

C.F. 20-0841 - Amended Recommendations

That the City Council, subject to approval by the Mayor:

1. DETERMINE the Crisis and Bridge Housing facilities located at CD 14 Arroyo Seco Transitional Housing (Arroyo Drive and Avenue 60) on the easterly portion of APN No. 5492-021-900, CD 05 7253 Melrose Avenue Homeless Shelter, and CD 13 317 N. Madison Safe Sleeping Shelter, which allow for minor improvements, a new lease, and the operation as temporary homeless shelters for those experiencing homelessness, are statutorily exempt under Public Resources Code Section 21080(b)(4) as a specific action necessary to prevent or mitigate an emergency as also reflected in CEQA Guideline Section 15269(c); Public Resources Code section 21080.27 (AB 1197) applicable to City of Los Angeles emergency homeless shelters; and, because these projects use "Homeless Housing, Assistance and Prevention Program funds," they are exempt under Governor's order N-32-20.
2. APPROVE \$7,173,096 for the construction of a Tiny Home Village with 224 beds at Arroyo Seco (Arroyo Drive and Avenue 60) in Council District 14;
1. TRANSFER \$7,163,096 in the Community Development Block Grant-COVID (CDBG-COVID) Fund No. 424, Account No. 43T9CV, CV-19 Pallet Shelters to Fund No. 100, Department No. 54, a new account entitled, "CD 14 Arroyo Seco Pallet Shelters";
2. APPROVE \$3,732,920 from the Homelessness Efforts - County Funding Agreement Fund No. 63Q, Department No. 10, Account No. 10T618 and transfer to Fund No. 63Q, Department No. 43, account numbers to be determined, for the cost of operations (\$3,720,640) through June 30, 2022, and furniture, fixtures, and equipment (\$12,280) for the Arroyo Seco (Arroyo Drive and Avenue 60) Tiny Home Village in Council District 14;
3. APPROVE \$2,970,444 from the Homelessness Efforts - County Funding Agreement Fund No. 63Q, Department No. 10, Account No. 10T618 and transfer to Fund No. 63Q, Department No. 43, account numbers to be determined, for leasing and operating costs to establish an interim housing facility with 60 beds at 7253 Melrose Avenue in Council District 5:
 - a. Appropriate up to \$384,046 for leasing costs through June 30, 2022;
 - b. Reserve up to \$1,490,798 for leasing costs from July 1, 2022 through June 30, 2025;
 - c. Appropriate up to \$1,095,600 for the cost of operations (\$897,600) through June 30, 2022, and furniture, fixtures, and equipment (\$198,000);
4. APPROVE up to \$20,000 from HHAP Category 1 - A Bridge Home Capital to:
 - a. \$10,000 to HHAP Fund No. 62Y, Department No 10, a new account entitled, "CD 14 Arroyo Seco Pallet Shelters" for the Tiny Home Village in Council District 14); and

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- b. \$10,000 to General Fund No. 100, General Service Department No. 40, Account No. 006030, Leasing for the interim housing facility at 7253 Melrose Avenue in Council District 5;
- 5. AUTHORIZE the Department of General Services to negotiate and execute a lease agreement with the property owner of 7253 Melrose Avenue to establish an interim housing facility at this site, for a term of up to five (5) years;
- 6. APPROVE up to \$1,491,410 to establish a pilot eight-month Safe Sleep Village with 70 spaces at 317 North Madison Avenue in Council District 13 from the following accounts;
 - a. \$230,557 from HHAP Category 1 - A Bridge Home Capital and transfer to General Fund No. 100, Capital Improvement Expenditure No. 54, account number to be determined, for site prep and hygiene trailer maintenance;
 - b. \$10,553 from HHAP Category 1 - A Bridge Home Capital and transfer to the General Fund 100 , Department of General Services, No. 40, Account No. 003040, Contractual Services for hygiene station rental services; and
 - c. \$1,250,300 from the Homelessness Efforts - County Funding Agreement Fund No. 63Q, Department No. 10, Account No. 10T618 and transfer to Fund No. 63Q, Department No. 43, account number to be determined, for the cost of operations, including furniture, fixtures and equipment, from April 16, 2021 through December 17, 2021;
- 7. AUTHORIZE the Department of General Services to negotiate and execute a no cost lease agreement with the property owner of 317 North Madison Avenue to establish a Safe Sleeping Village at this location for up to eight (8) months;
- 8. DIRECT the City Administrative Officer and the Los Angeles Homeless Services Authority to report back in early 2022 on the effectiveness of the safe sleep pilot;
- 9. APPROVE \$2,139,865 to the Los Angeles Homeless Services Authority for the cost of operations of 418 beds at various year-round interim housing sites from April 1, 2021 through June 30, 2021 as follows:
 - a. \$1,939,665 from the Homelessness Efforts - County Funding Agreement Fund No. 63Q, Department No. 10, Account No. 10T618 to Fund No. 63Q, Department No. 43, account numbers to be determined for the cost of operations of 228 beds at various year-round interim housing shelters; and
 - b. \$200,200 from HEAP Activity Category 2 - Capital and Operating Support - Skid Row (Activity Category 2) for the cost of operations of 40 year-round interim housing beds at 543 Crocker Street in Council District 14;

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CD	Address	Population Served	No. of Beds	Cost of Operations (4/1/2021 - 6/30/2021)	Service Provider
4	1701 Camino Palmero Street	Families	21	\$152,880	Aviva
6	6909 North Sepulveda Boulevard	Individual Adults	150	\$750,750	TBD
8	8501 1/2 South Vermont Avenue	Women	25	\$125,125	New Reflections
8	5615 - 5749 South Western Avenue	Individual Adults	7	\$35,035	Testimonial Community Love Center
9	8501 South Broadway	Individual Adults	150	\$750,750	Home at Last
9	5100 South Central Avenue	Families	25	\$125,125	Home at Last
14	543 Crocker Street	Individual Adults	40	\$200,200	Volunteers of America
Total			418	\$2,139,865	

10. APPROVE \$2,283,340 for the cost to extend operations of 203 beds at various Winter Shelter sites from April 1, 2021 through October 31, 2021 as follows:
- \$1,647,800 to the Los Angeles Homeless Services Authority from the Homelessness Efforts - County Funding Agreement Fund No. 63Q, Department No. 10, Account No. 10T618 to Fund No. 63Q, Department No. 43, account numbers to be determined for the cost of operations of 154 beds at various Winter Shelter sites;
 - \$111,240 to the Department of Recreation and Parks for the labor costs at Echo Park Community Center, 303 Patton Street from the Homelessness Efforts - County Funding Agreement Fund No. 63Q, Department No. 10, Account No. 10T618 to Fund No. 302, Department No. 88, Account No. 001070, salaries as needed; and
 - \$524,300 to the Los Angeles Homeless Services Authority from Homeless Emergency Aid Program (HEAP) Activity Category 2 - Capital and Operating Support - Skid Row (\$222,950) and Homelessness Efforts - County Funding Agreement Fund No. 63Q (\$301,350) for the cost of operations of 49 beds at a Winter Shelter site located at Weingart Center 566 South San Pedro Street;

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CD	Address	Population Served	No. of Beds	Cost of Operations (4/1/2021 - 10/31/2021)	Service Provider
1	Echo Park Community Center	Individual Adults	27	\$400,140	First To Serve
7	Greater Missionary Church 11067 Norris Avenue	Individual Adults	57	\$609,900	Hope of the Valley
8	Home At Last Women's Shelter 8311 South Western Avenue	Women	30	\$321,000	Home At Last
8	Bryant Temple AME 2514 West Vernon Avenue	Women	20	\$214,000	Bryant Temple CDC
9	Home At Last Men's Shelter 5171 South Vermont Avenue	Men	20	\$214,000	Home At Last
14	Weingart Center 566 South San Pedro Street	Individual Adults	49	\$524,300	Weingart
Total			203	\$2,283,340	

11. APPROVE \$483,009 for the cost to extend operations of 121 Winter Shelter Program beds at Department of Recreation and Parks sites through from April 1, 2021 through May 31, 2021 as follows:
- \$369,050 to the Los Angeles Homeless Services Authority from the Homelessness Efforts - County Funding Agreement Fund No. 63Q, Department No. 10, Account No. 10T618 to Fund No. 63Q, Department No. 43, account numbers to be determined;
 - \$113,959 to the Department of Recreation and Parks for the labor costs from the Homelessness Efforts - County Funding Agreement Fund No. 63Q, Department No. 10, Account No. 10T618 to Fund No. 302, Department No. 88, Account No. 001070, salaries as needed;

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CD	Address	Population Served	No. of Beds	Cost of Operations (4/1/2021 - 5/31/2021)	Service Provider
4	Pan Pacific Park	Individual Adults	73	\$304,937	First to Serve
13	Shatto Park Recreation Center	Individual Adults	48	\$178,072	First to Serve
Total			121	\$483,009	

12. REQUEST that the Los Angeles Homeless Services Authority:
 - a. Execute or amend sole source sub-contracts with the service providers for the operation of 418 beds at various year-round interim housing shelters through June 30, 2021 as described in this report;
 - b. Execute or amend sole source sub-contracts with the service providers for the operation of 203 beds at various Winter Shelter sites through October 31, 2021 as described in this report;
 - c. Execute or amend sole source sub-contracts with the service providers for the operation of 121 beds at various Department of Recreation and Parks Winter Shelter sites through May 31, 2021 as described in this report; and
 - d. Work with Council District 6 to identify a service provider and enter into a service contract for the year-round interim housing site at 6909 North Sepulveda Boulevard;
13. RESCIND Recommendation 2.a., 2.b.i, 3, 5, and 6 in the City Administrative Officer Report relative to the Fourth Funding Report for COVID-19 Homelessness Roadmap Projects, dated December 4, 2020 (C.F. 20-0841), as these recommendations are being substituted by the recommendations in this report, replacing funding for tiny home village construction from the State of California Homeless Housing, Assistance, and Prevention Program (HHAP) with Federal Coronavirus Relief Fund (CRF), since the CRF expenditure deadline was extended to December 31, 2021 (recommendations 18), and authorizes the City Administrative Officer to execute a contract with the Bureau of Engineering as the project manager for the Hope of the Valley site in Council District 12 (recommendation 46);
14. INCREASE \$13 million in Federal Coronavirus Relief Funds reserved for the construction of interim housing beds within Federal Coronavirus Relief Fund No. 63M Department No. 10, Account No. 10T695 to replace Homeless Housing, Assistance, and Prevention Program (HHAP) funds previously allocated to these projects;
15. REPROGRAM \$3,668,578 to Federal Coronavirus Relief Fund No. 63M, Department No. 10, Account No. 10T695 from:

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- a. \$1,000,000 allocated to the Bureau of Engineering for site assessments and environmental studies for Tiny Home Village; and
 - b. \$2,668,578 reserved for matching funds for successful Homekey applications.
16. TRANSFER \$17,560,289 from the Federal Coronavirus Relief Fund No. 63M, Department No. 10, Account No. 10T695 to Fund No. 63M, Department No. 10, to various project accounts for the construction of eight (8) previously approved interim housing sites to replace Homeless Housing Assistance, and Prevention Program (HHAP) funding as outlined in this report, Page 13;
17. TRANSFER \$1,896,689 (Salaries: \$1,885,927 and Overtime: \$10,762) of the \$17,560,289 in recommendation 18 above from various Federal Coronavirus Relief Fund project accounts to the Bureau of Engineering for general salaries associated with the construction costs of previously approved interim housing sites;
18. APPROVE \$378,314 from the Homelessness Efforts - County Funding Agreement Fund No. 63Q, Department No. 10, Account No. 10T618 to Fund No. 63Q, Department No. 43, account numbers to be determined, for leasing costs for the previously approved 74-bed Tiny Home Village at 1455 Alvarado Street in Council District 13;
 - a. Appropriate up to \$136,815 for leasing costs through June 30, 2022; and
 - b. Reserve up to \$241,499 for leasing costs from July 1, 2022 through April 30, 2024;
19. RECOGNIZE \$9,202.68 in savings from acquisition costs for various Homekey sites in Fund No. 63M, RSRC 5188, and allocate to Federal Coronavirus Relief Fund No. 63M, Department No. 10, Account No. 10T617;
20. REPROGRAM \$605,172 from Emergency Solutions Grant (ESG) - COVID Fund No. 517, Account No. 43TA42 in savings allocated for the cost of operations and services for various Project Homekey sites, to Fund No. 517, Account No. 43TA43, Homekey Rehab for Project Homekey rehabilitation costs;
21. APPROVE \$11,236,203 in Emergency Solutions Grant (ESG) - COVID Fund No. 517, Account No. 43TA43, Homekey Rehab to fund additional rehabilitation costs for various Project Homekey sites as described in this report page 16-17;
22. APPROPRIATE \$11,236,203 in Emergency Solutions Grant (ESG) COVID Fund No. 517, Account No. 43TA43, Homekey Rehab to the Los Angeles Homeless Services Authority for life safety and accessibility rehabilitation at Homekey properties;
23. REQUEST that the Los Angeles Homeless Services Authority amend the contracts with Homekey owner/operators to effectuate recommendation 23 above;
24. APPROVE \$3,406,547 for rehabilitation costs for the Volunteers of America of Los Angeles site at 2521-2525 Long Beach Boulevard, Los Angeles, CA 90058 in Council District 9 that

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- will establish up to 220 interim housing beds from the following accounts:
- a. \$199,873 from the Federal Coronavirus Relief Fund No. 63M, Department No. 10, Account No. 10T695;
 - b. \$538,329 from the Emergency Solutions Grant (ESG) - COVID Fund No. 517, Account No. 43TA43, Homekey Rehab;
 - c. \$836,904 from Community Development Block Grant (CDBG-COVID) Fund No. 424, Account No. 43T9CV, CV-19 Pallet Shelters; and
 - d. \$1,831,441 from HHAP Category 1 - A Bridge Home Capital;
25. TRANSFER \$3,406,547, to General Fund No. 100, Office of City Administrative Officer Department No. 10, Account No. 003040, Contractual Services to effectuate recommendation 26 above;
26. REQUEST that the Los Angeles Homeless Services Authority transfer \$538,329 in Emergency Solutions Grant (ESG) - COVID funds to the City Administrative Officer for a project management contract with the Bureau of Engineering, for the Volunteers of America of Los Angeles for rehabilitation costs to establish up to 220 interim housing beds at 2521-2525 Long Beach Boulevard, Los Angeles, CA 90058 in Council District 9;
27. AUTHORIZE the City Administrative Officer to negotiate and execute a contract, with the Bureau of Engineering as the Project Manager, with Volunteers of America Los Angeles, or designee, in the amount of \$3,406,547 for the rehabilitation costs at the interim housing facility at 2521-2525 Long Beach Boulevard, Los Angeles, CA 90058;
28. APPROVE \$2,043,164 from the Federal Coronavirus Relief Fund No. 63M, Department No. 10, Account No. 10T695 to Fund No. 63M, Department No. 10, account number to be determined, for the Los Angeles Neighborhood Housing Services and Ward Economic Development Corporation for rehabilitation costs to establish up to 100 interim housing beds at 1332 West Slauson Avenue in Council District 9;
29. TRANSFER \$2,043,164 from the Federal Coronavirus Relief Fund No. 63M, Department No. 10, Account No. 10T695 to Fund No. 63M, Department No. 10, account number to be determined;
30. AUTHORIZE the City Administrative Officer to negotiate and execute, with the Bureau of Engineering as the Project Manager, with Neighborhood Housing Services of Los Angeles County and Ward Economic Development Corporation, or designee, in the amount of \$2,043,164 for rehabilitation for the interim housing facility at 1300-1332 West Slauson Avenue, Los Angeles, CA 90044;
31. REQUEST that the Los Angeles Homeless Services Authority to enter into a sole source contract with Home at Last for \$1,046,499 in Emergency Solutions Grant - COVID funding for interim housing operations/services at 1300-1332 West Slauson Avenue, Los Angeles, CA 90044, in Council District 9 through June 30, 2022;

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32. RECOGNIZE \$961,001 in Emergency Solutions Grant (ESG)-COVID funding allocated to the Los Angeles Homeless Services Authority for Homekey Operations;
33. APPROVE \$3,135,799 in Emergency Solutions Grant (ESG) - COVID Fund No. 517, Account No. 43TA42, Homekey Operations to the Los Angeles Homeless Services Authority for the cost of operations through June 30, 2022 as follows:
 - a. \$1,046,499 for Home at Last to operate 100 beds of interim housing at 1300-1332 West Slauson Avenue in Council District 9;
 - b. \$1,163,650 to increase the number of beds at 9120 Woodman Avenue in Council District 6 from 74 to 148; and
 - c. \$925,650 to operate 51 beds of interim housing at the Panorama Motel Project Homekey Site located at 8209 Sepulveda Boulevard in Council District 6, as this site did not receive a State service subsidy;
34. AUTHORIZE the City Attorney and the City Administrative Officer to renegotiate and execute amendments to the regulatory documents recorded against the property at 2300, 2312, 2320, 2322, 2324 & 2332 South Central Avenue and 1115 East 25th Street Los Angeles, CA 90011 to remove the three-year minimum interim housing requirement to allow for immediate redevelopment of the site to permanent supportive and affordable housing by the Coalition for Responsible Community Development;
35. APPROVE the sole sourcing of the ownership and operations of the Project Homekey site at 9120 Woodman Avenue, Arleta CA 91334, in Council District 6, due to the urgency to develop 148 interim housing units, to the National Health Foundation;
36. AUTHORIZE the City Administrative Officer, or designee, to negotiate and execute escrow documents, covenant/regulatory agreements, and any other documents necessary to transfer the ownership of the Project Homekey Site, located at 9120 Woodman Avenue, Arleta CA 91334, in Council District 6, to the Los National Health Foundation to operate the site indefinitely as interim housing, subject to the City Attorney's approval as to form;
37. REQUEST that the Los Angeles Homeless Services Authority to enter into a sole source contract with the National Health Foundation for a total of \$4,988,900 in Emergency Solutions Grant-COVID funding, including \$3,825,250, which was previously approved and \$1,163,650 added in Recommendation 36b, for operations/services and alterations for 148 interim housing beds at the Woodman Project Homekey Site, located at 9120 Woodman Avenue, Arleta CA 91334, in Council District 6 through June 30, 2022;
38. RESCIND the approved recommendation 9.b. and 10.b. from the Homelessness and Poverty Committee Report to the State Homeless Emergency Aid Program (HEAP) Eighth Quarterly Expenditure Report dated February 25, 2021, Council File 18-0628;
39. APPROVE \$311,229.60 from HEAP Activity Category 2 for the Los Angeles Homeless

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Services Authority to contract with the SRO Housing Corporation for financial assistance and supportive services for 60 additional Rapid Rehousing slots for four (4) months from March 1, 2021 through June 30, 2021;

40. INSTRUCT the General Manager, Housing and Community Investment Department, or designee, to amend HEAP Contract No. C-133135 with the Los Angeles Homeless Services Authority as follow:
 - a. Extend the term through October 31, 2021;
 - b. Increase the following programs:
 - i. Winter Shelter Program - \$2,541,150;
 - c. Establish the following programs:
 - i. Year-round Interim Housing Shelter Operations - 543 Crocker Street - \$202,200;
 - ii. SRO Housing Corporation – Rapid Rehousing - \$311,229.60
41. REAPPROPRIATE \$150,000 allocated to the Los Angeles Homeless Services Authority for the cost of operations for the A Bridge Home site at 1819 S Western Ave through June 30, 2022, to the Housing and Community Investment Department Fund 10A, Account 43S880;
42. INSTRUCT the General Manager, Housing and Community Investment Department, or designee, to add \$150,000 in previously-approved Council District 10 AB1290 funds to the City's 2021-22 General Fund contract with the Los Angeles Homeless Services Authority;
43. AUTHORIZE the City Administrative Officer to negotiate and execute a contract, with the Bureau of Engineering as the Project Manager, with Hope of the Valley Rescue Mission, or designee, for rehabilitation costs for the interim housing facility at 18140 Parthenia Boulevard, in Council District 12;
44. REQUEST that the Los Angeles Homeless Services Authority:
 - a. Enter into a contract in the amount of \$1,158,267 with Urban Alchemy to operate the Safe Sleep Village located 317 North Madison Avenue for up to eight (8) months from April 16, 2021 through December 17, 2021
 - b. Amend its subcontracts with the Project Homekey owner/operators for rehabilitation of Project Homekey sites to add a total of \$11,236,203 as described in this report;
45. INSTRUCT the General Manager, Housing and Community Investment Department, or designee, to amend the Roadmap Contract No. C-137223 with the Los Angeles Homeless Services Authority to:
 - a. Reflect the service funding allocations in this report for:
 - i. 317 North Madison Avenue;
 - ii. 7253 Melrose Avenue;
 - iii. Arroyo Drive and Avenue 60;
 - iv. 1300-1332 West Slauson Avenue;
 - v. 8209 Sepulveda Boulevard;

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- vi. 1701 Camino Palmero Street;
 - vii. 6909 North Sepulveda Boulevard;
 - viii. 8501 1/2 South Vermont Avenue;
 - ix. 5615 - 5749 South Western Avenue;
 - x. 8501 South Broadway; and
 - xi. 5100 South Central Avenue;
 - b. Increase Project Homekey Owner/Operator Rehabilitation sites by \$66,843 as described in this report;
 - c. Decrease Project Homekey Owner/Operator Services by \$605,172 as described in this report;
46. INSTRUCT the City Administrative Officer to report on the status of services/operations funding for the five-year term of the Memorandum of Understanding, and on the final costs per site and per unit for the 15 Project Homekey sites; and
47. AUTHORIZE the City Administrative Officer to:
- a. Prepare Controller instructions or make necessary technical adjustments, including to the names of the Special Fund accounts recommended for this report, consistent with the Mayor and Council action in this matter, and authorize the Controller to implement these instructions; and
 - b. Prepare any additional Controller instructions to reimburse City Departments for their accrued labor, material or permit costs related to projects in this report consistent with the Mayor and Council action on this matter and authorize the Controller to implement these instructions.

COVID-19 Homelessness Roadmap Fiscal Year 2020-21 Status of Capital Funding

Type of Unit/Intervention		Units	HEAP/ HHAP Allocated/ Committed	CRF Allocations	CRF Commitments	CRF Uncommitted	CRF Expenditures	ESG-COVID Allocations	ESG-COVID Commitments	ESG-COVID Uncommitted	ESG-COVID Expenditures	CDBG-COVID Allocations	CDBG-COVID Commitments	CDBG-COVID Uncommitted	CDBG-COVID Expenditures
New Interim Housing Beds															
- ABH Beds	Capital	1,069	\$42,571,579												
	Operating		\$21,020,220												
- Other Interim Beds (Including Pallet Shelters)**	Capital	1,004	\$1,588,204	\$51,068,577	\$51,068,577	\$0	\$10,350,252					\$7,163,096	\$7,163,096	\$0	\$0
	Operating							\$20,237,195	\$20,237,195	\$0	\$5,830,182				
New permanent housing units/not included in existing County Contracts		908													
Homekey Units**	Match	1,237		\$118,557,103	\$118,557,103	\$0	\$118,557,103								
	Operating							\$34,829,078	\$34,829,078	\$0	\$14,819,548				
	Rehabilitation		\$1,831,441					\$17,170,923	\$17,170,923	\$0	\$4,179,603	\$836,904	\$836,904	\$0	\$0
Rapid Rehousing/ Shared Housing***		3,000						\$97,165,429	\$97,165,429	\$0	\$1,000,000				
Measure H Strategy****								\$1,136,000	\$1,136,000	\$0	\$0				
Leased Facilities**	Leasing	600						\$3,951,600	\$3,951,600	\$0	\$0				
	Operating														
Safe Parking**		513													
Housing Units in Existing County Contracts		700													
Outreach								\$2,449,650	\$2,449,650	\$0	\$2,449,650				
Administration				\$1,500,000 (BOE) \$79,500 (GSD)	\$1,579,500	\$0	\$767,618	\$6,658,937	\$6,658,937	\$0	\$0				
TOTAL		9,031	\$67,011,444	\$171,205,180	\$171,205,180	\$0	\$129,674,973	\$183,598,812	\$183,598,812	\$0	\$28,278,983	\$8,000,000	\$8,000,000	\$0	\$0

* Funded by the Federal and State Sources
** Operating Costs: ABH Beds: \$60/bed/night; Shelters, Leased Facilities: \$55/bed/night; Safe Parking: \$30/car/night, based on average operating time of eight months operations for Other Interim Beds, Acquired Units, Leased Facilities, and Safe Parking in FY 2020-21.
*** Reflects the entire cost of the program for four (4) years using ESG-COVID.
****Placements funded with City funding for Measure H Strategies will be counted toward the Roadmap target of 6,700 interventions.