

TRANSMITTAL

TO
Council

DATE

COUNCIL FILE NO.


08-04-17

FROM
Municipal Facilities Committee

COUNCIL DISTRICT
14

At its meeting of July 27, 2017, the Municipal Facilities Committee (MFC) adopted the recommendations of the attached General Services Department (GSD) report, which is hereby transmitted for Council consideration. Adoption of the report recommendations would authorize GSD to negotiate and execute a new lease agreement with the Los Angeles Homeless Services Authority for City-owned property located at 201 North Los Angeles Street, Space 10D.

There is no additional impact on the General Fund as a result of the recommended actions.



Richard H. Llewellyn, Jr.
Interim City Administrative Officer
Chair, Municipal Facilities Committee

RHL:ACG:05180018

CITY OF LOS ANGELES
CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



ERIC GARCETTI
MAYOR

Agenda Item No. 4

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July 27, 2017

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

Attention: Eric Villanueva, Legislative Assistant

**REQUEST FOR AUTHORIZATION TO NEGOTIATE
AND EXECUTE A NEW LEASE AGREEMENT WITH
LOS ANGELES HOMELESS SERVICES AUTHORITY (LAHSA)**

On June 27th, 2017, the City Council adopted a motion instructing the Department of General Services (GSD) to negotiate and execute a lease agreement with the Los Angeles Homeless Services Authority (LAHSA) for the City-owned property located at 201 North Los Angeles Street, # 10d* (Kiosk) – adjacent to City Hall East – for use as a homeless services satellite deployment station and information desk.

BACKGROUND

In December of 1993, the Los Angeles County Board of Supervisors and the Los Angeles Mayor and City Council created LAHSA as an independent, Joint Powers Authority. LAHSA's primary role is to coordinate the effective and efficient utilization of Federal and local funding in providing services to homeless people throughout Los Angeles City and County. More than 3,500 individuals and families in and around the City Hall and downtown area are experiencing homelessness.

LAHSA is the lead agency in the Los Angeles Continuum of Care (LACoC), which is the regional planning body that coordinates housing and services for homeless families and individuals in Los Angeles County. LAHSA coordinates and manages over \$132 million annually in Federal, State, County and City funds for programs that provide shelter, housing and services to homeless persons in Los Angeles City and County.

The Los Angeles Housing and Community Investment Department has been designated by the City to provide for the proper planning, coordination, direction and management of the City's homeless programs. The administration of such programs will be administered by LAHSA.

The Kiosk, an information desk for resources and referral, will be located outside of City Hall East and operate from 8:00 AM to 6:00 PM. The Kiosk will be staffed with LAHSA employees and augmented on an as-needed basis with volunteers trained in crisis response techniques. LAHSA staff working in the Kiosk, provide outreach services to assist individuals living on the streets with temporary shelter and/or services until more permanent options become available. LAHSA staff will also include social work interns from UCLA and USC to supplement staffing on the site. The Mayor's Office anticipates the Kiosk will need office equipment such as a public counter, desk area with phone and computer connections, and access to the internet. The door of the Kiosk will also need a ramp or meet ADA requirements.

PUBLIC BENEFIT

The City proposes a lease agreement for zero rent. LAHSA is a quasi-governmental agency working on behalf of homeless residents in the City of Los Angeles and will derive no financial profit from the use of the Kiosk. Through LAHSA, funding, program design, outcomes assessment and technical assistance is provided to more than 100 non-profit partner agencies that assist homeless persons to achieve independence and stability in permanent housing. Their partner agencies provide a continuum of programs ranging from outreach, access centers, emergency shelters, safe havens, transitional and permanent housing, and prevention, along with the necessary supportive services designed to provide the tools and skills required to attain a stable housing environment.

Specialized programs funded through LAHSA address a wide-range of issues related to homelessness, including but not limited to: domestic violence, mental illness, substance abuse, job training, family strengthening, health, mainstream benefits enrollment, and most importantly, supportive short and long-term housing. The City finds that the public benefit of having LAHSA located in the City Hall area with a high concentration of homeless individuals who will have access to their services justifies a zero rent lease term.

The Kiosk has been vacant for more than two years and in light of the Civic Center Master Plan, the City is not actively seeking new tenants at the Kiosk until further timelines for construction are delivered. LAHSA's activation of the Kiosk will provide it with staff and deter unwanted occupants and criminal activity such as tagging and break-ins.

PROJECT FUNDING

Funds are provided for the oversight, planning, management, monitoring, and coordination of LAHSA funded programs in the LACoC. LAHSA's administrative function sustains and increases the availability of emergency, transitional and permanent housing and supportive services for homeless persons and families.

The proposed lease agreement will contain the following:

TERMS AND CONDITIONS

LOCATION:	201 N Los Angeles St. #10d*
LANDLORD:	City of Los Angeles
USE:	The site will be operated as homeless services kiosk

SQUARE FEET: Approximately 403

TERM 5 Years

OPTION TERM: One 5-year option

RENTAL RATE: \$0 per year for the first 5 year term

ADDITIONAL RENT: N/A

SECURITY DEPOSIT: No security deposit required

UTILITIES: All utilities will be paid by Tenant and separately metered.

PARKING: N/A

TENANT IMPROVEMENTS: All Tenant Improvements will be at the sole cost of the Tenant

CUSTODIAL SERVICE: All custodial services will be at the sole cost of the Tenant

MAINTENANCE: All building maintenance to the Premises will be at the sole cost of the Tenant

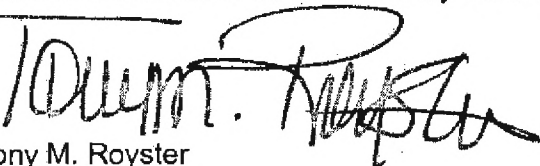
**Subsequent to Council file 17-0639 assigning the Kiosk space #10c, the tenant will be relocated to Kiosk space #10d.*

FISCAL IMPACT

The tenant shall be responsible for all tenant improvements necessary to set up and operate a homelessness services information and referral Kiosk. No revenue will be generated from this lease to the General Fund during the lease period.

RECOMMENDATION

That the Los Angeles City Council authorize the Department of General Services to negotiate and execute a new lease agreement with Los Angeles Homeless Services Authority (LAHSA), a Joint Powers Authority of the City and County of Los Angeles, in order to provide for the proper planning, coordination direction and management of the City's homeless program(s) under the terms and conditions as substantially outlined in this report.


 Tony M. Royster
 General Manager