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TRANSMITTAL

TO
City Council

DATE
11-05-19

COUNCIL FILE NO.
18-0392

FROM
Municipal Facilities Committee

COUNCIL DISTRICT
10

At its regular meeting on October 31, 2019, the Municipal Facilities Committee considered the attached report from the Department of General Services, concurred with the recommendations, and instructed staff to transmit to Council for approval. Council approval of the report recommendations would authorized GSD to negotiate and execute a new three year license agreement with the 1736 Family Crisis Center for the City-owned property at 1819 S. Western Avenue in Los Angeles CA, 90006 for use as a temporary bridge housing facility.

Fiscal Impact

There is no anticipated impact to the General Fund from the approval of the recommendations in this report. Funding for operations in the amount of \$655,560 has been identified from the Homeless Emergency Aid Program Grant – AC 1 – Capital and Operating Support – A Bridge Home for this facility. The Council District has agreed to supplement an additional \$300,000 for the operation of this site.


Richard H. Llewellyn, Jr.
City Administrative Officer
Chair, Municipal Facilities Committee

RHL:YC:JVW:BLM:1520092
Attachment

CITY OF LOS ANGELES
CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



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October 31, 2019

Honorable City Council
City of Los Angeles
c/o City Clerk
Room 395, City Hall
Los Angeles, CA 90012

Attention: Leyla Campos, Legislative Assistant

**REQUEST AUTHORIZATION TO NEGOTIATE AND EXECUTE
A NEW LEASE AGREEMENT AT 1819 S. WESTERN AVENUE WITH
1736 FAMILY CRISIS CENTER FOR USE AS A BRIDGE HOUSING FACILITY**

The Department of General Services (GSD) requests authority to negotiate and execute a new lease agreement between the City of Los Angeles (City) and 1736 Family Crisis Center (1736) for the City owned property located between Western Avenue and W. 18th Street, (APN 5073013900), 1819 S. Western Avenue Los Angeles, CA 90006 for use as a temporary bridge housing facility.

BACKGROUND

On June 29, 2018, the City Council adopted a motion (C.F. 18-0392) instructing staff to evaluate and determine if this property was suitable for development as a crisis and bridge housing facility and instructed the City's Homeless Coordinator to identify funds for the operation of the site. This evaluation was completed and the City Council in a subsequent motion instructed GSD to proceed with the negotiation of a three-year lease agreement for this purpose.

The site is a City owned property that serves as the Council District 10 - District Office. The City will lease approximately 6,627 square feet out of the 19,377 square feet of the surface parking lot at zero cost for three years to construct and establish a bridge housing facility. The lease includes a zero-cost holdover option, on a month-to-month basis after the lease expiration date.



The Bureau of Engineering (BOE), and other appropriate City departments have determined this property is suitable for a container modular structure containing bridge housing beds for approximately up to 18 individuals. The site will also include storage for residents, personal hygiene and laundry facilities, supportive and community engagement services, and 24-hour security.

This bridge housing facility will be designed and constructed by a private developer on City-owned property. At City Council direction (C.F.18-0392), BOE contracted with LSA Capital (developer) and HBG Construction Corporation (general contractor) through the competitive Request for Quotation/Proposal process. The executed contract between the parties follows the City's standards and guidelines under the general conditions and requirements.

The three-year lease agreement with 1736 Family Crisis Center will include no rent and two one-year renewal options. Los Angeles Homeless Services Authority (LAHSA) identified 1736 Family Crisis Center as the service provider to manage and operate the site. The three-year lease term will commence upon the final approval of a Certificate of Occupancy for improvements.

FUNDING

On March 8, 2019, the City Council approved a motion (Wesson - Cedillo) to allocate \$7,097,779 to construct the bridge housing facility for both 1819 Western and LaFayette Park Triangle (C.F. 18-0392) with approximately \$1,542,490 allocated for 1819 Western.

On May 15, 2019, the City Council Committee on Homelessness and Poverty considered recommendations from the Homeless Strategy Committee (HSC) relative to a report from the City Administrative Officer (CAO) regarding the State Homeless Emergency Aid Program (HEAP) - First Quarterly Expenditure Report and Funding Recommendations. This report recommended HEAP funding along with Council District 10 to supplement County Measure H funding identified to pay for the operating costs at this site.

The contract with the developer and the general contractor for the work is approximately \$1,542,490.08. The source of those funds will be an appropriation from the Homeless Emergency Aid Program Grant Fund No. 60P/10. Operational funding in the amount of \$655,560 from the Homeless Emergency Aid Program grant – AC 1 – Capital and Operating Support – A Bridge Home for this facility. Furthermore, the Council District has agreed to supplement an additional \$300,000 for the operation of the site.

SHELTER SERVICES

The City identified 1736 Family Crisis Center as the service provider to manage and operate the site with experienced staff and security personnel. Since 1972, the 1736 Family Crisis Center has responded to the growing needs of victims of domestic violence, runaway and homeless youth, victims of human trafficking, homeless families, homeless and at-risk Veterans, unemployed adults and youth, and other low-income community members in need of assistance. They are dedicated to providing comprehensive rehabilitative programs that are managed by licensed therapists, social workers, attorneys

and other professional staff. Men, women, children and families can access life-saving support 24 hours a day through five shelters, five community service centers, various community-based offices and co-locations and five crisis and suicide hotlines. They are ready to help kids, families, and Veterans so that they can permanently escape the worst possible conditions of poverty, homelessness and violence.

MAINTENANCE

The CAO advises a maintenance fund has been established in the Capital Improvement Expenditure Program (CIEP) for major building and site systems such as structural foundation, sewer, roof, HVAC, plumbing, electrical, fire and life safety systems. GSD shall be responsible for the major maintenance items of the facility.

Upon taking possession pursuant to a lease, the contracted service provider, 1736 Family Crisis Center shall be responsible for daily maintenance and repairs throughout the site.

COMMUNICATION, MOVING AND FURNITURE EXPENSE

The City through the approved services funding described above will provide the operator to accommodate the communication, data, staff phones, all the furniture, beds, office equipment, desks, chairs, and all the associated start-up furnishing required to equip the facility.

ENVIRONMENTAL

This site is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Article 19, Sections 15301 Class 1 (h); 15304, Class 4(a)(b)(e); and 15332 Class 32; as well as City of Los Angeles CEQA Guidelines, Article III, Section 1, Class 1 (8)(12); and Class 4(1)(3)(6); as set forth in the Notice of Exemption.

COMMUNITY BENEFIT ANALYSIS

Inasmuch as 'A Bridge Home' is a City program formed to facilitate temporary housing and social services for homeless individuals, the proposed lease, being necessary for implementation of the subject 'A Bridge Home' project, does not require further analysis of community benefits in support of the lease.

TERMS AND CONDITIONS

The proposed lease will include the following:

LOCATION:	1819 S. Western Ave. LA, CA 90006
LANDLORD:	City of Los Angeles - GSD
TENANT:	1736 Family Crisis Center

USE: Residential transitional housing for homeless

SQUARE FEET: Approximately 6,125 sq. ft. of the surface lot

TERM: Three years (36 months) from the final issuance of the Certificate of Occupancy by Building and Safety.

LEASE EFFECTIVE DATE: Upon complete execution by both parties and attested by City Clerk's Office

RENTAL RATE: \$0

ESCALATIONS: None.

OPTIONS: 2 One-Year options

HOLDOVER: Month to month, at \$0 rent

ADDITIONAL RENT: Tenant shall not be subject to any additional rent.

SECURITY DEPOSIT: None

UTILITIES: All utilities shall be paid by 1736 Family Crisis Center.

PARKING: On site, at no extra cost subject to availability

SUBLEASE CLAUSE: 1736 shall be permitted to sublease to an operator with City's prior written consent which shall not be unreasonably withheld.

CUSTODIAL: Provided by 1736 Family Crisis Center

PROPERTY TAXES: City shall not be subject to any property tax.

TENANT IMPROVEMENTS: City shall be responsible for Tenant Improvements for the container structure, including any fence or wall construction, if needed.

INSURANCE: 1736 Family Crisis Center shall provide insurance for the property and to be further determined by Risk Management.

MAINTENANCE: City to maintain major building systems including heating, ventilation, air conditioning, water heaters, fire alarm and sprinkler system, exterior and interior walls, and plumbing and electrical systems.

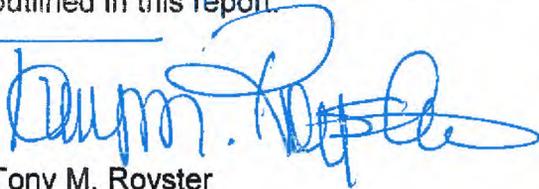
Tenant shall provide basic and routine daily maintenance and repairs within the facility.

FISCAL IMPACT

There is no impact to the General Fund. A total of \$1.5 million dollars in funding for site is provided by the Homeless Emergency Aid Program Grant Fund No. 60P/10, AC-1 – Capital and Operating Support \$1,542,490 and Capital Improvement Expenditure Program Homeless Projects.

RECOMMENDATION

That the Los Angeles City Council, subject to the approval of the Mayor, authorizes the Department of General Services to negotiate and execute a lease with 1736 Family Crisis Center for 1819 S. Western Avenue, under the terms and conditions as substantially outlined in this report.



Tony M. Royster
General Manager