

CATEGORICAL EXEMPTION and HOMELESSNESS AND POVERTY COMMITTEE REPORT relative to the relocation of the ReFresh Spot to 544 Towne Avenue, and a Master Lease with Los Angeles Holdings, LLC.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. DETERMINE the ReFresh Spot on 540 Towne Ave Los Angeles, CA 90012, which allows the development and permanent use of the site as a ReFresh Spot Hygiene Services Center, is statutorily exempt under Public Resources Code section 21080(b)(4) as a specific action necessary to mitigate an emergency. The project is also categorically exempt under state California Environmental Quality Act guidelines, Section 15332, Class 32 Infill Development Projects; as set forth in the Notice of Exemption attached to the Council file.
2. APPROVE funds in the amount of \$4,315,212 to develop a hygiene facility at 544 Towne Avenue/545 Stanford Avenue. Funds to be appropriated from the Homeless Emergency Aid Program (HEAP) Grant Fund No. 60P/10, Account No. 10R631, AC-2 - Capital and Operating Support - Skid Row.
3. ESTABLISH a new account within the Capital Improvement Expenditure Program Fund No. 100/54, entitled Hygiene Center - 544 Towne and appropriate funds in the amount of \$1,416,284.
4. AUTHORIZE the Controller to appropriate the amount of \$4,315,212 to develop a hygiene facility at 544 Towne Avenue/545 Stanford Avenue in Council District 14, as follows:

Transfer the amount of \$4,315,212 from the HEAP Grant Fund No. 60P/10, Account No. 10R631, AC-2 - Capital and Operating Support - Skid Row, to the following accounts:

<u>Fund/Department</u>	<u>Account Title</u>	<u>Amount</u>
100/40 General Services Department	001101 Hiring Hall Construction	\$277,200
100/40 General Services Department	001121 Benefits Hiring Hall Construction	226,800
100/40 General Services Department	003180 Construction Materials	797,250
100/78 Bureau of Engineering	001010 Salaries General	470,000
100/54 Capital Improvement Expenditure Program	TSO Hygiene Center - 544 Towne	1,416,284
100/40 General Services	006030 Leasing	<u>1,127,678</u>
		Total \$4,315,212

5. DIRECT the City Administrative Officer (CAO), to prepare any additional Controller instructions to do the following:
 - a. Make any necessary technical adjustments consistent with the Mayor and Council action in this matter; and, AUTHORIZE the Controller to implement the instructions.

b. Reimburse City departments for their accrued labor, material or permit costs related to this project from the Hygiene Center - 544 Towne 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.

6. AUTHORIZE the Department of General Services, to negotiate and execute a new lease agreement with Los Angeles Holdings, LLC for the property located at 544 Towne Avenue/545 Stanford Avenue, Los Angeles, CA 90013 under the terms and conditions substantially outlined in the report, and approve the funding recommendations and Controller instructions.

Fiscal Impact Statement: The CAO reports that the estimated construction project costs are \$4.32 million which will be funded through the HEAP Grant Fund. As such, there is no additional impact to the General Fund.

Community Impact Statement: None submitted.

Summary:

At its regular meeting held on August 7, 2019, the Homelessness and Poverty Committee considered a CAO report relative to the relocation of the ReFresh Spot to 544 Towne Avenue, and a sub-lease with Homeless Health Care of Los Angeles to operate the site. During the meeting, a CAO representative gave some background information about the matter and responded to questions from the Committee members. The representative submitted a CAO document entitled Item 1 - Amended Language which includes amendments to the July 29, 2019 CAO report attached to the Council file. After providing an opportunity for public comment, the Committee approved the CAO report recommendations as amended and reflected above. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

HOMELESSNESS AND POVERTY COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
O'FARRELL:	YES
RODRIGUEZ:	YES
BONIN:	YES
HARRIS-DAWSON:	ABSENT
RYU:	YES

EV 8/7/19
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-NOT OFFICIAL UNTIL COUNCIL ACTS-