

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: May 24, 2019

CAO File No. 0220-05151-0074

Council File No. C.F. 18-0651-S3

Council District: 15

To: The City Council

From: Richard H. Llewellyn, Jr., City Administrative Officer 

Reference: C.F. 18-0651-S3 - Report on the Feasibility of 515 N. Beacon Street for Use as Bridge Housing

Subject: **Bridge Housing at 515 N. Beacon Street**

RECOMMENDATIONS

The City Council, subject to approval of the Mayor:

1. APPROVE funds in the amount of \$7,130,409 to develop a bridge housing facility on a site owned by the California State Department of Transportation at 515 N. Beacon Street. Funds to be appropriated from the Homeless Emergency Aid Program Grant Fund No. 60P/10, AC-1 – Capital and Operating Support, and the Crisis and Bridge Housing Fund line item within the General City Purposes Fund No. 100/56;
2. ESTABLISH a new account within the Capital Improvement Expenditure Program Fund No 100/54, entitled "Bridge Housing – Beacon Street" and APPROPRIATE funds in the amount of \$5,144,773;
3. INSTRUCT the City Clerk to place on the agenda of the first regular Council Meeting on July 1, 2019, or shortly thereafter, the following instructions:
 - a. AUTHORIZE the Controller to appropriate the amount of \$7,130,409 to develop a Crisis and Bridge Housing site in Council District 15, as follows:
 - a) TRANSFER \$891,890 from the Homeless Emergency Aid Program Grant Fund No. 60P/10, AC-1 – Capital and Operating Support to the Capital Improvement Expenditure Program Fund No. 100/54, account entitled " Crisis and Bridge Housing – Beacon Street;"
 - b) TRANSFER the total of \$6,238,519 from the Crisis and Bridge Housing Fund line item within the General City Purposes Fund No. 100/56 to the following Accounts:

Fund/Department	Account Number	Account Title	Amount
100/40 General Services Department	001101	Hiring Hall Construction	\$ 550,000
100/40 General Services Department	001121	Benefits Hiring Hall Construction	\$ 150,000
100/40 General Services Department	003180	Construction Materials	\$ 800,000
100/78 Bureau of Engineering	001010	Salaries General	\$ 400,000
100/54 Capital Improvement Program	TBD	Bridge Housing – Beacon Street	\$ 4,252,883
60P/10 Homeless Emergency Aid Program	TBD	Bridge Housing – Beacon Street	\$ 84,100
100/40 General Services Department	006030	Leasing	\$ 1,536

4. DIRECT the City Administrative Officer to prepare any additional Controller instructions or make any necessary technical adjustments consistent with the Mayor and Council action in this matter, and AUTHORIZE the Controller to implement these instructions;
5. DIRECT the City Administrative Officer to prepare any additional Controller instructions to reimburse the City Departments for their accrued labor, material or permit costs related to this project from the "Bridge Housing – Beacon Street" 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 General Manger, General Services Department, to submit a report to Council relative to the following actions:
 - a. Negotiating a three-year lease agreement with the California Department of Transportation to develop a bridge housing facility on the property located at 515 N. Beacon Street, with the option to renew at the discretion of the City Council; and
 - b. Negotiating a three-year sub-lease agreement with People Assisting the Homeless to operate a bridge housing facility at this site, with the discretion of the City Council.
7. INSTRUCT the General Manager, Housing and Community Investment Department to amend the contract with the Los Angeles Homeless Services Authority for Homeless Emergency Assistance Program funding to include funds in the amount of \$84,100 for People Assisting the Homeless to purchase furniture, fixtures and equipment for the bridge housing facility at 515 N. Beacon Street.
8. 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.

SUMMARY

On August 10, 2018, the Council adopted the attached Motion (Buscaino – Harris-Dawson; C.F. 18-0651-S3) instructing City staff to evaluate and report on the feasibility of establishing bridge housing at a site owned by the California Department of Transportation (CalTrans) at 515 N. Beacon St. in Council District 15.

At this time, the City Administrative Officer, Bureau of Engineering (BOE), and other appropriate City departments have determined that this property is suitable for one (1) tension membrane structure and associated modular trailers to establish bridge housing beds for 102 individuals. The site will also include storage for residents, personal hygiene and laundry facilities, supportive and community engagement services, and 24-hour security. The Los Angeles Homeless Services Authority (LAHSA) has identified People Assisting the Homeless (PATH) to operate this site. The CAO is working with the County to secure operating funding for this facility.

The estimated total project cost is \$7,392,735 of which, \$263,862 has been paid from the Capital Improvement Expenditure Program (CIEP) Homeless Projects account for design and California Environmental Quality Act (CEQA) analysis.

On May 15, 2019, the California Transportation Commission authorized CalTrans to negotiate and execute a lease with the City of Los Angeles for this site for an initial term of three (3) years with a monthly rent of one (1) dollar and a \$500 annual administration fee. The total lease costs for the project through the end of the initial three (3) year term amount to \$1,536. The City will sub-lease the site at no cost to PATH to operate the facility.

Total construction and lease costs for this project, after design and CEQA analysis is \$7,130,409.

BACKGROUND

In April 2018, the Mayor and the City Council declared a shelter crisis in the City of Los Angeles. According to the 2018 Greater Los Angeles Homeless Point in Time Count released by Los Angeles Homeless Services Authority (LAHSA), 31,516 homeless individuals reside in the City, 23,114 of whom are unsheltered. To respond to this crisis and the immediate need for shelter, the Mayor and Council allocated \$30 million in the Fiscal Year (FY) 2019-19 Budget to establish temporary crisis and bridge housing facilities, with the goal of adding 50 to 100 new beds per Council District. Since then, \$51 million has been committed or reserved within the City of Los Angeles' Homeless Emergency Aid Program (HEAP) allocation from the State of California to construct and operate A Bridge Home sites.

The CalTrans owns a 134,334 square foot parking lot at 151 N. Beacon Street and will partner with the City to make a portion of this site available to establish a new bridge housing facility. The City will lease a portion of the property from CalTrans at a rate of one (1) dollar per month for this purpose, with an annual administration fee of \$500. The General Services Department, Real Estate Services division will report under a separate cover with lease terms and recommendations to execute this lease.

In order to determine the site's feasibility, BOE surveyed the property, assessed utility and sewer accessibility, prepared a site plan, and conducted a California CEQA analysis of the proposed use of the site. BOE will transmit the CEQA analysis under separate cover and the City Council and the Mayor must approve the BOE's determination that this use is categorically exempt from CEQA.

Upon approval of the recommendations in this report, balances in FY 2018-19 General Fund

allocations for crisis and bridge housing will be as follows:

- Remaining Balance of the General City Purposes - Crisis and Bridge Housing Fund: \$5,537,350; and
- Remaining Balance of the Unappropriated Balance, Homeless Services Program: \$3,248,963.

FISCAL IMPACT STATEMENT

Funds recommended in this report (\$7,130,409) were budgeted in the FY 2018-19 Budget and reserved in the HEAP grant for the A Bridge Home program - \$6,238,519 from the Crisis and Bridge Housing Fund line item within the General City Purposes Fund, and \$891,890 from HEAP Activity Category 1– Capital and Operating Support. As such, there is no additional impact to the General Fund.

RHL:YC:MB:16190013

Attachment

MOTION

There is a homelessness crisis in the state of California and in the City of Los Angeles. According to the 2018 Point-in-time Homeless Count, there are approximately 31,516 homeless individuals in the City of Los Angeles. There are approximately 23,000 unsheltered homeless individuals in the City.

Council District 15 is proposing three sites to be evaluated for the Crisis and Bridge Housing Program in the Watts, Wilmington, and San Pedro neighborhoods. The first site is a property controlled by the Housing Authority of the City of Los Angeles (HACLA) located at 2316 E. Imperial Highway. The second site is a property controlled by the Port of Los Angeles (POLA) located at 828 Eubank Avenue. The third site is a property controlled by the California Department of Transportation (CalTrans) located at 515 N. Beacon Street.

In order to best address the problem of homelessness in the City, and help homeless individuals make the transition to stable housing, homeless shelter bed capacity should be expanded Citywide. Therefore, staff should be instructed to evaluate the properties and report on their feasibility as crisis and bridge housing.

I THEREFORE MOVE that the City Council INSTRUCT the City Administrative Officer, with the assistance of the Chief Legislative Analyst, the Bureau of Engineering, Los Angeles Homeless Services Authority, and any other affected City stakeholders, to work with the Housing Authority of the City of Los Angeles, the Port of Los Angeles and the California Department of Transportation to evaluate the following three sites to determine if the properties are suitable for development as crisis and bridge housing facilities: 2316 E. Imperial Highway, 828 Eubank Avenue, and 515 N. Beacon Street.

I FURTHER MOVE that if the properties are determined to be suitable for development as crisis and bridge housing facilities, the City Council instruct the City Homeless Coordinator to coordinate with the Los Angeles County to identify funds for operations at the sites, including, but not limited to County Measure H revenue.

PRESENTED BY: 
JOE BUSCAINO
Councilmember, 15th District

SECONDED BY: 



JUL 08 2018