


0220-05151-0551

TRANSMITTAL

TO Council	DATE 04-11-24	COUNCIL FILE NO. 20-0841
FROM Municipal Facilities Committee	COUNCIL DISTRICT 2	

At its meeting held on April 10, 2024, the Municipal Facilities Committee approved the recommendation of the attached General Services Department (GSD) report, which is hereby transmitted for Council consideration. Adoption of the report would authorize GSD to negotiate and execute a license agreement between the City and Hope the Mission for a Recreation and Parks (RAP) controlled property located at 6099 Laurel Canyon Boulevard for the operation of a Tiny Home Village (THV) interim housing site. The new license term is for one year, from April 11, 2024, through April 10, 2025, with no renewal options.

There is no anticipated General Fund impact at this time. On June 12, 2023, the Mayor concurred with the City Council's approval of the 17th Roadmap Funding report (C.F. 20-0841-S34), which allocated \$4,026,000 of County Roadmap Agreement funds to support the operations of 200 beds located at this THV through June 30, 2024. Future funding for operations at this site will be added in a forthcoming report. No funding was provided for leasing since this is a RAP-owned property and this is a no-cost agreement.

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Matthew W. Szabo
City Administrative Officer

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CAO 649-d

CITY OF LOS ANGELES

CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



KAREN BASS
MAYOR

DEPARTMENT OF
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CITY HALL SOUTH
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LOS ANGELES, CA 90012
(213) 928-9555
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April 11, 2024

Honorable City Council
City of Los Angeles
c/o City Clerk
Room 395, City Hall
Los Angeles, CA 90012

Attention: Luigi Verano, Legislative Assistant

**REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE A LICENSE
AGREEMENT WITH HOPE THE MISSION (FORMERLY HOPE OF THE VALLEY)
AT 6099 LAUREL CANYON BLVD TO OPERATE INTERIM HOUSING**

The Department of General Services (GSD) requests authority to negotiate and execute a license agreement with Hope the Mission (HTM) to continue operating a Tiny Home Village interim housing site on Department of Recreation and Parks (RAP) owned property located at 6099 Laurel Canyon Blvd., North Hollywood, CA 91606 in Council District 2 (CD2).

BACKGROUND

The southeast portion of the Valley Plaza Park, also referred to unofficially as Alexandria Park, measures approximately 236,725 square feet (sf) and is separated from the larger park by the SR-170 Hollywood Freeway. The interim housing portion of the site is approximately 75,000 sf and includes perimeter fencing, sewer lines, utilities, site lighting, and an access road. The site contains 103 pallet shelters, three mobile hygiene stations, two administrative offices, and a storage pallet in order to serve up to 200 people experiencing homelessness.

With the support and direction of Council Office 2, the 12-month extension of this interim housing use is pending approval of the Board of Recreation and Parks Commissioners (Board), which is anticipated at their April meeting. Approval by the Board and this license agreement will allow the nonprofit operator, HTM, to provide continued services on site through a service contract with Los Angeles Homeless Services Authority (LAHSA).

The Tiny Home Village site has been in operation since 2021.

TERMS AND CONDITIONS

The new license term is from April 11, 2024 through April 10, 2025. There is no holdover or renewal option for this no-cost license. A complete set of terms and conditions are outlined on the attached term sheet.

SHELTER SERVICES

Founded in 2009, HTM is a faith-based compassion ministry that focuses on spiritual, emotional, physical, relational, occupational, and financial needs of their clients. Their two-pronged approach starts with crisis intervention then bridges clients, when they are ready, into long-term services that address chronic obstacles.

HTM aims to help clients find a job or form of public assistance, medical and mental health services, substance abuse counseling and recovery, and housing placement.

LAHSA has executed a service contract with HTM to operate the site through June 30, 2024. A new service contract will be executed for FY 24-25.

BUILDING MAINTENANCE, UTILITIES AND LANDSCAPING

The City shall maintain major building systems, including and limited to plumbing, electrical, and mechanical systems such as fire life safety systems that service the entire project.

HTM shall be responsible for utilities and provide daily routine and preventative maintenance including interior electrical, light fixture(s), smoke detectors, fire extinguishers, localized plumbing drain backups which do not affect the main line, and damage resulting from negligent or other acts or omissions of HTM and its parties. This includes replacement or repair of fixtures, electrical outlets, plumbing, and HVAC damaged as a result of intentional destruction of such property. HTM will also maintain any landscaping and hardscape.

The CAO advises A Bridge Home Maintenance Fund was established through the CIEP with GSD for bridge home and homeless navigation site maintenance costs. The CAO is working with GSD to confirm ongoing costs and funding sources for Tiny Home Villages and additional Roadmap sites, which will be recommended in a subsequent report.

ENVIRONMENTAL

Through the CAO's upcoming 23rd Roadmap funding report it is anticipated that the Tiny Home Village facility involved in this approval is exempt from the California Environmental Quality Act (CEQA). Findings are expected to state that this site is statutorily exempt from CEQA under Public Resources Code (PRC) section 21080.27 and Government Code Section 65660(b), applicable to the City of Los Angeles low barrier navigation centers, Government Code Section 8698.4, governing homeless shelter projects under a shelter crisis declaration, and under PRC Section 21080(b)(4) and State CEQA Guidelines, 14 California Code of Regulations (CCR) Section 15269(c) as specific actions necessary to

prevent or mitigate an emergency. The current leasing approval is an action toward implementing and furthering the previously approved and exempt project.

FUNDING

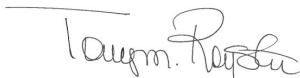
On June 12, 2023, the Mayor concurred with the City Council's approval of the 17th Roadmap Funding report (C.F. 20-0841-S34), which allocated \$4,026,000 of County Agreement funds to support the operations of 200 beds located at this Tiny Home Village through June 30, 2024. Additionally, \$10,000 of Homeless Housing, Assistance, and Prevention Program Round 2 funding is expected to be allocated to support operating costs. No funding was provided for leasing since the site is owned by the Department of Recreation and Parks and this is a no-cost agreement.

FISCAL IMPACT

There is no anticipated General Fund impact at this time. Current operational funding is supported with Roadmap County Agreement funds.

RECOMMENDATION

That the Los Angeles City Council, subject to the approval of the Mayor, authorize GSD to negotiate and execute a license agreement with Hope the Mission at 6099 Laurel Canyon Blvd., North Hollywood, CA 91606 to continue operating the Tiny Home Village interim housing facility under the terms and conditions substantially outlined in this report.



Tony M. Royster
General Manager

Attachment: Term Sheet

LEASING TERM SHEET

MFC DATE	April 11, 2024
LANDLORD	City of Los Angeles - GSD
ADDRESS	111 E. 1st Street, 2nd Floor, Los Angeles, CA 90012
TENANT	Hope the Mission
ADDRESS	16641 Roscoe Place North Hills, CA 91343
LOCATION	6099 Laurel Canyon Blvd.
AGREEMENT TYPE	License
SQUARE FEET	75,000 SF
TERM	1 Year
RENT START DATE	None
LEASE START DATE	4/11/24-4/10/25
OPTION TERM	None
HOLDOVER	None
SUBLET/ ASSIGNMENT	Right to assign - subject to Landlord approval
TERMINATION	30 days with notice
RENTAL RATE	None
ESCALATION	None
RENTAL ABATEMENT	None
ADDITIONAL RENT	None
PROPERTY TAX	None
OPEX	None

CAM	None
OTHER	None
SECURITY DEPOSIT	None
MAINTENANCE/ REPAIR	Tenant responsible for day-to -day building maintenance of the site and its equipment, including landscaping, if applicable. City, as funded, shall provide maintenance of the Building Systems that are further defined in the lease agreement.
TENANT IMPROVEMENTS	None. Any improvement that is performed needs to be approved by the Landlord prior.
PARKING	As available on site
UTILITIES	Tenant responsible for all utilities
CUSTODIAL	Tenant
SECURITY	Tenant
PROP 13 PROTECTION	N/A
INSURANCE (City)	Tenant shall indemnify and hold harmless Landlord
OTHER:	
PRINT:	Ken Craft
SIGNATURE:	