

MOTION

In April 2018, the City Council and the Mayor declared a shelter crisis in the City of Los Angeles. According to the 2018 Greater Los Angeles Homeless Point in Time Count released by Los Angeles Homeless Services Authority (LAHSA), 31,285 homeless individuals reside in the City, 22,887 of whom are unsheltered. To respond to this crisis and the immediate need for shelter, the Mayor and Council allocated \$20 million to the Crisis and Bridge Housing Fund in the 2018-19 Adopted Budget to establish temporary crisis and bridge housing facilities. The goal of this fund is to add 50 to 100 new beds per Council District. Additionally, \$45 million from the City of Los Angeles' Homeless Emergency Aid Program (HEAP) and \$10M from the Unappropriated Balance (Homeless Services Program) were approved to augment sites with costs that exceed the \$1.33 million limit per Council District set by the Crisis and Bridge Housing Fund.

On June 29, 2018 and September 7, 2018 the Council instructed City staff to evaluate and report on the feasibility of using City owned property in Council District (CD) 10 at 1819 S Western Avenue and Lafayette Park Triangle (APN 5077-005-901) for the purpose of establishing interim housing (C.F. 18-0392).

In order to establish additional options for the construction of interim housing on City owned property, the City Administrative Officer (CAO) conducted a Request for Qualifications and Proposals (RFQ/P) to establish a list of pre-qualified developers to build interim housing using shipping container construction. In addition to demonstrating general qualifications to develop interim housing with shipping container construction, RFQ/P responses also proposed specific designs for the two sites in CD 10. The CAO has completed the process and identified two (2) firms for the qualified list of developers – LSA Capital and Abbott Construction.

LSA Capital achieved the highest score for both CD 10 sites and CAO recommends they be awarded. According to the bid designs, a minimum of 12 interim housing beds will be provided at 1819 S. Western and 70 beds will be provided at 625 La Fayette Place. In addition to these beds, both sites will include storage for residents, personal hygiene and laundry facilities, supportive and community engagement services, and 24-hour security. At this time, the CAO and the Department of Public Works, Bureau of Engineering should be instructed to negotiate with LSA Capital for these facilities to ensure the lowest possible price to construct these two facilities.

In addition, LAHSA will identify and execute a contract with a non-profit service provider to manage and operate the facility and the City will coordinate with the County to secure operating funding for this facility.

I THEREFORE MOVE that the City Council:

1. APPROVE the results of the Request for Qualifications and Proposals (RFQ/P) and establish the following pre-qualified list of developers to build interim housing using shipping container construction on City owned or leased property:
 - a. LSA Capital; and
 - b. Abbot Construction;
2. APPROVE LSA Capital to develop interim housing and associated amenities at 1819 S. Western and Lafayette Park Triangle in Council District 10;
3. AUTHORIZE the Department of Public Works, Bureau of Engineering, with the assistance of the City Administrative Officer to negotiate and execute a development contract(s) with LSA Capital for



the construction of these two interim housing facilities and INSTRUCT staff to reduce the cost of these facilities as much as possible;

- a. In the event that an acceptable price cannot be negotiated with LSA Capital for the construction of these two facilities, AUTHORIZE the Department of Public Works and Bureau of Engineering to negotiate and execute a development contract(s) with Abbot Construction, which achieved the second-highest score for these two sites;

4. ESTABLISH a new account within the Engineering Special Services Fund No. 682, Department No. 50, entitled "1819 Western Ave - Container Development"; and

5. ESTABLISH a new account within the Engineering Special Services Fund No. 682, Department No. 50, entitled "Lafayette Park Triangle – Container Development".


I FURTHER MOVE that the City Council, subject to the approval of the Mayor:


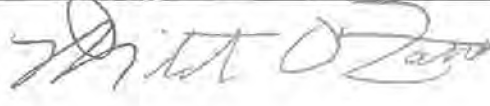
1. APPROVE funds in the amount of up to \$7,097,779 to develop bridge housing facilities on City owned sites at 1819 S. Western and at Lafayette Park Triangle. Funds are to be appropriated from the Crisis and Bridge Housing Fund line item within the General City Purposes Fund No. 100/56 and the Homeless Emergency Aid Program Grant Fund No. 60P/10, AC-1 – Capital and Operating Support;

2. AUTHORIZE the Controller to appropriate the amount of up to \$7,097,779 to develop two crisis and bridge housing sites and appropriate funds upon completion of contract negotiations and establishment of final development costs from the Crisis and Bridge Housing Fund line item within the General City Purposes Fund No. 100/56 and the Homeless Emergency Aid Program Grant Fund No. 60P/10, AC-1 – Capital and Operating Support to "1819 Western Ave - Container Development" and "Lafayette Park Triangle – Container Development".

I FURTHER MOVE that the City Administrative Officer be directed to prepare any additional Controller instructions or make any necessary technical adjustments consistent with the Mayor and Council action in this matter, and authorize the Controller to implement these instructions.

I FURTHER MOVE that the City Council instruct the City Homeless Coordinator to coordinate with Los Angeles County to identify funds for interim housing operations at this site, including, but not limited to County Measure H revenue.

PRESENTED BY: 
HERB J. WESSON, JR.
COUNCILMEMBER, 10th DISTRICT

SECONDED BY: 


ORIGINAL

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