

**MOTION**

In March 2019, the City Council and the Mayor declared an ongoing shelter crisis in the City of Los Angeles. According to the 2019 Greater Los Angeles Homeless Point in Time Count released by the Los Angeles Homeless Services Authority (LAHSA), 36,165 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 \$39 million in the Fiscal Year (FY) 2018-19 and 2019-20 Budgets to establish temporary crisis and bridge housing facilities, with the goal of adding 50 to 100 new beds per Council District. In addition, \$54 million has been committed within the City of Los Angeles' Homeless Emergency Aid Program (HEAP) allocation and \$50.4 million has been reserved in the City's pending Homeless, Housing, Assistance, and Planning (HHAP) Program allocation from the State of California to construct and operate A Bridge Home sites.

Since November 2018, the Young Women's Christian Association (YWCA) has collaborated with the City to establish and operate bridge housing for women at 1215 Lodi Place in Council District 13. The site currently includes 64 beds and is in the process of expanding to add 60 additional beds: 30 for transition age youth (TAY) and 30 for adult women.

On December 11, 2019, the City Council adopted the recommendations from the Municipal Facilities Committee authorizing the Department of General Services – Real Estate Services (GSD-RES) with the assistance of the City Attorney, to negotiate and execute a new lease between the City (as tenant) and YWCA (as landlord) for the YWCA Property located at 1215 N. Lodi Place to be used as bridge housing as part of the A Bridge Home program and determined the project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA).

In order to establish additional bridge housing beds and maintain the existing beds at this site, funds in the amount of \$3,507,782.87 are needed to support leasing costs for 3 years. The City of Los Angeles expects to receive \$117,562,500 from the State of California Homeless Housing, Assistance, and Prevention Program (HHAP) grant; however, these funds are not anticipated to be available until March 2020. The State of California Business, Consumer Services, and Housing Agency, the agency that administers HHAP, has confirmed that pre-award capital costs may be reimbursed with HHAP. A Reserve Fund loan is needed to ensure that establishment of the additional bridge housing beds within 1215 Lodi Place is not delayed. This loan will be repaid upon receipt of the City's HHAP allocation.

Additionally, an appropriation of \$39,190.37 from the Capital Improvements Expenditure Program (CIEP) to the Department of Disability's (DOD) budgetary account is needed for the installation of wheelchair lift to make the crisis and bridge housing facility accessible to persons with disabilities and in compliance with the Americans with Disabilities Act (ADA) regulations.

The City's action in now approving this leasing funding for the A Bridge Home facility at 1215 Lodi Place is an action implementing the prior City Council approval of the project and as such, no further CEQA determination is required.

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

1. Approve funds in the amount of \$3,546,978.24 for the crisis and bridge housing project proposed at 1215 Lodi Place;
2. Authorize the Controller to process a Reserve Fund loan(s) in a cumulative amount up to \$978,384.13 to support the security deposit and leasing costs for up to nine (9) months, which will be reimbursed through State of California Homeless Housing, Assistance, and Prevention Program (HHAP) grant receipts; and



3. Instruct the City Administrative Officer (CAO) to reimburse the Reserve Fund upon receipt of the City's HHAP grant award.

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

1. Transfer up to \$978,384.13 from the Reserve Fund to the Special Fund HHAP, Department 10, Account FC-1: A Bridge Home Capital and Operating Gap, as authorized by CF 19-0914;
2. Transfer up to \$978,384.13 from Special Fund HHAP, Department 10, Account FC-1: A Bridge Home Capital and Operating Gap to the Department of General Services Fund 100/40, Account 006030, Leasing Account;
3. Upon receipt of HHAP funding from the State, transfer the balance of the leasing costs, up to \$3,507,782.87, from Special Fund HHAP, Department 10, Account FC-1: A Bridge Home Capital and Operating Gap; and
4. Transfer \$39,190.37 from the Capital Improvements Expenditure Program (CIEP) to the Department of Disability's Fund 100/65, Account 003040, Contractual Services;

**I FURTHER MOVE** that the City Administrative Officer be directed to prepare any additional Controller instructions or make any necessary technical and/or accounting corrections or clarifications 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:



MITCH O'FARRELL  
COUNCILMEMBER 13<sup>TH</sup> DISTRICT

SECONDED BY:



ORIGINAL

JAN 31 2020