

0220-05151-0529

TRANSMITTAL

TO Council	DATE 02-16-24	COUNCIL FILE NO. 20-0841-S40
FROM Municipal Facilities Committee		COUNCIL DISTRICT 2

At its meeting held on January 25, 2024, the Municipal Facilities Committee (MFC) 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 lease amendment between the City and Hope the Mission (HTM) for a Recreation and Parks (RAP) controlled property located at 11430/11466 Chandler Boulevard for the operation of a Tiny Home Village (THV) interim housing facility. The term of the no-cost lease agreement is one year, from January 21, 2024, to January 21, 2025, with no renewal options.

There is no anticipated General Fund impact at this time. On June 12, 2023, the Council approved \$1,509,750 of County Agreement funds to support the operations at this THV through June 30, 2024. No funding was provided for leasing since this is a RAP-owned property and this is a no-cost agreement.

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Edwin Gipson II
Date: 2024.02.16
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Matthew W. Szabo
City Administrative Officer

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CITY OF LOS ANGELES

CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



KAREN BASS
MAYOR

DEPARTMENT OF
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January 25, 2024

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

Attention: Mandy Morales, Legislative Assistant

**REVISED: REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE A
LEASE AMENDMENT AT 11430/11466 CHANDLER BOULEVARD
WITH HOPE THE MISSION FOR INTERIM HOUSING**

The Department of General Services (GSD) requests authority to negotiate and execute a lease amendment with Hope the Mission (HTM), a 501(c)(3) nonprofit organization, to operate an interim housing facility at 11430/11466 Chandler Boulevard, Los Angeles, CA 90029 in Council District 2 (CD2).

BACKGROUND

On November 2, 2023 the Board of Recreation and Parks Commissioners approved a report to extend a portion of the Recreation and Parks (RAP) controlled North Hollywood Recreation Center in Council District 2 as an interim housing site through the Homeless Roadmap Program. This lease amendment allows the nonprofit operator, HTM, to provide continued services on the site through a service contract with Los Angeles Homeless Services Authority (LAHSA).

The portion of the North Hollywood Recreation Center for this project is a triangular lot that measures approximately 21,705 square feet and is separated from the larger park by Chandler Blvd where up to 75 homeless individuals are served with 40 pallet shelters, a mobile hygiene station, an administrative office, and storage area.

GSD has amended the current RAP Right of Entry agreement to allow for the amended term on the HTM lease.



TERMS AND CONDITIONS

The new lease term is from January 21, 2024 through January 21, 2025. There is no holdover option. The proposed no-cost lease amendment with HTM has no renewal options. A complete set of terms and conditions are outlined on the attached term sheet.

SHELTER SERVICES

Hope the Mission, founded in 2009, 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.

LAHSA will execute a service contract extension with HTM to operate the site.

BUILDING MAINTENANCE

The CAO established a maintenance fund in the Capital Improvement Expenditure Program (CIEP) for major building and site systems such as structural, foundation, sewer, roof, HVAC, plumbing, and electrical, fire, life safety systems.

HOTM will provide routine daily maintenance and repairs, which shall include landscaping and hardscape, as applicable. Funding for these items shall be provided through the LAHSA/HTM operational agreement.

ENVIRONMENTAL

Through the CAO's 20th Roadmap funding report (Council File (CF) # 20-0841-S40) approved by the City Council and Mayor on December 21, 2023, it was determined that the Tiny Home Village involved in this approval was exempt from the California Environmental Quality Act (CEQA). Findings state that this site is 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. The current leasing approval is an action toward implementing, and in furtherance of, the previously approved and exempt project.

FUNDING

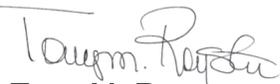
On June 12, 2023, the Mayor concurred with the City Council's approval of the 17th Roadmap Funding report (C.F.20-0841-S34), which allocated \$1,509,750 of County Agreement funds to support the operations of 75 beds located at this Tiny Home Village through June 30, 2024. No funding was provided for 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. Future operations may be 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 lease amendment agreement with the Hope the Mission at 11430/11466 Chandler Avenue, Los Angeles, CA 90029 to continue to operate a bridge 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

January 25, 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

11430/11466 Chandler Boulevard

AGREEMENT TYPE

Lease Amendment

SQUARE FEET

21,705 SF

TERM

1/21/24-1/21/25

RENT START DATE

None

LEASE START DATE

07/08/23

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
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:	