

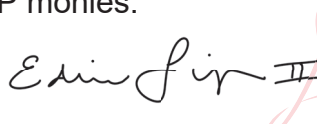
0220-05151-0467

**TRANSMITTAL**

TO Council	DATE 07-05-23	COUNCIL FILE NO. 20-1524-S1
FROM Municipal Facilities Committee	COUNCIL DISTRICT 8	

The Municipal Facilities Committee (MFC) approved the recommendation of the attached General Services Department (GSD) report on June 29, 2023, which is hereby transmitted for Council consideration. Adoption of the report would authorize GSD to negotiate and execute an extension to the lease between the City and the Special Service for Groups, Inc. dba HOPICS, for the A Bridge Home (ABH) interim housing site with 100 beds that resides on the City-owned property located at 5965, 5971 and 5975 South St. Andrews Place in Council District 8. The term of the lease is 36 months with three, one- year options to extend and a month-to-month holdover option after the expiration date.

There is no anticipated General Fund impact, as this is a zero cost lease. On June 12, 2023, the Mayor concurred with the Council's approval of the CAO report (C.F. 20-1524-S1) regarding the Homeless Housing, Assistance, and Prevention Program Round 3 (HHAP-3) grant for \$2,196,000 to fund operations of the ABH site through June 30, 2024. Future operating costs for the ABH site may be funded with HHAP monies.

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Gipson II  
Date: 2023.07.05 15:44:17  
-07'00'

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  
FAX No. (213) 928-9515

June 29, 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 5965 - 5975 ST. ANDREWS PLACE, LOS ANGELES,  
CA 90047 WITH SPECIAL SERVICE FOR GROUPS, INC. (HOPICS)  
FOR CONTINUED USE AS A BRIDGE HOUSING FACILITY**

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The Department of General Services (GSD) requests authority to negotiate and execute a lease amendment with City of Los Angeles (City-Landlord) and Special Service for Groups, Inc. dba HOPICS (Operator-Tenant), for the continued use of City-owned property located at 5965, 5971 and 5975 South St. Andrews Place, Los Angeles, CA 90047 for a temporary bridge housing facility in CD8.

## **BACKGROUND**

The City's Homeless Coordinator requested that GSD negotiate a lease amendment for 36 months with HOPICS to continue providing homeless services at this site. The current lease established on September 20, 2019, is in holdover status as it expired on September 19, 2022. GSD recently received direction and details on the extension terms.

The site is a City-owned open surface lot located at the intersection of South St. Andrews Place and West 60th St. This A Bridge Home project is located on three City lots which total approximately 36,995 square feet.

## **TERMS AND CONDITIONS**

The zero-cost lease extension is for 36 months with three, one- year options to extend. The lease includes a month-to-month holdover option after the expiration date. A complete set of terms and conditions are outlined on the attached term sheet.



**SHELTER SERVICES**

HOPICS has been operating 100 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.

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

**BUILDING MAINTENANCE, UTILITIES, AND LANDSCAPING**

The City shall be responsible for all major building and site systems such as structural foundation, sewer, roof, HVAC, plumbing, electrical, fire and life safety systems unless it is part of the operational daily maintenance items. The operator, HOPICS, through the lease agreement will be responsible for day-to-day repairs, maintenance of the site and any landscaping. Furthermore, HOPICS will be responsible for utility payments for the site.

**ENVIRONMENTAL**

Through the CAO's 14<sup>th</sup> Roadmap funding report (CF# 20-0841-S28), approved by the City Council and Mayor on December 22, 2022, 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**

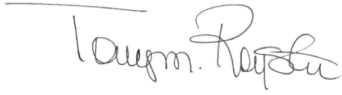
In the CAO's first Homeless Housing, Assistance, and Prevention Program Round 3 (HHAP-3) funding report approved by the Mayor and Council on June 12, 2023 (CF# 20-1524-S1), \$2,196,000 of HHAP-3 funds were allocated for the operations of the A Bridge Home (ABH) site through June 30, 2024. The service provider on site is HOPICS, and operations will be funded at the beginning of each Fiscal Year moving forward. Since this ABH has been counted and reported in the COVID-19 Homelessness Roadmap, County agreement funds may also be utilized to support services for subsequent years of operation. No funding has been allocated for leasing costs, since the site is City-owned.

**FISCAL IMPACT**

There is no anticipated impact to the General Fund at this time. Leasing funds are not required, since the property is owned by the City, and future operation costs may be funded 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 HOPICS for the extension of the "A Bridge Home" site located at 5965 -5975 St. Andrews Place Los Angeles, CA 90047 to continue operating an interim housing site under the terms and conditions substantially outlined in this report.

A handwritten signature in cursive script, appearing to read "Tony M. Royster".

Tony M. Royster  
General Manager

Attachment: Term Sheet

## LEASING TERM SHEET

MFC DATE 06/29/23

LANDLORD City of Los Angeles - GSD

ADDRESS 111 E. First Street 2nd Floor Los Angeles, CA

TENANT HOPICS

ADDRESS 5849 Crocker St. Los Angeles, CA 90003

LOCATION 5965-5975 St. Andrews Place LA, CA 90047

AGREEMENT TYPE Lease Amendment

USE Interim Housing

SQUARE FEET Approximately 36,995 Square Feet

TERM 36 months

RENT START DATE 09/20/2022

LEASE START DATE 09/20/22

OPTION TERM 3 1-Year Options to Extend

HOLDOVER None

SUBLET/  
ASSIGNMENT None

TERMINATION City shall have 30 days to terminate 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	Landlord shall be responsible major building systems <input type="checkbox"/> <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	Provider, HOPICS shall be responsible for all utilities
CUSTODIAL	Provider, HOPICS 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:	<input type="text"/>

Sharon Shelton  
Sharon Shelton  
Interim CEO 3/31/23