

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: November 29, 2018

CAO File No. 0220-05151-0067

Council File No. C.F. 18-0651

Council District: 15

To: The City Council

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

Reference: C.F. 18-0651 - Report on the Feasibility of 2316 East Imperial Highway for Use as Bridge Housing

Subject: **C.F. 18-0651: BRIDGE HOUSING AT 2316 EAST IMPERIAL HIGHWAY**

RECOMMENDATIONS

The City Council, subject to approval of the Mayor:

1. APPROVE funds in the amount of \$5,233,512 to develop a bridge housing facility on a site owned by the Housing Authority of the City of Los Angeles at 2316 East Imperial Highway. Funds to be appropriated from the Homeless Emergency Aid Program Grant Fund No. 60P/10, AC-1 – Capital and Operating Support, the Crisis and Bridge Housing Fund line item within the General City Purposes Fund No. 100/56, and the Unappropriated Balance Fund No. 100/58, Homeless Services program;
2. ESTABLISH a new account within the Capital Improvement Expenditure Program Fund No 100/54, entitled "Bridge Housing – Imperial Hwy" and APPROPRIATE funds in the amount of \$2 million; and,
3. AUTHORIZE the Controller to appropriate the amount of \$5,233,512 to develop a Crisis and Bridge Housing site in Council District 15, as follows:
 - a) TRANSFER \$1,333,333 from the General City Purposes - Fund No. 100/56, Account 000931, Crisis and Bridge Housing Fund to the Capital Improvement Expenditure Program Fund No. 100/54, account entitled "Crisis and Bridge Housing – Imperial Hwy;"
 - b) TRANSFER \$900,179 from the Unappropriated Balance, Fund No. 100/58, Account No. 580272, Homeless Services Program to the General Services Department fund No. 100/40, Account No. 003180 Construction Materials; and,
 - c) TRANSFER the total of \$3,000,000 from the Homeless Emergency Aid Program Grant Fund No. 60P/10, AC-1 – Capital and Operating Support, Account No. 10R630 to the following accounts:

Fund/Department	Account Number	Account Title	Amount
100/40 General Services Department	001101	Hiring Hall Construction	\$ 300,000
100/40 General Services Department	001121	Benefits Hiring Hall Construction	\$ 300,000
100/40 General Services Department	003180	Construction Materials	\$ 1,433,333
100/78 Bureau of Engineering	001010	Salaries General	\$ 300,000
100/54 Capital Improvement Program	TBD	Crisis and Bridge Housing – Imperial Hwy	\$ 666,667

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 – 2316 Imperial Hwy" account consistent with the Mayor and Council action on this matter, and AUTHORIZE the Controller to implement these instructions; and,
6. 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) instructing City staff to evaluate and report on the feasibility of establishing bridge housing at a site owned by the Housing Authority of the City of Los Angeles (HACLA) at 2316 East Imperial Highway (C.F. 18-0651).

At this time, the City Administrative Officer, Bureau of Engineering (BOE), and other appropriate City departments have determined that this property is suitable for two (2) tension membrane structures and associated modular trailers to establish bridge housing beds for 100 individuals. The site will also include storage for residents, personal hygiene and laundry facilities, supportive and community engagement services, and 24-hour security.

The estimated total project cost is \$5,468,596 of which, \$235,084 has been paid from the Capital Improvement Expenditure Program (CIEP) Homeless Projects account for design and California Environmental Quality Act (CEQA) analysis. The City is coordinating with the County to secure operating funding for this facility.

BACKGROUND

In April of this year, 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 \$20 million to the Crisis and Bridge Housing Fund in the 2018-19 Adopted Budget to establish temporary crisis and bridge housing facilities. The goal of this fund is to add 50 to 100 new beds per Council District. Additionally, \$45 million has also been allocated within the City of Los Angeles' Homeless Emergency Aid Program (HEAP) allocation from the State of California and \$10M was included in the Unappropriated Balance (Homeless Services Program) to augment sites with costs that exceed the \$1.33 million limit per Council District set by the Crisis and Bridge Housing Fund.

HACLA owns a vacant 74,785 square foot property at 2316 East Imperial Highway 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 HACLA at zero cost for this purpose, and HACLA will establish a job training center on the remaining portion of the site.

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 Fiscal Year 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: \$16,770,246; and
- Remaining Balance of the Unappropriated Balance, Homeless Services Program: \$6,409,821.

FISCAL IMPACT STATEMENT

Funds recommended in this report were budgeted in the Fiscal Year 2018-19 Budget. Funding for this site in its entirety (\$5,233,512) is provided by Council District 15 share of the Crisis and Bridge Housing Fund in the General City Purpose Fund (\$1.3 million), the Homeless Emergency Aid Program Grant Fund No. 60P/10, AC-1 – Capital and Operating Support (\$3 million) and the Unappropriated Balance, Homeless Services program (\$900,179). As such, there is no additional impact to the General Fund.

RHL:RA: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: _____

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