

CITY OF LOS ANGELES

CALIFORNIA



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Agenda Item No. 5

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Honorable City Council
City of Los Angeles
c/o City Clerk
Room 305, City Hall
Los Angeles, CA. 90012

Attention: Mandy Morales, Legislative Assistant

ADOPT-A-LOT PILOT PROGRAM STATUS REPORT BACK AND REQUEST FOR ACTIVATION/DEACTIVATION OF CERTAIN LOTS

The City Council amended a motion (CF18-0630) instructing the General Services Department (GSD) in consultation with Kounkuey Design Initiative (Licensee - KDI) to report back on the status of the Adopt-A-Lot (AAL) program. This program's mission is to promote blight removal and community-benefitting uses of City vacant lots that are located in low-income and park poor communities

In partnership with KDI, the City established a master license agreement that identified up to a maximum of 10 lots into neighborhood resources that support community health and development. Below is a description of the various activities that have taken place since the establishment of the Adopt-A-Lot program in 2019.

As part of this update, GSD is requesting authority from the Municipal Facilities Committee (MFC) to activate a lot and deactivate two lots in the program.

BACKGROUND

On June 27, 2018, City Council approved a Municipal Facilities Committee (MFC) report (CF 18-0630) instructing GSD to negotiate and execute a master license agreement with KDI to implement the AAL Pilot Program. Under this authority, KDI will administer individual no-cost site license agreements to non-profit organizations for the temporary use of City-owned vacant parcels for community engagement.

On April 29, 2022 City Council adopted CF 18-0630-S1 to revise the license agreement for an additional three years extending it to February 19, 2025.



Under the Master License Agreement, the Municipal Facilities Committee (MFC) has been delegated the authority to approve the uses and operators selected by Licensee (KDI) for the lots to be used under the Adopt-A-Lot Program.

The initial Adopt-A-Lot program was comprised with the following six (6) lots:

1. Council District 7
15201 Tupper St., North Hills, California 91343
Status: **Transition** - CF 22-1579 Currently in process for a new lease agreement with Los Angeles Neighborhood Land Trust
2. Council District 8
3950 Hobart Blvd, Los Angeles, CA 90018
Status: **Removed from list - Inactive** - 06/10/2019 Removed from list due to soil contaminants screened by the Brownfields Unit of LASAN
3. Council District 14
5154 Wadena St., Los Angeles, CA 90032
Status: **Active** - Operator: El Sereno Community Land Trust
4. Council District 15
1831 E. 108th St., Los Angeles, CA 90059
Status: **Requesting to be Removed from List** - 01/12/2021 Adjacent residents unlawfully using City owned property for personal use
5. Council District 15
1631 E. 110th St., Los Angeles, CA 90059
Status: **Active** - Operator: Brillante Watts
6. Council District 15
121 E. "E" St., Los Angeles, CA 90744
Status: **Being Activated** – Anticipated Fall 2023/ Winter 2024 - KDI compiling list of potential organizations to activate the community lot.

OVERVIEW OF ACTIVE PILOT SITES

There are currently two active lots, and one future site that has been approved but not yet adopted by an organization.

Active Sites

- 1631 E. 110th St Los Angeles CA 90059 (CD15) - Activated 2021

Brillante Watts was selected as the site's adopter, a small organization led by a local resident organizing in the Jordan Downs Housing Development in Watts. KDI reached out to several organizations in Watts and selected Brillante Watts. The organization's objective is building a unified and safe community in the Watts neighborhood by teaching different working skills and providing classes to the residents to help improve mental health and create a sense of belonging. The organization had an affirmative vision for

how the small site in Watts could be used for mental health, resource distribution, community gathering space, and outdoor classrooms.

- 5154 Wadena St, Los Angeles, CA 90032 (CD14) - Activated 2022

El Sereno Community Land Trusts is a group of committed residents and stakeholders who provide opportunities for the residents of El Sereno. Their community objective is to secure community spaces and housing that is decent, affordable, and that is held in stewardship by community members on a long-term basis. The primary use of the lot is for a community garden space, resident gathering space, community market, and outdoor classroom. This space is known as the Ooxor 'Aweeshko Community Garden.

Future Site

- 121 E. "E" St. Los Angeles CA 90744 (CD15) - Activation TBD

KDI is currently compiling a list of potential organizations to activate the site. Once an operator is identified, GSD will submit a separate report to MFC requesting authority to activate the site and approval of the operator.

REQUEST ACTIVATION/DEACTIVATION OF LOTS

GSD requests approval from MFC for the following lots be amended as indicated below:

Lots to be deactivated

- 3950 Hobart Blvd, Los Angeles, CA 90018 (CD8)

Request to be deactivated due to soil contaminants found at the location after screening conducted by the Brownfields Unit of the Bureau of Sanitation (LASAN).

- 1831 E. 108th St Los Angeles, CA 90059 (CD15)

Request to be deactivated because adjacent residents are unlawfully using this City property for personal use. GSD will then address the issues under its nuisance abatement program.

- 15201 Tupper St. North Hills, California 91343 (CD7)

Request to be deactivated as CD7 has requested a new agreement for this property with a new nonprofit Los Angeles Neighborhood Land Trust (CF 22-1579).

Lot to be activated

- 1100 E. Century Blvd, Los Angeles, CA 90002 (CD8)

The nonprofit organization, East Side Rider Bike Club, is seeking to adopt the location. They are a group of volunteers in Watts with a mission to improve Watts through community service, charity work, and bike programs aimed at keeping

local youth out of gang activity. The primary use of the lot will be for community bike track, cycling safety training, and community gatherings.

CHALLENGES TO THE ADOPT-A LOT PROGRAM

Demand for Lots - KDI receives numerous inquiries from organizations interested in transforming vacant sites in their neighborhood. KDI is unable to process their request since the properties are not owned by the City or outside of KDI's capacity to add to the current pilot program.

Dependence on external funding - Currently AAL's budget is nearly 100% funded through philanthropic support. The Free Lots Angeles Collaborative helps KDI fundraise for staff, time, equipment, and maintenance on a site-by-site basis. Typically the Free Lots Angeles Collaborative is limited to supporting and transforming up to three lots a year. In order for AAL to remain a community resource program they must establish a dedicated funding source for long term sustainability.

Lack of pathway to a permanent park - Currently there is no pathway to transform a high performing AAL site into a permanent park. Adopters have two options. One is to return the site to its previous state as vacant land and the other is to extend their lease and continue maintaining the site. The temporary nature of the pilot program hinders the ability of the program to provide park poor communities with long-term solutions to address park needs.

NEXT STEPS

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

RECOMMENDATION

- That the Municipal Facilities Committee authorize GSD to deactivate and activate Adopt-A-Lot locations as described in this report.
- That City Council note and file this report.



Tony M. Royster
General Manager