

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: June 24, 2019

CAO File No. 0220-05151-0126

Council File No. C.F. 18-0651-S2

Council District: 15

To: The City Council

From: Richard H. Llewellyn, Jr., City Administrative Officer

Reference: C.F. 18-0651-S2 – Report on the Feasibility of 828 Eubank Street for Use as Bridge Housing

Subject: **Feasibility of Establishing a Bridge Housing Facility at 828 Eubank Street in Council District 15**

RECOMMENDATIONS

The City Council, subject to approval of the Mayor:

1. APPROVE funds in the amount of \$7,721,582 to develop a bridge housing facility on a site owned by the Port of Los Angeles at 828 Eubank Street. Funds to be appropriated from the Crisis and Bridge Housing Fund line item within the General City Purposes Fund No. 100/56 and the Homeless Services Program within the Unappropriated Balance, Fund No. 100/58;
2. ESTABLISH a new account within the Capital Improvement Expenditure Program Fund No 100/54, entitled "Bridge Housing – Eubank Street" and APPROPRIATE funds in the amount of \$3,606,782;
3. ESTABLISH a new account within the Housing and Community Investment Department (HCID) General Fund Program 10A/43, entitled "LAHSA Provider FFE – Eubank" and APPROPRIATE funds in the amount of \$84,100;
4. AUTHORIZE the Controller to appropriate the amount of \$7,721,582 to develop a Crisis and Bridge Housing site in Council District 15, as follows:
 - a. TRANSFER the total of \$2,184,232 from the Homeless Services Program within the Unappropriated Balance, Fund No. 100/58 to the Capital Improvement Expenditure Program Fund No. 100/54, account entitled " Crisis and Bridge Housing – Eubank Street;"
 - b. TRANSFER the total of \$5,537,350 from the Crisis and Bridge Housing Fund line item within the General City Purposes Fund No. 100/56 to the following accounts:

Fund/Department	Account Number	Account Title	Amount
100/40 General Services Department	001014	Salaries, Construction Project	\$ 339,000.00
100/40 General Services Department	001101	Hiring Hall Construction	\$ 813,000.00
100/40 General Services Department	001121	Benefits Hiring Hall Construction	\$ 534,000.00
100/40 General Services Department	003180	Construction Materials	\$ 1,944,700.00
100/78 Bureau of Engineering	001010	Salaries General	\$ 400,000.00
10A/43, HCID General Fund Program	TBD	LAHSA Provider FFE - Eubank	\$ 84,100.00
100/54 Capital Improvement Program	TBD	Bridge Housing – Eubank Street	\$ 1,422,550.00

5. DIRECT the City Administrative Officer 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;
6. DIRECT the City Administrative Officer to prepare any additional Controller instructions to reimburse the City Departments from funds in this report for their accrued labor, material or permit costs related to this project from the "Bridge Housing – Eubank Street" account within the Capital Improvement Expenditure Program Fund No 100/54 consistent with the Mayor and Council action on this matter, and AUTHORIZE the Controller to implement these instructions;
7. AUTHORIZE the General Manger, General Services Department, to submit a report to Council relative to the following actions:
 - a. Negotiating a three-year lease agreement with the Port of Los Angeles to develop a bridge housing facility on the property located at 828 Eubank Street, with the option to renew at the discretion of the City Council; and
 - b. Negotiating a three-year sub-lease agreement with U.S Vets to operate a bridge housing facility at this site, with the discretion of the City Council.
8. INSTRUCT the General Manager, Housing and Community Investment Department to amend the General Fund contract with the Los Angeles Homeless Services Authority funding to include funds in the amount of \$84,100 for U.S Vets to purchase furniture, fixtures and equipment for the bridge housing facility at 828 Eubank Street.
9. 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.

SUMMARY

On August 10, 2018, the Council adopted the attached Motion (Buscaino – Harris-Dawson; C.F. 18-0651) instructing City staff to evaluate and report on the feasibility of establishing bridge housing at a site owned by the Port of Los Angeles (Port of LA) at 828 Eubank St. in Council District 15.

At this time, the City Administrative Officer, Bureau of Engineering (BOE), and other appropriate City departments have determined that this property is suitable for one (1) tension membrane structure and associated modular trailers to establish bridge housing beds for 100 individuals. The site will also include storage for residents, personal hygiene and laundry facilities, supportive and community engagement services, and 24-hour security. The Los Angeles Homeless Services Authority (LAHSA) has identified U.S. Vets to operate this site. The CAO is working with the County to secure operating funding for this facility.

The estimated total project cost is \$7,949,628 of which, \$228,046 has been paid from the Capital Improvement Expenditure Program (CIEP) Homeless Projects account for design and California Environmental Quality Act (CEQA) analysis.

BACKGROUND

In April 2018, the Mayor and the City Council declared a shelter crisis in the City of Los Angeles. According to the 2019 Greater Los Angeles Homeless Point in Time Count released by Los Angeles Homeless Services Authority (LAHSA), 36,300 homeless individuals reside in the City, 27,221 of whom are unsheltered. To respond to this crisis and the immediate need for shelter, the Mayor and Council allocated \$30 million in the Fiscal Year (FY) 2018-19 Budget to establish temporary crisis and bridge housing facilities, with the goal of adding 50 to 100 new beds per Council District. In addition, \$51 million has been committed or reserved within the City of Los Angeles' Homeless Emergency Aid Program (HEAP) allocation from the State of California to construct and operate A Bridge Home sites.

The Port of LA owns a 47,244 square foot property at 828 Eubank St. and will lease a portion of this property to the City at no cost to establish a new bridge housing facility. The General Services Department, Real Estate Services division will report under a separate cover with lease terms and recommendations to execute this lease.

To determine the site's feasibility, BOE surveyed the property, assessed utility and sewer accessibility, prepared a site plan, and conducted a California CEQA analysis of the proposed use of the site. BOE will transmit the CEQA analysis under separate cover and the City Council and the Mayor must approve the BOE's determination that this use is categorically exempt from CEQA.

Upon approval of the recommendations in this report, balances in FY 2018-19 General Fund allocations for crisis and bridge housing will be as follows:

- Remaining Balance of the General City Purposes – Crisis and Bridge Housing Fund: \$0
- Remaining Balance of the Unappropriated Balance, Homeless Services Program: \$1,064,731

FISCAL IMPACT STATEMENT

Funds recommended in this report (\$7,721,582) were budgeted in the FY 2018-19 Budget - \$5,537,350 from the Crisis and Bridge Housing Fund line item within the General City Purposes Fund, and \$2,184,232 from the Unappropriated Balance. Funds needed to operate this facility, estimated to be \$2,190,000 annually, are not included in this report. The FY 2019-20 Adopted Budget includes \$9,000,000 in the Unappropriated Balance for Homeless Services Programs, which may be used for this purpose. Additionally, the CAO is working with the Mayor's Office to identify services funds for A Bridge Home projects, including a second HEAP allocation from the State of California and/or additional funding from Los Angeles County Measure H.

RHL:YC:MB:HR:16190064

Attachment

MOTION

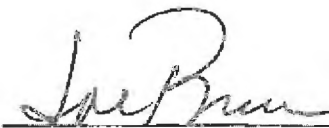
There is a homelessness crisis in the state of California and in the City of Los Angeles. According to the 2018 Point-in-time Homeless Count, there are approximately 31,516 homeless individuals in the City of Los Angeles. There are approximately 23,000 unsheltered homeless individuals in the City.

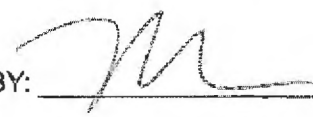
Council District 15 is proposing three sites to be evaluated for the Crisis and Bridge Housing Program in the Watts, Wilmington, and San Pedro neighborhoods. The first site is a property controlled by the Housing Authority of the City of Los Angeles (HACLA) located at 2316 E. Imperial Highway. The second site is a property controlled by the Port of Los Angeles (POLA) located at 828 Eubank Avenue. The third site is a property controlled by the California Department of Transportation (CalTrans) located at 515 N. Beacon Street.

In order to best address the problem of homelessness in the City, and help homeless individuals make the transition to stable housing, homeless shelter bed capacity should be expanded Citywide. Therefore, staff should be instructed to evaluate the properties and report on their feasibility as crisis and bridge housing.

I THEREFORE MOVE that the City Council INSTRUCT the City Administrative Officer, with the assistance of the Chief Legislative Analyst, the Bureau of Engineering, Los Angeles Homeless Services Authority, and any other affected City stakeholders, to work with the Housing Authority of the City of Los Angeles, the Port of Los Angeles and the California Department of Transportation to evaluate the following three sites to determine if the properties are suitable for development as crisis and bridge housing facilities: 2316 E. Imperial Highway, 828 Eubank Avenue, and 515 N. Beacon Street.

I FURTHER MOVE that if the properties are determined to be suitable for development as crisis and bridge housing facilities, the City Council instruct the City Homeless Coordinator to coordinate with the Los Angeles County to identify funds for operations at the sites, including, but not limited to County Measure H revenue.

PRESENTED BY: 
JOE BUSCAINO
Councilmember, 15th District

SECONDED BY: 

ORIGINAL

JUL 03 2018

