



# Frequently Asked Questions (FAQs)

Regarding the LAC+USC General Hospital and West Campus Feasibility Study

## **What is the purpose of the General Hospital and West Campus Feasibility Study?**

On November 2018, Supervisor Hilda L. Solis authored a Board Motion directing the LA County Chief Executive Office (CEO) to develop a Feasibility Study for the reuse of General Hospital (Study) in collaboration with various County departments. The Study was expanded in 2019 to include western portions of the LAC+USC Medical Center Campus.

The Study analyzed the technical and economic factors associated with reuse of the historic, but largely vacant, General Hospital and redeveloping portions of West Campus to maximize rental housing opportunities at all levels of affordability. The Board Motion also directed the implementation of a robust community engagement process that ensured community ideas and concerns were incorporated into the Study.

In April 2022, the Study was delivered to the Board of Supervisors with a potential Reuse Framework that includes community priorities/uses, County requirements and technical considerations. The Study can be found at: <https://www.hicpla.org/general-hospital-feasibility-study>

## **Will the Study include privately owned land?**

The Reuse Framework developed as part of the Study is applicable to existing County owned land only. There is no displacement of homes identified in the Reuse Framework. It should be noted that the LAC+USC Medical Center is County-owned with primarily USC doctors, interns, and residents providing health care services in the Medical Center.

## **How has the community been involved with the Study? What are future opportunities for engagement?**

Los Angeles County committed to ensuring the community and local residents were engaged and informed throughout the Study process. Community input was central to the Study. Stakeholders were asked to provide their opinions about the opportunities and challenges associated with the reuse of General Hospital and West Campus over the course of five community meetings and other community engagement activities; 4 of the 5 meetings have been held to date, with the last community meeting scheduled for June 2, 2022.

The Study's Community Engagement Team attended select festivals and meetings showcasing the Study and soliciting input. The Study website provides an overview of all the community engagement activities, findings, and recordings of the public meetings: <https://www.hicpla.org/community-engagement>. In addition, the County formed a General Hospital Community Engagement Steering Committee, which consisted of community leaders, who helped guide and support community engagement efforts.

## **How will the Study be used?**

The Study was provided to the Board of Supervisors for their information; the Board does not formally adopt the Study's findings. The Study, or portions of the Study, will be an Exhibit for a forthcoming Request for Proposals (RFP) document.

### What is a Request for Proposals (RFP) process?

An RFP is a public advertisement seeking proposals from qualified developers to contract to build a project. The County will be leading the process to select a qualified developer based on criteria and requirements contained in the RFP. An RFP describes the project size; County, community, and stakeholder expectations; minimum required programming (like affordable housing and retail); expected timeline(s) for the project delivery; the mandatory, minimum requirements for qualification of bidders and the guidelines upon which the bidder's proposal will be evaluated.

The County will assess proposals for:

- The developer's capacity to successfully deliver their proposed development
- Creative solutions that maximize the project requirements and desires as described in the RFP
- Financial qualifications of the developer
- Maximum valuation of public assets

### What is the Healthy Village Vision? How does reuse of General Hospital and West Campus fit into the Vision?

Supervisor Solis focuses on a whole person care concept to improve individuals', and the community's, health and well-being; and to create a healthy, resilient and economically prosperous community in East Los Angeles.

The reuse of General Hospital and West Campus supports this Healthy Village Vision through the mission aligned future reuse as a housing and mixed-use initiative that can address the County's tremendous demand for high need population residential options and complement the LAC+USC Foundation's Wellness Center and Restorative Care Village.

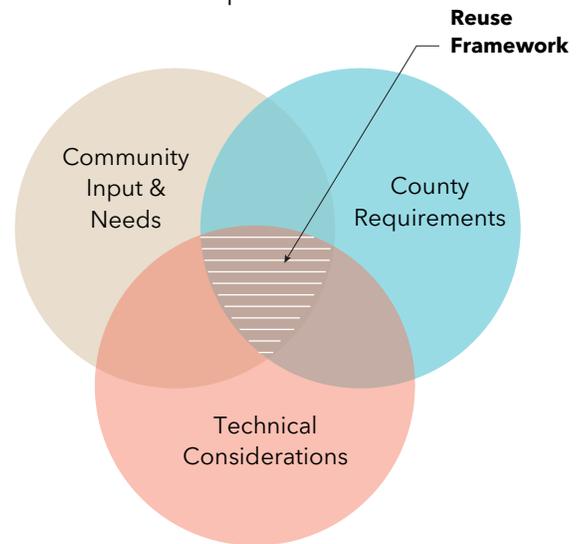
### What types of technical issues will need to be addressed in repurposing General Hospital and West Campus?

Proposals from developer teams through the RFP process will need to address a range of technical issues such as:

- architecture and historic characteristics
- structural/ seismic
- geotechnical
- mechanical, electrical, and plumbing
- site planning and landscaping
- accessibility, transportation, and parking
- rental housing at a range of affordability levels
- economics
- financial resources

### How was the Reuse Framework determined?

The Study's Reuse Framework (as shown below) is an outcome of how the Study addresses community priorities / uses, County requirements and technical considerations given the size and condition of General Hospital and West Campus.



## How will reuse of General Hospital be funded?

The County does not currently have available funding to improve the building and bring it into a fully reusable condition or to develop portions of West Campus. Potential funding sources were identified as part of the Study. Implementing the Reuse Framework and redeveloping the iconic General Hospital and West Campus will require a vast array of creative local, state, and federal funding mechanisms coupled with private equity, philanthropy, and other private market capital.

## What are some basic facts about General Hospital?

- 19 stories, 1.2 million square feet (22 football fields)
- Historically significant former hospital, built in 1933
- Extensive systems upgrades needed for long-term residential and mixed-use, including interior elevators, mechanical, plumbing, and electrical systems, and exterior systems such as roofs, and windows
- Structural condition unsuited for long term residential and mixed use
- Utilities need to be upgraded to support more intensive use
- Hazardous materials most likely present in certain areas

For more information about the General Hospital, join Huell Howser in a one-hour special tour filmed in 2010

for KCET. The short film can be found using this link: <https://www.kcet.org/shows/visiting-huell-howser/episodes/county-usc-medical-center>

## How can I learn more about the Study and community engagement?

You can visit the website to read the final Study and learn about how the community helped shape the Study's results.

Please feel free to leave feedback at: <https://www.hicpla.org/general-hospital-feasibility-study>.

Join us for our virtual community meeting marking the completion of the LAC+USC Medical Center General Hospital and West Campus Feasibility Study. The meeting will be via Zoom on June 2<sup>nd</sup> from 5 to 7 PM. Meeting information: <https://bit.ly/GHFSJune2>

You can participate in a Health Innovation Community Partnership (HICP) Meeting—the first Friday of the month at 8:45 AM via Zoom. Sign up on the website at: <https://www.hicpla.org/about-us>