

0220-05151-0372

T R A N S M I T T A L

TO Council	DATE 09-07-22	COUNCIL FILE NO. 18-0510
FROM Municipal Facilities Committee		COUNCIL DISTRICT 11

At its meeting held on August 25, 2022, the Municipal Facilities Committee (MFC) approved the recommendation of the attached Department of General Services (GSD) report, which is hereby transmitted for Council consideration. Adoption of the report recommendation would authorize the negotiation and execution of a lease amendment with Los Angeles County Metropolitan Transportation Authority (METRO) and a sublease with People Assisting the Homeless for the continued operation of A Bridge Home located at 100 Sunset Avenue (Council District 11). The term of both the lease amendment and sublease agreement is 12 months, effective July 1, 2022.

There is no General Fund impact. PATH operations for this site are fully funded in 2022-23, as these costs will be funded by \$2.19 million from Round Two of the Homeless Housing, Assistance, and Prevention Grant (HHAP-2).



Matthew W. Szabo
City Administrative Officer
Chair, Municipal Facilities Committee

MWS:LRR: 05230022

CITY OF LOS ANGELES

CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



ERIC GARCETTI
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

August 25, 2022

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

Attention: Michael Espinosa, Legislative Assistant

**REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE A LEASE AMENDMENT
WITH LOS ANGELES COUNTY METROPOLITAN TRANSIT AUTHORITY AND A
SUBSEQUENT SUBLEASE WITH PEOPLE ASSISTING THE HOMELESS (PATH)
AT 100 SUNSET AVENUE FOR USE AS A BRIDGE HOUSING FACILITY**

The Department of General Services (GSD) requests authority to negotiate and execute a lease amendment with Los Angeles County Metropolitan Transit Authority (METRO) and a subsequent sublease with People Assisting the Homeless (PATH) for the continued operation of A Bridge Home site located at 100 Sunset Ave., Los Angeles, CA 90293 in Council District 11 for a bridge housing facility.

BACKGROUND

The City's Homeless Coordinator requested GSD proceed with the negotiation of a 12-month extension lease with METRO. The original lease was executed on February 12, 2020 and the site has been operational since early 2020. This site was previously a METRO bus yard and consists of approximately 3.1 acres. The City will only be utilizing the bus yard/parking lot portion of the site. The project square footage is approximately 75,000 square feet.

The project includes a single-story modular membrane structure, which accommodates up to 100 beds, and nine youth trailers, which house approximately 54 beds. Also included are: two hygiene trailers, storage containers, a free-standing shade structure, an administration trailer, an exterior dining area and storage for approximately 154 60-gallon bins. An outdoor pet area, bike racks, a smoking area and general open space are also elements of the project. There are approximately 20 parking spaces on the site. The original construction costs for the project were approximately \$7.6 million dollars.



Through a sublease, PATH has been operating the site for the last 36 months. Full staff are onsite during daytime operational hours to provide services. The site will be continuously staffed, 24 hours a day, with security personnel provided by PATH. The primary beneficiaries of the project are the local homeless community and the public.

TERMS AND CONDITIONS

The lease amendment for the extension shall be effective July 1, 2022 and is for 12 months. A complete set of terms and conditions are outlined on the attached term sheet for the lease and sublease.

Initially, the City of Los Angeles will lease with METRO to extend for 1-year from July 1, 2022 through June 30, 2023.

Subsequently, the City of Los Angeles, will sublease the site to PATH for the extended term.

BUILDING MAINTENANCE, UTILITIES, AND LANDSCAPING

The City maintains major building systems including plumbing, electrical, roofing, mechanical systems, and all doors including hardware, door frames, and door openers, except for reasonable use and wear and damage resulting from negligent or other acts or omissions by the provider.

Subsequently, PATH provides routine daily maintenance including interior and exterior light fixture lamps, interior paint, smoke detectors, fire extinguishers, localized plumbing drain backups which do not affect the mainline, and damage resulting from negligent or other acts or omissions of PATH 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.

Furthermore, the City will also maintain any landscaping, if any.

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

ENVIRONMENTAL

On August 2, 2022, City Council determined that the pallet shelter project involved in this approval was exempt from (CF No. 18-0510-S2). In its action, Council determined the City's activities related to the homeless shelter at this site are statutorily exempt from CEQA under Public Resources Code Section 21080(b)(4) as a specific action necessary to prevent or mitigate an emergency; Public Resources Code section 21080.27 (AB 1197) applicable to City of Los Angeles emergency homeless shelters; and, because the project uses "Homeless Housing, Assistance and Prevention Program funds," it is exempt under

Governor's Order N-32-20; as set forth in the Notice of Exemption in the Council's prior action on the California Environmental Quality Act (CEQA) and approved the project.

FISCAL IMPACT

There is no anticipated impact to the General Fund at this time. In the CAO report dated May 19, 2022 (Council File 20-1524), \$2,190,000 of Homeless Housing, Assistance, and Prevention Grant - Round 2 (HHAP-2) funds were approved for operations of this site. This total provides operation funding to PATH for the entirety of Fiscal year 2022-23, and therefore General Funds will not be impacted.

RECOMMENDATION

That the Los Angeles City Council, subject to the approval of the Mayor, authorize GSD to negotiate and execute a lease amendment to extend with METRO and a subsequent sublease with PATH at 100 Sunset Avenue Los Angeles 90059 for an extension of the A Bridge Home site under the terms and conditions substantially outlined in this report.



Tony M. Royster
General Manager

Attachments: Term Sheets

LEASING TERM SHEET

MFC DATE

LANDLORD

ADDRESS

TENANT

ADDRESS

LOCATION

AGREEMENT TYPE

USE

SQUARE FEET

TERM

RENT START DATE

LEASE START DATE

OPTION TERM

HOLDOVER

SUBLET/
ASSIGNMENT

TERMINATION

RENTAL RATE

ESCALATION

RENTAL ABATEMENT

ADDITIONAL RENT

PROPERTY TAX

OPEX

CAM

OTHER

SECURITY DEPOSIT

MAINTENANCE/
REPAIR

MAINTENANCE/
REPAIR DETAILS

TENANT
IMPROVEMENTS

PARKING

UTILITIES

CUSTODIAL

SECURITY

PROP 13
PROTECTION

INSURANCE

OTHER:

LEASING TERM SHEET

MFC DATE	08/25/2022
LANDLORD	City of Los Angeles
ADDRESS	111 East 1st Street, Los Angeles, CA 90012
TENANT	People Assisting the Home - PATH
ADDRESS	340 N. Madison Ave. LA, CA
LOCATION	100 Sunset Ave. Los Angeles, CA
AGREEMENT TYPE	NET Lease
USE	Interim Housing
SQUARE FEET	Approximately 75,000 SF
TERM	1 Year
RENT START DATE	07/01/22
LEASE START DATE	06/30/23
OPTION TERM	None
HOLDOVER	None
SUBLET/ ASSIGNMENT	Right to Sublease - Landlord approval
TERMINATION	The Landlord reserves the right to terminate the lease with 30 day notice
RENTAL RATE	None
ESCALATION	N/A
RENTAL ABATEMENT	None
ADDITIONAL RENT	None
PROPERTY TAX	None
OPEX	Tenant, PATH shall be responsible for all operating expenses of the site
CAM	None

OTHER	None
SECURITY DEPOSIT	None
MAINTENANCE/ REPAIR	Tenant
MAINTENANCE/ REPAIR DETAILS	City, as the Sublessor shall be responsible for major building systems, all others shall be on the Sublessee, operator, PATH.
TENANT IMPROVEMENTS	None.
PARKING	As available on site
UTILITIES	PATH shall be responsible for all utilities.
CUSTODIAL	PATH shall be responsible
SECURITY	PATH
PROP 13 PROTECTION	Other
INSURANCE	Tenant, PATH shall indemnify and hold harmless the City
OTHER:	