

0220-05151-0459

T R A N S M I T T A L

TO Council	DATE 06-07-23	COUNCIL FILE NO. 20-0841-S31
FROM Municipal Facilities Committee	COUNCIL DISTRICT 13	

At its meeting held on June 6, 2023, 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 between the City and the Young Women's Christian Association (YWCA), and a sublease agreement with People Assisting the Homeless (PATH), for the continued operation of A Bridge Home site located at 1215 S. Lodi Place Los Angeles, CA 90038 in Council District 13 (CD13). The term of the lease and sublease agreement is a 13 month extension.

Operations and leasing are currently and will continue to be funded with Roadmap County Agreement monies, of which \$3,042,852 were approved by the Council and Mayor for leasing through June 30, 2025 on March 8, 2023 (CF-20-0841-S31). There is no anticipated General Fund impact at this time.



Matthew W. Szabo
Chair, Municipal Facilities Committee

CITY OF LOS ANGELES

CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



KAREN BASS
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
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May 25, 2023

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

Attention: Mandy Morales, Legislative Assistant

REQUEST AUTHORIZATION TO NEGOTIATE AND EXECUTE A LEASE AMENDMENT AT 1215 S. LODI AVENUE WITH YOUNG WOMEN'S CHRISTIAN ASSOCIATION (YWCA) AND SUBLEASE AMENDMENT WITH PEOPLE ASSISTING THE HOMELESS (PATH) FOR USE AS A BRIDGE HOUSING FACILITY

The Department of General Services (GSD) requests authority to negotiate and execute a lease amendment with the Young Women's Christian Association (YWCA) and a sublease amendment with People Assisting the Homeless (PATH), respectively, for the continued operation of A Bridge Home site located at 1215 S. Lodi Place Los Angeles, CA 90038 in Council District 13 (CD13).

BACKGROUND

The City's Homeless Coordinator requested that GSD negotiate a 13-month lease amendment agreement with YWCA and sublease amendment with PATH to continue providing homeless services at this site. The current lease and sublease, established on March 20, 2020, is in holdover status as it expired on February 25, 2023. GSD just received direction and details on the extension terms.

The site is the historic Hollywood Studio Club property located in Council District 13. The City will continue to lease approximately 31,087 square feet of the building for 13 months to operate a bridge housing facility. The lease includes a holdover option, on a month-to-month basis after the lease expiration date. The site currently includes a total of 124 beds.

TERMS AND CONDITIONS

The current City's lease cost to the YWCA is \$111,005.22 per month. Additionally, there is an approximate current balance of \$100,000 due to the YWCA which was carried over



from underpaid utilities because of a billing oversight by the YWCA. As part of the extension, the City has agreed to pay this outstanding balance in exchange for a half month of rent abatement.

A complete set of terms and conditions are outlined on the attached term sheets.

SHELTER SERVICES

PATH has been operating 124 interim housing beds at this site and will also manage and operate the expanded program site around the clock with experienced staff and security personnel.

PATH started by distributing food and clothing to people living on the streets. Now, over 30 years later, PATH has more than 25 locations throughout California, provides services in more than 140 cities, and has more than 1,000 units of permanent supportive housing completed or in the pipeline. PATH's mission is to end homelessness for individuals, families, and communities.

LAHSA will execute a separate service contract with PATH to operate the site.

BUILDING MAINTENANCE, UTILITIES, AND LANDSCAPING

The Landlord, YWCA shall be responsible for all major building and site systems such as structural foundation, sewer, roof, HVAC, plumbing, electrical, fire and life safety systems. The operator, PATH, through the sublease agreement will be responsible for day-to-day repairs and maintenance of the site. Furthermore, PATH will be responsible for utility payments for their pro-rata share of the site to be paid directly to the Landlord.

ENVIRONMENTAL

Through the CAO's 15th Roadmap funding report (CF# 20-0841-S30) approved by the City Council and Mayor on March 8, 2023, it was determined that the interim housing project 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

In the CAO funding report approved by the Mayor and Council on June 7, 2022 (CF 20-0841-23), \$1,401,600 of County Agreement funds were allocated for the operations of the A Bridge Home site through June 30, 2023. Operations will be provided by the service provider PATH and will be funded at the beginning of each Fiscal Year with the same monies moving forward. On March 8, 2023, the Mayor and Council approved the 16th Roadmap funding report, which allocated \$3,042,852 of County Agreement funds for

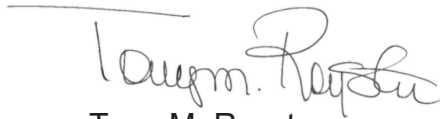
leasing costs through the end of the COVID-19 Homelessness Roadmap agreement ending June 30, 2025.

FISCAL IMPACT

There is no anticipated impact to the General Fund at this time.

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 YWCA, and a sublease agreement with PATH for the extension of the "A Bridge Home" site located at 1215 Lodi Place Los Angeles, CA 90038 to operate an interim housing site under the terms and conditions substantially outlined in this report.



Tony M. Royster
General Manager

Attachments: YWCA Term Sheet
PATH Term Sheet

LEASING TERM SHEET

MFC DATE 5/25/2023

LANDLORD Young Women's Christian Association (YWCA)

ADDRESS 1215 Lodi Place

TENANT City of Los Angeles - GSD

ADDRESS 111 East First Street 2nd Floor Los Angeles, CA

LOCATION 1215 Lodi Place

AGREEMENT TYPE Lease Amendment

USE Interim Housing

SQUARE FEET Approximately 37,000 Square Feet

TERM 13 months

RENT START DATE 02/26/23

LEASE START DATE 02/26/23

OPTION TERM 3 1-Year Options to Extend

HOLDOVER None

SUBLET/
ASSIGNMENT None

TERMINATION None

RENTAL RATE \$111,005.22/month

ESCALATION None

RENTAL ABATEMENT Half Month - \$55,502.61 for month 2

ADDITIONAL RENT None

PROPERTY TAX None

OPEX None

CAM None

OTHER	None
SECURITY DEPOSIT	None
MAINTENANCE/ REPAIR	Landlord shall be responsible major building systems <input type="button" value="v"/> <input type="text"/>
MAINTENANCE/ REPAIR DETAILS	Landlord shall maintain major Building Systems - limited to main plumbing responsibility, HVAC, major electrical systems, and fire life safety systems. Tenant shall maintain daily and preventative maintenance items
TENANT IMPROVEMENTS	None <input type="text"/>
PARKING	As available on site, subject to availability.
UTILITIES	Tenant and Subleasee shall be responsible 78% of the Utility.
CUSTODIAL	Provider, PATH shall be responsible for all custodial
SECURITY	PATH shall be responsible for security on the site.
PROP 13 PROTECTION	Other <input type="text"/> None <input type="text"/>
INSURANCE	Landlord shall indemnify and hold harmless the City
OTHER:	City of Los Angeles, as part of the extension will remit the remaining balance due which is approximately \$100,000 for PATH as a one time courtesy. <input type="text"/>

Sharon Shelton
Sharon Shelton
Interim CEO 3/31/23

LEASING TERM SHEET

MFC DATE 5/25/2023

LANDLORD City of Los Angeles - GSD

ADDRESS 111 E. 1st St. 2nd Floor Los Angeles, CA 90012

TENANT People Assisting the Homeless (PATH)

ADDRESS 350 N. Madison LA, CA 90004

LOCATION 1215 Lodi Place

AGREEMENT TYPE Sublease Amendment

USE Interim Housing

SQUARE FEET Approximately 37,000 Square Feet

TERM 1 Year

RENT START DATE 02/26/23

LEASE START DATE 02/26/23

OPTION TERM 3 1-Year Options to Extend

HOLDOVER None

SUBLET/
ASSIGNMENT None

TERMINATION Landlord's Right - 30 day written 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's responsibility for all items that are not considered major building <input type="button" value="v"/> <div></div>
MAINTENANCE/ REPAIR DETAILS	Landlord shall maintain major Building Systems - limited to main plumbing responsibility, HVAC, major electrical systems, and fire life safety systems. Tenant shall maintain daily and preventative maintenance items.
TENANT IMPROVEMENTS	None <div></div>
PARKING	As available on site, subject to availability.
UTILITIES	Tenant shall be responsible for all utilities - 78% prorata share
CUSTODIAL	Provider shall be responsible for all custodial
SECURITY	Provider shall hire a security contractor for the site.
PROP 13 PROTECTION	Other <div></div> None <div></div>
INSURANCE	Landlord shall indemnify and hold harmless the City
OTHER:	<div></div>