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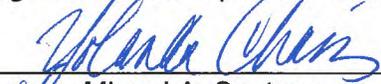
TRANSMITTAL

TO Homelessness and Poverty Committee	DATE 08-19-16	COUNCIL FILE NO.
FROM Homeless Strategy Committee		COUNCIL DISTRICT 11, 15

At its meeting of June 30, 2016, the Homeless Strategy Committee considered a Los Angeles Homeless Services Authority (LAHSA) report on homeless storage facilities. While their report addresses sites located in Venice within Council District (CD) 11 and San Pedro within CD 15, LAHSA has subsequently indicated that additional time is needed before the CD 11 site can be forwarded for further action. Therefore, only the recommendations related to the San Pedro Site included in the LAHSA report are hereby transmitted to the Homelessness and Poverty Committee for consideration:

- 1) Approve the subject site located in San Pedro within Council District 15, to be used as a storage facility for homeless individuals and approve the operation of this site by Chrysalis Enterprises, operator of the City's existing homeless belongings storage site, on a pilot basis;
- 2) Instruct the Housing and Community Investment Department (HCID) to expedite the transfer of \$615,000 for San Pedro to the Los Angeles Homeless Services Authority (LAHSA) for building improvements, operating and lease expenses for the subject storage sites from the \$2.1 million line item "Navigation/Open Door Centers" provided in the 2016-17 Homeless Budget, allocated to LAHSA, administered by HCID, and transferred to HCID effective July 1, 2016 from the General City Purposes, Fund No. 100/56, Account No. 000826, titled "Navigation/Open Door Centers."

The funding designated for the San Pedro facility will cover an eight-month period, from November 1, 2016 to June 30, 2017. LAHSA will continue to work on the Venice site and report back to the Homelessness and Poverty Committee at a later date. Additionally, LAHSA will report on the need for expanded operating hours for all storage facilities and provide related cost estimates.



 Miguel A. Santana
 City Administrative Officer
 Chair, Homeless Strategy Committee

MAS:DL:02170020C



DATE: June 28, 2016
TO: Homeless Strategy Committee
FROM: Karla Barrow, Esq., Chief Operating Officer,
Los Angeles Homeless Services Authority
SUBJECT: Strategy 6A/6D/6E; Co-locate Homeless Storage Facilities and Create New
Facilities/Identify Public Land for Homeless Facilities

RECOMMENDATIONS

That the City Council, take the following actions:

1. Approve the subject sites located in Venice within Council District 11, and San Pedro within Council District 15, to be used as storage facilities for homeless individuals, and approve the operation of these sites by Chrysalis Enterprises, operator of the City's existing homeless belongings storage site, on a pilot basis; and,
2. Instruct the Housing and Community Investment Department (HCID) to expedite the transfer of \$1,418,000 (\$803,000 for Venice and \$615,000 for San Pedro) to the Los Angeles Homeless Services Authority (LAHSA) for building improvements, operating and lease expenses for the subject storage sites from the \$2.1 million line item "Navigation/Open Door Centers" provided in the 2016-17 Homeless Budget, allocated to LAHSA, administered by HCID, and transferred to HCID effective July 1, 2016, from the General City Purposes, Fund No. 100/56, Account No. 000826, titled "Navigation/Open Door Centers".

FINDINGS

LAHSA has been working with the CAO's office to provide the City of Los Angeles with a feasibility assessment of potential sites to accommodate homeless services. As of this date, two sites have been assessed and identified to act as storage sites in Council Districts 11 and 15. Both are anticipated to be operated on a pilot basis by Chrysalis Enterprises, the agency who has managed "The Bin" storage site in Skid Row since 2014. The Bin provides more than 1,100 bins to store items temporarily for people who are homeless. The Bin also has space to store items that were involuntarily removed. The contract(s) between Chrysalis and LAHSA is subject to approval of LAHSA's Board of Commissioners.

San Pedro

This is a privately-owned site that has been recommended as a prime location by staff of Councilmember Buscaino and the San Pedro Chamber of Commerce. This site can potentially fit 425 bins of voluntary storage for people experiencing homelessness in this area and may have additional space for offices to co-locate other services. LAHSA is finalizing the design of the space and scope of work with Egan Simon Architects and Chrysalis.

First Year Budget: approximately \$615,000

- ~\$265,000 - one-time building improvements and start-up expense
- ~\$265,000 - 8-month pro-rated operating expense
- ~\$85,000 - 11-month pro-rated lease expense

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Administrative Office

811 Wilshire Blvd.
6th Floor
Los Angeles, CA 90017

213 683.3333 - PH
213 892.0093 - FX
213 553.8488 - TY

www.lahsa.org

Venice

This site is owned by the Los Angeles City Recreation and Parks Department (RAP), who will be managing the renovation work of the site. This site can potentially fit 130 bins of voluntary storage but does not have additional space to co-locate other services. LAHSA, with Chrysalis, is finalizing the design of the space and scope of work with RAP and the Bureau of Engineering.

First Year Budget: approximately \$803,000

- ~\$47,000 - one-time start-up expense
- ~\$500,000 - one-time building improvements
- ~\$256,000 - 8-month pro-rated operating expense
- ~\$0 – lease expense

BACKGROUND

Facility Identification Process

The process outlined below is part of a report that was prepared for the Homelessness and Poverty Committee. It will be submitted to the Committee after LAHSA's budgeting review process is complete.

On November 18, 2015, the Los Angeles City Council adopted the Homeless and Poverty Committee Report (C.F. 15-0727) relative to the preliminary steps and resources required to provide storage facilities and services including but not limited to public restrooms and showers, for unhoused and unsheltered individuals citywide. The report requested that LAHSA locate and assess potential short - and long-term sites for these facilities.

Subsequent to the adoption of the Homeless and Poverty Committee's report, the City Council adopted the City's Comprehensive Homeless Strategy (CHS) on February 9, 2016 (C.F. 15-1138-S1). The CHS outlines a number of strategies focused on establishing a network of facilities to provide services for those experiencing homelessness including storage of homeless individuals' personal property, temporary housing, permanent affordable housing units, parking spaces for a safe parking program, mobile shower facilities, and navigation centers.

LAHSA has been working with the CAO's office to conduct the due diligence necessary to provide the City of Los Angeles with a feasibility assessment of potential sites to accommodate the aforementioned services. LAHSA will be the lead agency in evaluating private properties and the CAO's office will be the lead in evaluating City owned property.

To date, both LAHSA and the CAO have been identifying and evaluating sites for storage and services, such as showers, bathrooms, laundry or safe parking and have developed a deliberate process for their evaluation.

Site Evaluation Process

To date, initial identification of 26 sites has come from Shelter Partnership, Mayor and Council Offices. Before further review, each of these 26 sites is being approved by the respective Council District. Of the 26 sites, eight remain potentially viable and four sites must still be reviewed. Future potential sites should be identified by Council motion. The CAO and LAHSA have established a common tool to standardize the site evaluation process. In this process:

City owned properties will be evaluated by the CAO in the following manner:

1. Sites are identified as potential storage/service candidates by Council motion;
2. The CAO conducts an initial review to determine site appropriateness;

3. If further review is appropriate, CAO conducts a site visit with LAHSA, BOE, Council Office and any other stakeholders;
4. BOE performs initial cost estimate and submits to CAO;
5. CAO inputs certain information into scorecards and submits to LAHSA;
6. LAHSA reviews the site for homeless-issue specific analysis and sends the scorecard back to the CAO;
7. CAO finalizes the scorecard and distributes the scorecard back to the Council offices; and
8. Council offices determine next steps based upon CAO and LAHSA analysis.

Private properties will be evaluated by LAHSA in the following manner:

1. Sites are identified as potential storage/service candidates;
2. LAHSA conducts an initial review to determine site appropriateness;
3. If the site is appropriate, LAHSA conducts a site visit and scorecard review and sends to the respective Council offices and CAO's office; and
4. Council offices determine next steps based upon CAO and LAHSA analysis.

Considerations for both City owned land and non-City owned land for homeless services include:

1. Financing Capabilities
2. Leasing Costs
3. Property Rehabilitation
4. Prescribed Uses/Other Issues