

# MOTION

## HOMELESSNESS AND POVERTY

On August 31, 2018, the City Council adopted Motion (Koretz – Blumenfield) instructing City staff to evaluate the property at 741 Gayley Avenue to determine if the property is suitable for development as a crisis and bridge housing facility (C.F. 18-0841).

This property is an existing building owned by Chabad House, which has residential space that may be appropriate for bridge housing. Given that City staff does not have requisite experience and expertise to fully evaluate buildings for rehabilitation purposes, the City needs assistance from a real estate consultant. The Los Angeles County Department of Health Services (DHS), with its consultant partner Brilliant Corners, has expertise and experience working with building owners to evaluate properties and implement the necessary repairs and upgrades to establish new crisis and bridge housing facilities across the County.

The City Administrative Officer has advised that the County, through DHS has agreed to execute an agreement with the City to evaluate 741 Gayley Avenue and manage any rehabilitation or repairs needed to establish a new crisis and bridge housing facility. Given the Council and Mayor's goal to expand the Crisis and Bridge Housing Program in all Council Districts, the agreement with DHS should be expanded to include potential private sites throughout the City. While the Gayley site, if developed, will in-part serve homeless youth, the County real estate service expertise will be used to develop interventions that serve all homeless populations citywide.

The estimated cost for the Citywide real estate consulting services through June 30, 2019 is \$100,000. These consulting services are eligible for funding from the State's Homeless Emergency Aid Program (HEAP) as these activities will address the homeless crisis in Los Angeles. Consistent with Council action (CF 18-0628) any HEAP funding request will be reviewed by the Homeless Strategy Committee and submitted to Council for approval. Note that upon property evaluation, additional funds will be requested at a later date to rehabilitate each individual property.

**I THEREFORE MOVE** that the City Council:

1. INSTRUCT the City Administrative Officer (CAO) to submit to the Homeless Strategy Committee (HSC) for review the following funding request to utilize State Homeless Emergency Aid Program (HEAP) funds;
  - a. APPROVE funds in the amount of \$100,000 from the HEAP Grant Fund No. 60P/10, AC-3 – Programs and Services for evaluation and rehabilitation services to be provided by the County of Los Angeles (County) Department of Health Services; and
  - b. AUTHORIZE the CAO to negotiate and execute a Letter of Agreement with the County for real estate services to develop supportive housing and shelter for homeless individuals throughout the City, including at 741 Gayley Avenue, with the following terms:
    - The County will:
      - Partner with the City to identify crisis and bridge housing sites in the City of Los Angeles;
      - Evaluate and procure suitable sites for rehabilitation and development, which includes site and program design, improvements, and land-use permitting;
      - Negotiate lease rates;
      - Provide project management; and
      - Collaborate with all stakeholders to attain project completion.
2. INSTRUCT the CAO to submit HSC's recommendation to Council relative to the use of HEAP funds for County real estate services.

OCT 19 2018

PRESENTED BY:

PAUL KORETZ  
Councilmember, 5<sup>th</sup> District

SECONDED BY:

ORIGINAL