Grand and Hill<br>APN's: 5122-030-900 & 5122-030-901                           | Los Angeles | REXP016129 | Parking   | 22,800         | Unknown   | 180 days   | 6/30/2023, but asking for extension                            | \$ 61,200       |   |
| 21 | East side of Hill, NORTH half of west half of parcel<br>APN: Part of 5122-031-901      | Los Angeles | REXP016208 | Parking   | 7,000          | Unknown   | 30 days  | M-M  | \$ 10,800       |   |

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|    | Location  | City        | File No.                | Use   | Square Footage | Utilities | Termination Notice | Termination Date | Annualized Rent | Comments  |
|----|---|-------------|-------------------------|---|----------------|-----------|--------------------|------------------|-----------------|---|
| 22 | East side of Hill, south half of west half of parcel<br>APN: Part of 5122-031-901         | Los Angeles | N/A                     | Parking and storage                                 | 8,100          | No        | N/A                | N/A              | \$ -            | Use had stopped during pandemic and negotiations have now resumed.          |
| 23 | Between Broadway and Jefferson<br>APN: 5122-032-900                                       | Los Angeles | REXP000216 & REXP000217 | Parking, storage, and small building for restaurant | 33,199         | Unknown   | 30 days            | M-M              | \$ 23,196       |   |
| 24 | East of Jefferson & Main, west end<br>APN: Part of 5120-005-900                           | Los Angeles | N/A                     | N/A   | 8,470          | No        | N/A                | N/A              | \$ -            | Under environmental remediation. Tenant interest in leasing upon completion |
| 25 | Jefferson to Maple, east part<br>APN: Part of 5120-005-900                                | Los Angeles | REXP016270              | Parking and storage                                 | 29,260         | Unknown   | 90 days            | 3/31/2024        | \$ 57,600       |   |
| 26 | Between Maple & 32nd St<br>APN: 5120-017-900  | Los Angeles | N/A                     | Street  | 2,573          | No        | N/A                | N/A              | \$ -            |   |
| 27 | 32nd to Trinity & Trinity to 30th<br>APN's: 5120-018-900 & 5120-014-901                   | Los Angeles | N/A                     | N/A   | 58,297         | No        | N/A                | N/A              | \$ -            |   |
| 28 | East of San Pedro towards Griffith<br>APN: Part of 5128-015-900                           | Los Angeles | REXP016156              | Truck storage                                       | 45,600         | Yes       | 60 days            | M-M (holdover)   | \$ 24,000       |   |
| 29 | West of Griffith Ave<br>APN: Part of 5128-015-900   | Los Angeles | REXP000426              | Parking   | 18,000         | Near      | 30 days            | M-M              | \$ 120          |   |
| 30 | East of Central Ave to almost Naomi<br>APN: Part of 5119-016-900                          | Los Angeles | REXP016105              | Storage containers                                  | 28,500         | Unknown   | 30 days            | M-M              | \$ 4,500        |   |
| 31 | Center of parcel, entrance at Naomi<br>APN: Part of 5119-016-900                          | Los Angeles | REXP016107              | Parking and storage                                 | 18,782         | Unknown   | 30 days            | M-M (holdover)   | \$ 7,800        |   |
| 32 | West of Hooper Ave<br>APN: Part of 5119-016-900   | Los Angeles | REXP000467              | Parking   | 31,800         | Unknown   | 30 days            | M-M (holdover)   | \$ 19,248       |   |
| 33 | Hooper Ave to Compton Ave<br>APN: 5118-014-900  | Los Angeles | REXP000445              | Parking   | 125,000        | Unknown   | 90 days            | M-M (holdover)   | \$ 193,320      |   |
| 34 | Compton Ave to Nevin Ave<br>APN: 5118-015-900   | Los Angeles | TBD                     | Vacant  | 48,838         | Near      | TBD                | TBD              | \$ -            | Previously looked at for Tiny Homes Village.                                |
| 35 | Adams/Nevin Ave to Long Beach Ave, south side<br>APN: Part of 5118-016-901                | Los Angeles | REXP016233              | Parking   | 32,390         | Yes       | 90 days; now M-M   | Year to Year     | \$ 60,000       |   |
| 36 | Adams/Nevin Ave to Long Beach Ave, north side<br>APN: Part of 5118-016-901 & 5118-016-900 | Los Angeles | REXP000213 & REXP016067 | Storage and driveway access                         | 23,525         | Unknown   | 30 days            | M-M              | \$ 3,000        |   |
| 37 | South half of parcel, Sawtelle to Pico on Exposition Blvd.<br>APN: 4260-039-905           | Los Angeles | REXP016223              | Tenant-owned 2-story warehouse                      | 29,911         | Yes       | 90 days            | Holdover         | \$ 91,200       |   |
| 38 | North half of parcel, Sawtelle to Pico on Pico Blvd.<br>APN: 4260-039-906                 | Los Angeles | REXP016261 (Pending)    | Parking   | 19,658         | No        | TBD                | TBD              | \$ -            | Lease in negotiations. No street access                                     |
| 39 | Near Pico & Gateway intersection<br>APN: Part of 4260-025-902                             | Los Angeles | REXP016230              | Parking   | 6,953          | Unknown   | 30 days            | M-M              | \$ 12,348       |   |
| 40 | 11301 wilmingtong ave<br>APN: 6069-025-901  | Los Angeles | RBLU000092              | Parking and Storage                                 | 21,000         | Yes       | 30 days            |                  | \$ 24,720       |   |
| 41 | Washington Blvd. to 25th St<br>APN's: 5168-018-902 & 5168-021-900                         | Los Angeles | RHBR010426              | Storage container & truck parking                   | 34,295         | Unknown   | 30 days            | M-M              | \$ 22,020       |   |

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|    | Location   | City        | File No.   | Use   | Square Footage                                      | Utilities | Termination Notice   | Termination Date                                       | Annualized Rent | Comments   |
|----|--|-------------|------------|---|---|-----------|--|--|-----------------|--|
| 42 | Slauson Avenue, from Alameda Ave. to Banderas St. (east 1/2 of parcel), north half only<br>APN's: Part of 5105-025-904 & Part of 5105-025-903  | Los Angeles | RHBR011240 | Parking & truck waiting area  | 9,840   | Unknown   | 30 days  | M-M  | \$ 10,181       |  |
| 43 | East of Holmes Ave to Banderas St (west 1/2 of parcel)<br>APN's: Part of 5105-025-904 & Part of 5105-025-903   | Los Angeles | RHBR011295 | Parking   | 7,820   | Unknown   | 30 days  | M-M  | \$ 10,188       |  |
| 44 | Slauson Avenue, east 1/2 of parcel from Hooper to Central, north half<br>APN: Part of 5104-032-900   | Los Angeles | RHBR011376 | Parking   | 36,480  | No        | TBD  | TBD  | \$ -            | Potential future Joint Development site                                      |
| 45 | Slauson Avenue, west 1/2 of parcel from Hooper to Central, north half<br>APN: Part of 5104-032-900   | Los Angeles | RHBR011346 | Parking + covered depot   | 35,650  | Unknown   | 90 days  | 12/31/2026, then Y-Y                                   | \$ 60,000       | Potential future Joint Development site                                      |
| 46 | Florence Ave. East of I-405, Under K-Line aerial guideway<br>APN: Part of 4018-006-903   | Los Angeles | N/A        | Parking and storage   | 15,400  | Unknown   | N/A  | N/A  | \$ -            |  |
| 47 | Rio Vista Ave & Soto Street<br>APN: 5169-014-900   | Los Angeles | REBK003051 | Parking   | 12,390  | Yes       | 30 days  | N/A  | \$ 18,000       |  |
| 48 | Culver Blvd. Median, from approx. Sawtelle Blvd. to McConnell Ave<br>APN's: 4217-010-900, 4217-010-901, 4217-010-902, 4217-010-903, 4233-021-900, 4233-021-902, 4232-028-901, 4233-009-901, 4223-009-900, 4223-009-903, 4223-009-902, 4223-009-904, and 4223-009-907 | Los Angeles | RALL000704 | Bike & ped path + landscaping   | 426,571   | Yes       | 30 days  | M-M  | N/A             |  |
| 49 | Bull Creek Channel / Roscoe Blvd and Roscoe Place<br>APN: 2205-003-903 , 2205-001-901  | Los Angeles | RCST002076 | Parking and storage   | 20,525 Useable<br>3,125 Buffer<br>Total area: 23650 | No        | 30 days  | M-M  | \$ 23,352       | No structures can be constructed due to underground Sprint Fiber optic line. |
| 50 | Terminal 38<br>85th St and S Central Ave<br>APN: 6028-025-900  | Los Angeles | N/A        | Vacant; portion of property has Metro-owned building with restrooms for Metro Operations and Security | 9,951   | No        | N/A  | N/A  | N/A             |  |
| 51 | Terminal 42<br>Echo Park Ave and Donaldson Street<br>APN: 5443-018-900   | Los Angeles | N/A        | Bus Layover for LADOT; portion used for Metro-owned building with restrooms                           | 6,620   | No        | N/A  | N/A  | N/A             |  |
| 52 | Canoga Ave north of Satcoy Street<br>APN: 2109-001-902   | Los Angeles | RBNK015845 | Mini storage warehouse buildings  | 36,950  | Yes       | 365-days   | 2025 with three 5-year options to extend (out to 2040) | \$ 88,860       |  |
| 53 | 9800 Owensmouth<br>APN: 2746-005-901   | Los Angeles | RBNK015820 | Storage of railroad materials   | 130,680   | Unknown   | 180 days   | N/A  | \$ 56,700       |  |
| 54 | Between National & Washington Blvds<br>APN: Part of 4312-028-907   | Los Angeles | REXP016240 | Beautification & occasional community events  | 17,725  | Unknown   | 5 years to 2026: 120 days' notice; then M-M w/ 90 days' notice | Year to Year   | \$ 1,000        | Requires a driveway to be open 24.7 for Rail Op's to access TPSS             |
| 55 | West side of Broadway, east half of parcel<br>APN: Part of 5122-031-901  | Los Angeles | REXP016277 | Parking   | 10,450  | Unknown   | 30 days  | M-M  | \$ 15,600       |  |



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|----|--|-------------|------------|--|----------------|-----------|---|--|-----------------|---|
| 56 | Griffith to Central Ave's<br>APN's: 5128-021-900 & 5128-021-901  | Los Angeles | REXP016102 | Parking, storage, maintenance                                  | 60,900         | Yes       | 30 days   | M-M (holdover)   | \$ 24,000       |   |
| 57 | Harbor Sub., Holmes Ave to Long Beach Ave.,<br>APN: 5105-025-903 & 5105-025-904                                  | Los Angeles | None       | Vacant   | 35,400         | No        | N/A   | N/A  | \$ -            | Had been considered for R2R lay down  |
| 58 | Vermont and Sunset B Line Station  | Los Angeles | RRED013236 | Parking  | 2,718          | No        | 30 days   | M-M  | \$ 26,280       | Also used for Metro staff and security parking to service the B Line.                     |
| 59 | Vignes and Ramirez St  | Los Angeles | RBUS014021 | Restaurant   | 35,330         | Yes       |   |  | \$ 194,400      |   |
| 60 | 203 College St.<br>APN:5409-014-906  | Los Angeles | N/A        | Laydown area for Div 20 and Link US                            | 21,671         | Unknown   | N/A   | N/A  | N/A             | With vacation of two city streets, could be joint Metro laydown area and homeless housing |
| 61 | Weddington & Bakman<br>APN: 2350-016-906   | Los Angeles | RRED013244 | Parking  | 23,600         | No        | 90 days   | M-M  | \$ 35,400       |   |
| 62 | Chandler and Tujunga<br>APN: 2350-011-907  | Los Angeles | RBNK000958 | Construction, maintenance and use of Lessee-owned improvements |                | No        | Tenant can exercise one remaining 5-year option on 6/1/2025   | If option is excersised , end of term would be 5/30/2030 | \$ 235,616      |   |
| 63 | 12470-12870 San Fernando Road APN: 2506-001-900  | Los Angeles | RVAL008799 | Office trailers and storage                                    | 46,200         | Yes       | 30 days   | M-M  | \$ 63,000       |   |
| 64 | Lang Station Road<br>APN: 3210-015-900   | Los Angeles | RVAL008795 | Railroad storage   | 20,000         | Unknown   | 30 days   | M-M  | \$ 27,720       |   |
| 65 | 18601 Oxnard St at Reseda Blvd<br>APN: 2127-018-900  | Los Angeles | RBNK001084 | Construction, maintenance and use of Lessee-owned improvements | 45,950         | No        | 30 days   | M-M  | \$ 121,308      |   |
| 66 | Woodman Ave and Oxnard St APN:2330-028-900   | Los Angeles | RBNK015836 | Parking  | 6,851          | No        | 90 days   | M-M  | \$ 11,016       |   |
| 67 | 14700 Bessemer St Between Vesper and Cedros<br>APN: 2241-026-903   | Los Angeles | RBNK015817 | Parking and storage  | 25,100         | No        | 90 days   | M-M  | \$ 65,328       |   |
| 68 | Erwin St and Sepulveda Blvd. G Line Park n Ride lot<br>APN:2242-001-903  | Los Angeles | RBNK015818 | Parking and storage  | 308,784        | No        | 120-days  | N/A  | \$ 282,000      |   |
| 69 | Erwin St and Sepulveda Blvd. G Line Park n Ride lot<br>APN: 2242- 001-900  | Los Angeles | RBNK015728 | Parking  | 19,282         | No        | 90 days   | M-M  | \$ 35,880       |   |
| 70 | West of Hazeltine, North of Aetna and South of Bessemer, Van Nuys Station<br>APN: 2240-008-900 & 901             | Los Angeles | RBNK015798 | Parking and storage  | 65,500         | No        | 30 days   | M-M  | \$ 162,000      |   |
| 71 | Rear of 6100 Van Nuys Blvd. South of Bessemer, Ease of Van Nuys Blvd and West of Sylmar Ave<br>APN: 2240-008-901 | Los Angeles | RBNK015799 | Parking and storage  | 16,964         | No        | 30 days   | M-M  | \$ 38,904       |   |
| 72 | Victory Blvd and Variel Ave<br>APN: 2148-032-900   | Los Angeles | RBNK015746 | Parking  | 7,788          | No        | 12-months Notice, Tenant in 3rd 5-year option until 2027. There are remaining 2-addl 5-year options in year 2027 and 2032 | If options are exercised, lease would end in 1/2032.     | \$ 12,900       |   |
| 73 | Near105 Fwy & Garfield Ave APN:6236-027-900  | Paramount   | N/A        | Vacant   | 183,941        | Unknown   | N/A   | N/A  | N/A             | Future WSAB property  |

ATTACHMENT A LEASED AND VACANT PROPERTY

|    | Location   | City          | File No.   | Use  | Square Footage | Utilities | Termination Notice          | Termination Date                      | Annualized Rent | Comments             |
|----|--|---------------|------------|--|----------------|-----------|-----------------------------|---------------------------------------|-----------------|----------------------|
| 74 | Near 105 Fwy & Garfield Ave APN:6236-027-901   | Paramount     | N/A        | Vacant   | 24,925         | Yes       | N/A                         | N/A                                   | N/A             | Future WSAB property |
| 75 | Near Garfield Ave & Rosecrans Ave APN: 6242-019-900  | Paramount     | N/A        | Vacant   | 142,612        | Yes       | N/A                         | N/A                                   | N/A             | Future WSAB property |
| 76 | Near Garfield Ave & Rosecrans Ave APN: 6242-025-901  | Paramount     | N/A        | Vacant   | 29,945         | Yes       | N/A                         | N/A                                   | N/A             | Future WSAB property |
| 77 | Near Rosecrans Ave & Paramount BlvdAPN: 6242-025-902   | Paramount     | N/A        | Vacant   | 102,926        | Yes       | N/A                         | N/A                                   | N/A             | Future WSAB property |
| 78 | Near Downey Ave & Somerset Blvd APN: 6241-001-911  | Paramount     | N/A        | Vacant   | 30,379         | Yes       | N/A                         | N/A                                   | N/A             | Future WSAB property |
| 79 | Near Downey Ave & Somerset Blvd (Abutting Paramount High School) APN:6241-001-910  | Paramount     | N/A        | Vacant   | 124,075        | Yes       | N/A                         | N/A                                   | N/A             | Future WSAB property |
| 80 | Boquet Canyon & Magic Mountain Pkwy APN 2836-004-910   | Santa Clarita | RVAL002200 | Parking  | 41,970         | Unknown   | 30 days                     | M-M                                   | \$ 12,000       |                      |
| 81 | 26046-26062 Bouquet Canyon Road APN: 2836-004-904 , 2836-004-905   | Santa Clarita | RVAL008869 | Construction, maintenance and use of Lessee-owned improvements | 14,750         | Unknown   | 30 days                     | M-M                                   | \$ 38,352       |                      |
| 82 | Between Olympic Blvd. & 20th St., Santa Monica (40' strip <u>south</u> of E-Line aerial guideway only) APN: Part of 4275-023-902 | Santa Monica  | REXP000258 | 3 Tenant-owned buildings + parking                             | 21,636         | Yes       | N/A before termination date | 8/31/23; asking for another extension | \$ 141,600      |                      |
| 83 | Between 18th & 17th St.'s, s/o Colorado APN: Part of 4275-023-902  | Santa Monica  | REXP016237 | Parking  | 36,411         | Unknown   | 6 month's notice            | 6/30/2024; asking for extension       | \$ 300,000      |                      |

ATTACHMENT "B" METRO PARK AND RIDE

| Line   | Station     | Location  | Total | 2019 Utilization | Current Utilization | City                         | Owner    | Operator | Notes   | Recommend for Interim Housing (Y/N) | Feasible for Safe Parking (Y/N) |
|--------|-------------|---|-------|------------------|---------------------|------------------------------|----------|----------|---|-------------------------------------|---------------------------------|
| A LINE | Florence    | Main Lot<br>7225 Graham Ave.<br>Los Angeles, CA 90001         | 115   | 99%              | 77%                 | Florence-Firestone Community | Metro    | Metro    |   | N                                   | Y                               |
|        | Willowbrook | North Lot<br>11644 Willowbrook Ave.<br>Los Angeles, CA 90059  | 141   | 68%              | 50%                 | Los Angeles                  | Caltrans | Metro    |   | N                                   | Y                               |
|        | Artesia     | Main Lot<br>1920 1/2 Acacia Ave.<br>Compton, CA 90220         | 290   | 33%              | 24%                 | Compton                      | Metro    | Metro    |   | Y                                   | Y                               |
|        | Del Amo     | Main Lot<br>20485 Santa fe Ave.<br>Compton, CA 90221          | 358   | 15%              | 25%                 | Compton                      | Metro    | Metro    |   | Y                                   | Y                               |
|        | Wardlow     |   | 121   |                  |                     |                              |          |          |   |                                     |                                 |
|        |             | North Lot<br>3440 Pacific Pl.<br>Long Beach, Ca 90806         | 67    | 93%              | 45%                 | Long Beach                   | Metro    | Metro    | * Lot directly in front of station entrance.<br>* Narrow strip parcel   | N                                   | Y                               |
|        |             | South Lot<br>3380 Pacific Pl.<br>Long Beach, Ca 90806         | 54    | 87%              | 23%                 | Long Beach                   | Metro    | Metro    | * Lot across street from station entrance.<br>* Narrow strip parcel.  | N                                   | Y                               |
|        | Willow      |   | 853   |                  |                     |                              |          |          |   |                                     |                                 |
|        |             | North Lot<br>2750 W. American Ave.<br>Long Beach, CA 90806    | 67    | 19%              | 0%                  | Long Beach                   | Metro    | Metro    | * Long narrow strip.  | Y                                   | Y                               |
|        |             | South Lot<br>2750 W. American Ave.<br>Long Beach, CA 90806    | 92    | 25%              | 16%                 | Long Beach                   | Metro    | Metro    | * Smaller, narrow strip between elementary school and station.<br>* Directly in front of station entrance.  | N                                   | N                               |
|        |             | Southwest Structure<br>200 E 27th St.<br>Long Beach, CA 90806 | 694   | 49%              | 42%                 | Long Beach                   | Metro    | Metro    | * Parking Structure located just off shopping center.   | N                                   | Y                               |
|        |             |   |       |                  |                     |                              |          |          |   |                                     |                                 |
|        |             |   |       |                  |                     |                              |          |          |   |                                     |                                 |
|        | Norwalk     |   | 1,759 |                  |                     |                              |          |          |   |                                     |                                 |
|        |             | West Lot<br>12901 Hoxie Ave.<br>Norwalk, CA 90650             | 339   | 71%              | 9%                  | Norwalk                      | Caltrans | Metro    | * Under Freeway overpass<br>*Staff parking for so-fi events   | N                                   | N                               |
|        |             | East Lot<br>12901 Hoxie Ave.<br>Norwalk, CA 90650             | 1,420 | 80%              | 16%                 | Norwalk                      | Caltrans | Metro    | * Station improvements being studied (Rail Integration Network) with proposed changes in the parking lot.<br>* Mobility Hub location proposed for 2028 Olympics.<br>*Used for so-fi parking | N                                   | N                               |
|        | Lakewood    |   | 403   |                  |                     |                              |          |          |   |                                     |                                 |
|        |             | North Lot<br>12775 Lakewood Blvd.<br>Downey, CA 90242         | 128   | 21%              | 3%                  | Downey                       | Caltrans | Metro    |   | Y                                   | Y                               |
|        |             | South Lot<br>12875 Lakewood Blvd.<br>Downey, Ca 90242         | 275   | 83%              | 33%                 | Downey                       | Caltrans | Metro    |   | Y                                   | Y                               |
|        | Long Beach  |   | 646   |                  |                     |                              |          |          |   |                                     |                                 |

|        |                  |  |       |     |     |                    |                            |       |  |   |   |
|--------|------------------|--|-------|-----|-----|--------------------|----------------------------|-------|--|---|---|
| C LINE |                  | West Lot<br>11455 Long beach Blvd.<br>Lynwood, CA 90262      | 394   | 45% | 7%  | Lynwood            | Caltrans                   | Metro |  | Y | Y |
|        |                  | East Lot<br>11508 Long beach Blvd.<br>Lynwood, CA 90262      | 252   | 49% | 16% | Lynwood            | Caltrans                   | Metro |  | Y | Y |
|        | Avalon           |  | 160   |     |     |                    |                            |       |  |   |   |
|        |                  | North Lot<br>652 E 116th Pl.<br>Los Angeles, CA 90059        | 99    | 26% | 12% | Los Angeles        | Caltrans                   | Metro |  | N | Y |
|        |                  | Northeast Lot<br>672 E 116th Pl.<br>Los Angeles, CA 90059    | 61    | 10% | 9%  | Los Angeles        | Caltrans                   | Metro |  | N | Y |
|        | Harbor Freeway   | Main Lot<br>11600 S Figueroa St.<br>Los Angeles, CA 90061    | 252   | 88% | 46% | Los Angeles        | Caltrans                   | Metro |  | N | Y |
|        | Vermont /Athens  | Main Lot<br>11455 S Vermont Ave.<br>Los Angeles, CA 90044    | 155   | 12% | 9%  | Los Angeles        | Caltrans                   | Metro |  | Y | Y |
|        |                  |  |       |     |     |                    |                            |       |  |   |   |
|        | Crenshaw         | Main Lot<br>11901 S Crenshaw Blvd.<br>Inglewood, CA 90303    | 516   | 19% | 4%  | Inglewood          | Caltrans                   | Metro | * Current secondary location for SoFi event transit parking.<br>* Mobility hub proposed site for 2028 Olympics | N | N |
|        | Hawthorne/Lennox |  | 362   |     |     |                    |                            |       |  |   |   |
|        |                  | West Lot<br>4445 W 111th St.<br>Inglewood, CA 90304          | 46    | 37% | 9%  | Lennox Community   | Caltrans                   | Metro | *Used for so-fi parking  | N | N |
|        |                  | East Lot<br>4335 W 111th St.<br>Inglewood, CA 90304          | 316   | 58% | 47% | Lennox Community   | Caltrans                   | Metro | * Primary site for SoFi transportation shuttle for events and parking.   | N | N |
|        | Aviation/ LAX    | Main Lot<br>5574 W Imperial Hwy<br>Los Angeles, Ca 90045     | 435   | 99% | 99% | Del Aire Community | Caltrans                   | Metro | * Highly utilized station.<br>* Propose mobility hub location for 2028 Olympics.                               | N | N |
|        | El Segundo       | Main Lot<br>2226 E El Segundo Blvd.<br>El Segundo, CA 90245  | 93    | 24% | 32% | El Segundo         | Metro                      | Metro |  | Y | Y |
|        | Douglas          | Main Lot<br>700 S Douglas St.<br>El Segundo, CA 90245        | 30    | 40% | 35% | El Segundo         | City of El Segundo         | Metro |  | N | Y |
|        | Redondo Beach    |  | 340   |     |     |                    |                            |       |  |   |   |
|        |                  | North Lot<br>2406 Marine Ave.<br>Redondo Beach, CA 90260     | 253   | 70% | 25% | Redondo Beach      | Southern California Edison | Metro |  | N | Y |
|        |                  | South Lot<br>2406 Marine Ave.<br>Redondo Beach, CA 90260     | 87    | 15% | 2%  | Redondo Beach      | Southern California Edison | Metro |  | N | Y |
|        |                  |  |       |     |     |                    |                            |       |  |   |   |
|        | Union            | Parking Garage<br>One Gateway Plaza<br>Los Angeles, CA 90012 | 2,200 | 61% |     | Los Angeles        | Metro                      | Metro | * Metro Headquarters.<br>* Sub-terranean.<br>* Mobility hub for 2028 Olympics.                                 | N | N |

|        |                               |   |       |     |     |             |                          |                          |  |   |   |
|--------|-------------------------------|---|-------|-----|-----|-------------|--------------------------|--------------------------|--|---|---|
| B LINE | Universal City                |   | 828   |     |     |             |                          |                          |  |   |   |
|        |                               | North Lot<br>3901 Lankershim Blvd.<br>Los Angeles, CA 91604         | 550   | 76% | 61% | Los Angeles | Metro                    | Metro                    | * Mobility hub with parking proposed for this station across the street at bus layover .<br>*Future Joint Development site<br>*Slight sloped property. | N | Y |
|        |                               | South Lot<br>10706 ventura Blvd.<br>Los Angeles, CA 91604           | 80    | 90% | 65% | Los Angeles | Caltrans                 | Metro                    | * Mobility hub with parking proposed for this station across the street at bus layover .<br>*Slightly sloped property.                                 | N | Y |
|        | North Hollywood               |   | 1,091 |     |     |             |                          |                          |  |   |   |
|        |                               | North Lot<br>11230 Cumpston St.<br>North Hollywood, CA 91601        | 773   | 86% | 75% | Los Angeles | Metro                    | Metro                    | Joint development is planned for this site.  | N | Y |
|        |                               | South Lot<br>11240 Chandler Blvd.<br>North Hollywood, CA 91601      | 199   | 89% | 64% | Los Angeles | Metro                    | Metro                    | Joint development is planned for this site.  | N | Y |
|        |                               | West Lot<br>11346 Chandler Blvd.<br>North Hollywood, CA 91601       | 17    | 90% | 64% | Los Angeles | Metro                    | Metro                    | Joint development is planned for this site.  | N | Y |
|        |                               | Chandler Lot<br>11143 Chandler Blvd.<br>North Hollywood, CA 91601   | 164   | 31% | 4%  | Los Angeles | Metro                    | Metro                    | Joint development is planned for this site.  | N | Y |
|        |                               | Main Lot<br>685 S Westlake Ave.<br>Los Angeles, CA 90057            | 18    | 90% | 68% | Los Angeles | Metro                    | Metro                    | Joint development is planned for this site.  | N | N |
|        |                               | Westlake MacArthur Park   |       |     |     |             |                          |                          |  |   |   |
|        |                               |   |       |     |     |             |                          |                          |  |   |   |
|        | Atlantic                      |   | 286   |     |     |             |                          |                          |  |   |   |
|        |                               | Parking Structure<br>255 Pomona Blvd.<br>East Los Angeles, CA 90022 | 262   | 69% | 53% | Los Angeles | Metro                    | Metro                    | * Parking Structure located just off shopping center.  | N | Y |
|        |                               | Northeast Lot<br>255 Pomona Blvd.<br>East Los Angeles, CA 90022     | 22    | 27% | 0%  | Los Angeles | Metro                    | Metro                    | * Current site of Safe Parking Program.  | N | Y |
|        |                               | Main Lot<br>177 S. Alma Ave.<br>Los Angeles, CA 90063               | 42    | 90% | 55% | Los Angeles | Metro                    | Metro                    | * Business easement, using the lot to access gate for business.  | N | N |
|        | Lincoln Heights/ Cypress Park | Main Lot<br>387 W. Avenue 26<br>Los Angeles, CA 90031               | 94    | 90% | 53% | Los Angeles | City of Los Angeles      | Metro                    |  | N | Y |
|        |                               | Main Lot<br>3545 Pasadena Ave.<br>Los Angeles, CA 90031             | 129   | 96% | 26% | Los Angeles | Metro                    | Metro                    |  | N | Y |
|        | Fillmore                      | Parking Garage<br>750 S Raymond Ave.<br>Pasadena, CA 91105          | 155   | 80% | 20% | Pasadena    | Fillmore Raymond MOB LLC | Fillmore Raymond MOB LLC | Privately owned parking structure. Metro has easement for two levels.  | N | N |
|        | Lake                          | Main Lot<br>446 Maple Way<br>Pasadena, CA 91101                     | 22    | 44% | NA  | Pasadena    | Lake Avenue Church       | Lake Avenue Church       | Privately owned. Metro leases 20 parking space for shared use.   | N | N |

|        |                         |   |            |     |      |              |  |       |   |   |   |
|--------|-------------------------|---|------------|-----|------|--------------|--|-------|---|---|---|
| L LINE | Sierra Madre<br>Arcadia | Parking Garage<br>149 N Halstead St.<br>Pasadena, CA 91107          | 974<br>300 | 41% | 31%  | Pasadena     | Metro  | Metro | * Parking structure<br>*Location is adjacent to the 210 freeway<br>Low utilization on lower levels<br>* City of Pasadena and LAHSA have inquire to implement a Safe Parking Program at this site. | N | Y |
|        |                         | Parking Garage<br>73 East Santa Clara Street<br>Arcadia, CA 91006   | 270        | 66% | 44%  | Arcadia      | Metro  | Metro | * Parking Structure<br>* Major EV Charging project in planning.   | N | Y |
|        |                         | Parking Lot<br>73 East Santa Clara Street<br>Arcadia, CA 91006      | 30         | 66% | 36%  | Arcadia      | Metro  | Metro |   | N | Y |
|        | Monrovia                | Parking Garage<br>1651 South Primrose Ave.<br>Monrovia, CA 91016    | 350        | 30% | 7%   | Monrovia     | Metro  | Metro | * Parking structure<br>* Major EV Charging project in planning.   | N | Y |
|        | Duarte                  | Parking Lot<br>1789 Business Center Dr<br>Duarte, CA 91010          | 125        | 76% | 46%  | Duarte       | Metro  | Metro | * Small parcel amongst business complex.<br>Future joint development project  | N | N |
|        | Irwindale               | Parking Garage<br>15998 Avenida Padilla<br>Irwindale, CA 91702      | 350        | 71% | 47%  | Irwindale    | Metro  | Metro | * Parking structure<br>* Major EV Charging project in planning.   | N | Y |
|        | Downtown Azusa          | Parking Garage<br>801 N. Alameda Ave.<br>Azusa, CA 91762            | 237        | 53% | 12%  | Azusa        | Lease Joint Effort/Metro, Foot hill Transit, City of Azusa | Metro | * Parking structure<br>*Not Metro Owned. Metro owns easement on two levels.   | N | N |
|        | Azusa/Citrus            | Parking Garage<br>901 B North Citrus Ave.<br>Azusa, CA 91723        | 200        | 97% | 77%  | Azusa        | Metro  | Metro | * High transit parking demand at early hours<br>Parking Structure   | N | N |
| E LINE | Expo/Crenshaw           | Parking Garage<br>3500 Crenshaw Blvd.<br>Los Angeles, CA 90018      | 225        | 39% | 23%  | Los Angeles  | West Los Angeles Church of God                             | Metro | * Parking structure<br>*Not Metro Owned. Leased parking location.<br>*Metro only has access from Monday to Saturday.  | N | N |
|        | La Cienega/Jefferson    | Parking Garage<br>3420 S. La Cienega Blvd.<br>Los Angeles, CA 90016 | 494        | 73% | 17%  | Los Angeles  | Metro  | Metro | *Parking structure  | N | Y |
|        | Expo/Sepulveda          | Parking Garage<br>11214 Exposition Blvd.<br>Los Angeles, CA 90064   | 260        | 34% | 7%   | Los Angeles  | Metro  | Metro | *Parking structure  | N | Y |
|        | Expo/Bundy              | Parking Lot<br>2101 Bundy Drive<br>Los Angeles, CA 90064            | 217        | 53% | 7%   | Los Angeles  | Metro  | Metro | * Long narrow strip of on-street parking configuration.   | N | N |
|        | Colorado/17th Street    | Parking Lot<br>1610 Colorado Ave<br>Santa Monica, CA 90404          | 65         | 63% | 51%  | Santa Monica | Metro  | Metro |   | N | N |
|        | Van Nuys                |   | 726        |     |      |              |  |       |   |   |   |
|        |                         | North<br>14612 Bessemer St.<br>Los Angeles, CA 91411                | 87         | 76% | 100% | Los Angeles  | Metro  | Metro |   | N | Y |

|        |                |  |     |     |     |             |                               |       |   |   |   |
|--------|----------------|--|-----|-----|-----|-------------|-------------------------------|-------|---|---|---|
| G LINE |                | Northwest<br>14612 Bessemer St.<br>Los Angeles, CA 91411   | 126 | 0%  | 0%  | Los Angeles | Metro                         | Metro | * Lot currently under lease with car dealerships.   | Y | Y |
|        |                | South<br>6050 Van Nuys Blvd<br>Van Nuys, CA 91401          | 220 | 25% | 50% | Los Angeles | Metro                         | Metro | * Part of lot leased to dealerships.  | Y | Y |
|        |                | Southeast<br>6050 Van Nuys Blvd<br>Van Nuys, CA 91401      | 293 | 0%  | 0%  | Los Angeles | Metro                         | Metro | * Current site of unhoused temporary shelter project.   | Y | Y |
|        | Sepulveda      | Main Lot<br>15330 W Erwin St.<br>Los Angeles, CA 91411     | 263 | 64% | 13% | Los Angeles | Metro                         | Metro | * Lease of space to car dealerships in area to store vehicles. *<br>Metro projects utilizing space for extensions.      | Y | Y |
|        | Balboa         | Main Lot<br>6340 N Balboa Blvd.<br>Los Angeles, CA 91316   | 273 | 79% | 21% | Los Angeles | Metro                         | Metro |   | Y | Y |
|        | Reseda         |  | 442 |     |     |             |                               |       |   |   |   |
|        |                | Northwest Lot<br>18530 Topham St.<br>Los Angeles, CA 91335 | 33  | 39% | 90% | Los Angeles | Metro                         | Metro | * Current site of unhoused temporary shelter project.   | Y | Y |
|        |                | Southwest Lot<br>18548 Oxnard St.<br>Los Angeles, CA 91356 | 127 | 79% | 89% | Los Angeles | Metro                         | Metro |   | N | Y |
|        |                | Southeast Lot<br>18450 Oxnard St.<br>Los Angeles, CA 91356 | 157 | 71% | 99% | Los Angeles | Metro                         | Metro |   | N | Y |
|        | Pierce College | Main Lot<br>20245 Victory Blvd.<br>Los Angeles, CA 91367   | 392 | 31% | 28% | Los Angeles | Los Angeles Community College | Metro | * Not Metro Owned. Leased location. *<br>Shared use with college student parking<br>Contract restricted to parking use. | N | N |
|        | Canoga         | Main Lot<br>6650 Canoga Ave.<br>Los Angeles, CA 91303      | 249 | 66% | 46% | Los Angeles | Metro                         | Metro |   | Y | Y |
|        | Sherman Way    |  | 207 |     |     |             |                               |       |   |   |   |
|        |                | West Lot<br>7170 Canoga Ave.<br>Los Angeles, CA 91303      | 103 | 51% | 51% | Los Angeles | Metro                         | Metro |   | N | Y |
|        |                | East Lot<br>7119 Deering Ave.<br>Los Angeles, CA 91303     | 104 | 40% | 42% | Los Angeles | Metro                         | Metro |   | N | Y |
|        | Slauson        |  | 152 |     |     |             |                               |       |   |   |   |
|        |                | West Lot<br>430 W. Slauson Ave.<br>Los Angeles, CA 90003   | 87  | 29% | 8%  | Los Angeles | Caltrans                      | Metro |   | N | Y |
|        |                | East Lot<br>350 W Slauson Ave<br>Los Angeles, CA 90003     | 65  | 2%  | 2%  | Los Angeles | Caltrans                      | Metro |   | N | Y |
|        | Manchester     |  | 246 |     |     |             |                               |       |   |   |   |
|        |                | West Lot<br>431 W Manchester Ave<br>Los Angeles, CA 90003  | 136 | 25% | 23% | Los Angeles | Caltrans                      | Metro |   | N | Y |
|        |                | East Lot<br>390 W Manchester Ave<br>Los Angeles, CA 90003  | 110 | 11% | 9%  | Los Angeles | Caltrans                      | Metro |   | N | Y |
|        | Rosecrans      | Main Lot<br>622 W Rosecrans Ave<br>Gardena, CA 90248       | 204 | 75% | 19% | Gardena     | Caltrans                      | Metro |   | N | Y |

|        |   |  |       |     |     |            |                          |       |  |   |   |
|--------|---|--|-------|-----|-----|------------|--------------------------|-------|--|---|---|
| J LINE | Harbor Gateway Transit Center<br>El Monte | Main Lot<br>731 W 182nd St<br>Gardena, CA 90248                | 980   | 76% | 52% | Gardena    | Caltrans                 | Metro | *Current site for SoFi event transportation. *Mobility hub location for 2028 Olympics.       | N | Y |
|        |   |  | 1,889 |     |     |            |                          |       |  |   |   |
|        |   | Northeast Lot<br>3501 Santa Anita Ave<br>El Monte, CA 91731    | 188   | 81% | 76% | El Monte   | Metro                    | Metro | *Majority of ADA accessible parking within this lot. *Closest proximity to station entrance. | Y | Y |
|        |   | West Lot<br>3501 Santa Anita Ave<br>El Monte, CA 91731         | 263   | 7%  | 2%  | El Monte   | Caltrans                 | Metro | *Bus charging infrastructure being installed, reducing total available parking.              | N | Y |
|        |   | West Structure<br>3501 Santa Anita Ave<br>El Monte, CA 91731   | 477   | 62% | 52% | El Monte   | Caltrans                 | Metro | *Currently utilized by Metro operators and facility tenants. *Parking structure              | N | Y |
|        |   | Southeast Lot<br>3501 Santa Anita Ave<br>El Monte, CA 91731    | 220   | 66% | 34% | El Monte   | City of El Monte / Metro | Metro | *Jointly owned. Future electric bus charging infrastructure in western portion of this lot   | N | Y |
|        |   | East Lot<br>3501 Santa Anita Ave<br>El Monte, CA 91731         | 432   | 87% | 43% | El Monte   | City of El Monte / Metro | Metro |  | Y | Y |
|        | Carson                                    | Main Lot<br>711 W Carson St.<br>Torrance, CA 90502             | 143   | 11% | 3%  | Torrance   | Caltrans                 | Metro |  | N | Y |
|        | Wilmington                                | Main Lot<br>1345 W. Pacific Coast Hwy.<br>Wilmington, CA 90744 | 240   | 29% | 28% | Wilmington | Caltrans                 | Metro |  | N | Y |
|        | San Pedro                                 | Main Lot<br>515 N Beacon St,<br>San Pedro, CA 90731            | 180   | 20% | 14% | San Pedro  | Caltrans                 | Metro | * Current location of temporary shelter.   | N | Y |



**ATTACHMENT "C" - POTENTIAL JOINT DEVELOPMENT SITES**

| Site                               | Needed for JD by | Current Use                       | Line                 | Address                      | City                         | Approx SF |
|------------------------------------|------------------|-----------------------------------|----------------------|------------------------------|------------------------------|-----------|
| 17th St/ SMC Station               | 2027             | Park and Ride; Leased Parking     | E Line (Expo)        | 1619 17th St                 | Santa Monica                 | 182,041   |
| 103rd St/ Watts Towers Station     | 2028             | Park and Ride                     | A Line (Blue)        | 10305 Grandee Ave            | Los Angeles                  | 159,907   |
| 1940 CPE                           | 2028             | Construction                      | D Line (Purple)      | 1940 Century Park East       | Los Angeles                  | 30,016    |
| Aviation/ Century Station          | 2028             | Construction Laydown              | K Line (Crenshaw)    | 5601 W Century Blvd          | Los Angeles                  | 83,575    |
| El Segundo Station                 | 2027             | Park and Ride                     | C Line (Green)       | E El Segundo Blvd and N Nash | El Segundo                   | 67,291    |
| Temple/Beaudry Bus Layover         | 2028             | Bus Layover                       | Other Metro Property | 1113 W Temple St             | Los Angeles                  | 57,250    |
| Sepulveda Station                  | 2027             | Park and Ride                     | G Line (Orange)      | 6127 Sepulveda Blvd          | Los Angeles                  | 557,706   |
| Wilshire/ La Brea                  | 2026             | Construction Laydown              | D Line (Purple)      | 711 S La Brea Ave            | Los Angeles                  | 115,000   |
| Canoga Park Station                | 2027             | Electric Bus Charging; Park and R | G Line (Orange)      | 6620 Canoga Ave              | Los Angeles                  | 60,000    |
| Fairview Heights                   | 2026             | Park and Ride                     | K Line (Crenshaw)    | 1119 E Redondo Blvd          | Inglewood                    |           |
| Balboa/ Victory                    | 2026             | Park and Ride                     | G Line (Orange)      | 16851 Victory Blvd           | Los Angeles                  | 517,130   |
| Florence Station                   | 2026             | Park and Ride                     | A Line (Blue)        | 1720 E Florence Ave          | Florence-Firestone Community | 74,913    |
| Heritage Square Station            | 2026             | Park and Ride                     | L Line (Gold)        | Cypress Park                 | Los Angeles                  | 80,192    |
| Wilshire/ Crenshaw                 | 2026             | Construction Laydown              | D Line (Purple)      | 675 Crenshaw Blvd            | Los Angeles                  | 60,000    |
| Artesia Station                    | 2026             | Park and Ride; Bus Layover        | A Line (Blue)        | Metro A line                 | Compton                      | 87,120    |
| Pickle Works                       | 2028             | Construction Offices and Parking  | Other Metro Property | 1001 E 1st St                | Los Angeles                  | 88,105    |
| Universal City/Studio City Station | 2028             | Park and Ride; Bus Layover        | B Line (Red)         | 3906 Willowcrest Ave North   | Los Angeles                  | 468,270   |

Los Angeles County  
Metropolitan Transportation Authority

**2023-0120**  
**EXECUTIVE MANAGEMENT COMMITTEE**  
**MARCH 16, 2023**

**METRO PROPERTY INVENTORY FOR POTENTIAL  
UNHOUSED SUPPORT FACILITIES**



**Metro**

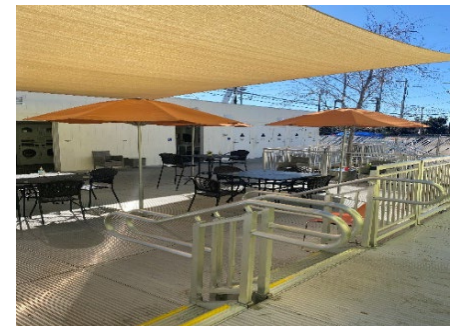
# METRO PROPERTY INVENTORY FOR POTENTIAL UNHOUSED SUPPORT FACILITIES

- May 2018 - Metro reported to the Board with an inventory of Metro property that could be used for temporary housing.
- April 2020 - Metro reported to the Board with an updated inventory of Metro property that could be used for temporary housing.
- April 2020 - Board approved delegating authority to the CEO to enter into no-fee leases with local jurisdictions for temporary (less than five years) to support homelessness-related facilities that do not have a conflicting transit or joint development purpose.
- Feb 2023 – Motion 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.
- March 2023 - **RECEIVE AND FILE** a list of all Metro-owned property that is vacant, surplus, or underutilized.

# METRO PROPERTY INVENTORY FOR POTENTIAL UNHOUSED SUPPORT FACILITIES

## Existing Homeless Facilities on Metro Property

1. A Bridge Home facility at the former Division 6 in Venice for 150 beds to adults and youths
2. A Bridge Home facility at the Metro park-and-ride lot in Van Nuys along the Metro G (Orange) Line with 74 beds
3. A Tiny Home Village located along the Metro G (Orange) Line in Reseda which has 148 beds.
4. LAHSA Safe Parking Program at the L Line Atlantic Station



# METRO PROPERTY INVENTORY FOR POTENTIAL UNHOUSED SUPPORT FACILITIES

## PROPERTY INVENTORY

**Leased or Vacant Properties (Attachment A)** - 56 leased and 27 vacant properties (total 83) of varying sizes and conditions. Leases are generally to adjacent business owners for parking or storage.

**Park and Ride Facilities (Attachment B)** – 82 Park & Ride facilities owned or operated by Metro of which 18 could be considered for interim housing and 62 could be considered for overnight homeless parking (similar to SAFE program)

**Potential Joint Development Sites (Attachment C)** - potential permanent housing sites identified as a part of the Metro 10k Joint Development Strategic Plan which will be presented to the Board in April 2023.

# METRO PROPERTY INVENTORY FOR POTENTIAL UNHOUSED SUPPORT FACILITIES

## Considerations for Interim Housing Facilities

1. Local jurisdiction partner to perform community outreach, fund, construct, and operate the interim housing facilities
2. Investment may be required to make property suitable for interim housing uses.
3. Prioritized placement of Metro clients and unhoused riders in the interim homeless facilities on Metro sites.
4. If a local jurisdiction is interested, additional vetting will be done on a property-by-property basis.
5. If local jurisdiction does not choose to pursue, existing use will continue.

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# Questions / Comments

