

0220-05151-0154

TRANSMITTAL

TO	DATE 9-9-19	COUNCIL FILE NO. NEW
City Council		
FROM		COUNCIL DISTRICT
Homeless Strategy Committee		All

At its meeting on August 29, 2019, the Homeless Strategy Committee (HSC) considered a report from the City Administrative Officer (CAO) regarding the A Bridge Home Program – Status and Funding Recommendations. The attached report has been amended to correct the reservation amount and the anticipated start date for the Civic Center A Bridge Home project.

The HSC recommends that the City Council, subject to the approval of the Mayor:

1. Support the implementation of all eight (8) proposed A Bridge Home sites described in Attachment B, if these are deemed feasible;
2. Work with the County of Los Angeles, the Los Angeles Homeless Services Authority (LAHSA), and the State of California to identify operating funding for additional A Bridge Home beds.

The HSC did not make a recommendation on recommendation two (2) of the CAO report:

Reserve \$37,359,000 of the City's allocation from the State of California Homeless, Housing, and Prevention Program (HHAPP) to construct the eight (8) A Bridge Home sites described in Attachment B.


Richard H. Llewellyn, Jr.
City Administrative Officer
Chair, Homeless Strategy Committee

RHL:YC:MB16200019

CAO 649-d

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: September 9, 2019

CAO File No. 0220-05151-0154

To: Homeless Strategy Committee

Council District: Citywide

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

Subject: **Amended Report: A Bridge Home Program – Status and Funding Recommendations**

SUMMARY

This report provides a status update on the A Bridge Home (ABH) program and includes recommendations regarding pending and future ABH sites.

RECOMMENDATIONS

That the Homeless Strategy committee review the following recommendations and forward to the Mayor and City Council for consideration:

1. Support the implementation of all eight (8) proposed A Bridge Home sites described in Attachment B, if these are deemed feasible;
2. Reserve \$37,359,000 of the City's allocation from the State of California Homeless, Housing, and Prevention Program (HHAPP) to construct the eight (8) A Bridge Home sites described in Attachment B; and
3. Work with the County of Los Angeles, the Los Angeles Homeless Services Authority (LAHSA), and the State of California to identify operating funding for additional A Bridge Home beds.

BACKGROUND

In April 2018, the Mayor officially launched the ABH program to establish one (1) new crisis and bridge housing facility in each of the 15 City Council Districts (CDs). Prior to this, City staff had begun working to establish 45 new crisis and bridge housing beds at the El Pueblo Historical Monument, which opened in September 2018.

Since the ABH program was launched, Councilmembers have introduced 28 motions identifying 42 properties for feasibility evaluation. City staff, however, have reviewed approximately 100 properties proposed as potential ABH sites. Thirty-five (35) of the 24 sites with motions have been evaluated, 19 have been deemed feasible and 16 are infeasible. Seven (7) sites are pending completion of a feasibility review, and an additional site is under review, pending introduction of a Motion.

Of the \$96 million allocated to support ABH construction and operating costs, \$8 million remains available from the \$9 million approved for Homeless Services in the General City Purposes fund (GCP) in the Fiscal Year (FY) 2019-20 Adopted Budget (See Page 4 for details).

DISCUSSION

Status of A Bridge Home Sites and Funding

A Bridge Home Funding Status

Approximately \$95 million has been allocated for ABH projects from the General Fund, and the State of California Homeless Emergency Aid Program (HEAP) grant funds. An additional \$1.9 million was approved from Proposition HHH (Prop HHH) for a permanent interim housing facility in the former Gardner Library. As such, total funding allocated for the ABH program amounts to \$96.9 million, of which \$88.8 million (92 percent) has been approved for specific ABH projects. Table 1 summarizes this information and attachment A provides detail on capital and operating funding approved for each site.

Table 1. Status of A Bridge Home Funding

Funding Source	Allocation Amount	Amount Approved for ABH Projects
City General Fund		
FY 2016-17 Savings	\$2,426,138	\$2,426,138
FY 2018-19 GCP – Crisis and Bridge Housing Fund	\$20,000,000	\$20,000,000
FY 2018-19 Unappropriated Balance	\$9,580,000	\$9,580,000
FY 2019-20 GCP	\$9,000,000	\$913,477
HEAP	\$54,062,810	\$54,062,810
Subtotal – General Fund and HEAP	\$95,068,948	\$86,982,425
Prop HHH*	\$1,875,000	\$1,875,000
Total ABH Funding	\$96,943,948	\$88,857,425
* Prop HHH funding allocated for a permanent interim housing facility in the former Gardner Library in CD 4.		

Approved funds will support the construction and operation of 19 ABH projects, in 11 CDs, totaling 1,450 beds (\$84.2 million), and pre-development and maintenance costs for all ABH sites (\$4.6 million). Of the \$84.2 million approved for ABH projects, \$15.3 million is for eight (8) sites with permanent structures (489 beds), including the \$1.9 million in Proposition HHH. The remaining \$68.9 million is for 11 sites with temporary structures (961 beds).

A Bridge Home Operating Funding

The County of Los Angeles (County) has partnered with the City by committing Measure H funds through the Los Angeles Homeless Services Authority (LAHSA) to operate at least 600 beds in ABH facilities for three (3) years. The County funded the first ABH site at the El Pueblo Historical

Monument at \$60/bed/night. All remaining beds in the County's commitment are funded at the countywide bridge housing bed rate of \$50/bed/night for individuals and youth. The exception is trauma-informed beds for women, which the County funds at \$60/bed/night. Based on LAHSA's analysis, \$60/bed/night is needed for all ABH beds to support the higher level of services required for this program. As such, the additional \$10/bed/night is being funded by the City to supplement County service funding in facilities serving individuals and youth.

All beds within the County's 600-bed commitment have been identified. Attachment A notes which ABH projects are funded with Measure H. The City has committed \$4.6 million to supplement the County's contribution to these beds, and an additional \$15 million to operate 849 beds beyond this commitment.

With a few exceptions, City funds approved for ABH operating costs are provided from the HEAP grant through its June 30, 2021 expenditure deadline. Attachment A provides the period for approved operating funding for each ABH site. Exceptions to the June 30, 2021 expiration date are noted.

Funds Needed for A Bridge Home Sites Under Feasibility Review

Council has approved Motions identifying seven (7) additional sites, with an estimated capacity of 580 beds, for feasibility evaluation. Another site with a permanent structure is under review (30 beds), pending introduction of a Motion. If all eight (8) of these sites (610 beds) are determined to be feasible, the estimated cost of construction would approximately \$34.4 million. \$9.3 million of this amount is for four (4) sites with permanent structures (275 beds) and \$25.1 million is for four (4) sites with temporary structures (333 beds). Attachment B provides detail on these sites and estimated operating start dates. \$17.4 million is needed to operate these additional eight (8) sites through June 30, 2021.

Funds Needed for Operating Costs at Current ABH Sites

An additional \$1.4 million is required to support operating costs for current ABH sites with operating funding that expires prior to June 30, 2021. Attachment A provides describes these costs by site. The cost to operate all ABH sites listed in Attachments A and B is \$18.8 million.

State of California Homeless Housing, Assistance, and Prevention Program

The City expects to receive \$123,750,000 from the State of California Homeless Housing, Assistance, and Prevention Program (HHAPP) grant. As discussed above, the cost to construct ABH sites under feasibility is approximately \$34,356,731. An additional \$3 million committed from the GCP in the FY 2019-20 Adopted Budget for the ABH sites located at 515 Beacon Street and 828 Eubank Ave (CD 15) is anticipated to be replaced with HHAPP funds in order to preserve General Fund dollars for homeless programs not eligible under HHAPP. The resulting total funding need from the HHAPP grant is \$37.4 million, or 30% of the City's grant. Table 2 below provides a summary of these funds and remaining balances of HHAPP and City funds.

Table 2. ABH Funding Need and Remaining Balances

	HHAPP	FY 2019-20 GCP	Total
Starting Balance	\$123,750,000	\$5,084,254	\$128,834,254
ABH Sites Under Feasibility Review - Construction	\$ (34,356,731)	\$0	\$(34,356,731)
Operating Funds for CD 15 Sites	\$ (3,002,269)	\$3,002,269	\$0
Subtotal, Need	\$(37,359,000)	\$3,002,269	\$34,356,731
Ending Balance	\$86,391,000	\$8,086,523	\$94,477,523

FISCAL IMPACT

If approved, the recommendations in this report will reserve \$37.4 million from the City's State of California Homeless Housing, Assistance, and Prevention Program (HHAPP) Grant allocation, subject to receipt of these grant funds from the state. If the City is unable to secure additional operating funding, the City would have to identify an additional \$18.8 million to operate all ABH sites listed in Attachments A and B through June 30, 2021. The average annual cost for services/operations at an ABH site is \$1.7 million.

Attachment A – Cost Summary: Current A Bridge Home Sites

Attachment B – Cost Estimates: A Bridge Home Sites Under Feasibility Review

RHL:YC:MB:16200017

Attachment A - Cost Summary: Current A Bridge Home Sites

#	Facility Name	Structure Type	Council District	Total Beds	Capital Funding	Operating Funding	Total Approved Funding	Current Operating Funding Expiration Date	Estimated Cost to Operate through June 30, 2021	Note
Completed Projects (5 sites)										
1	1920 W 3rd St	Permanent	1	41	\$ 1,315,554		\$ 1,315,554	4/15/2022	\$ -	Measure H is supporting 28 beds for individual women. Family beds are also supported with Measure H, but are not counted against the County's 600 bed commitment.
2	1533 Schrader	Temporary	13	72	\$ 4,385,761	\$ 423,000	\$ 4,808,761	6/30/2021	\$ -	Measure H is supporting 72 beds.
3	1214 Lodi Place (Phase 1)	Permanent	13	64			\$ -	8/30/2021	\$ -	Measure H is supporting 62 beds.
4	El Puente	Temporary	14	45	\$ 2,702,388		\$ 2,702,388	9/30/2021	\$ -	Measure H is fully supporting 45 beds.
5	Downtown Women's Center	Permanent	14	25		\$ 350,400	\$ 350,400	6/30/2020	\$ 350,400	\$40/bed/night.
Subtotal Completed Projects				247	\$ 8,403,703	\$ 773,400	\$ 9,177,103		\$ 350,400	
Projects With Approved Construction Funding (14 sites)										
6	7521 Canoga Ave	Permanent	3	85	\$ 4,300,000		\$ 4,300,000	N/A	\$ -	This project is a City/County partnership. The City's capital contribution is one-time. The County will support operating costs.
7	Gardner Library	Permanent	4	30	\$ 1,875,000		\$ 1,875,000	9/15/2021	\$ -	Measure H is supporting 30 beds. Funds from Proposition HHH
8	Aviva Family and Children's Services	Permanent	4	42	\$ 2,360,000		\$ 2,360,000	N/A	\$ -	The City's project contribution is capital for acquisition. Provider has outside operating funding.
9	Sylmar Armory	Permanent	7	85		\$ 3,723,000	\$ 3,723,000	3/1/2022	\$ -	City/County partnership. The City's operating contribution is one-time.
10	5965 St. Andrews Pl	Temporary	8	100	\$ 6,250,054	\$ 674,000	\$ 6,924,054	6/30/2021	\$ -	Measure H is supporting 100 beds.
11	2817 S Hope St	Temporary	9	100	\$ 6,079,875	\$ 637,350	\$ 6,717,225	6/30/2021	\$ -	Measure H is supporting 99 beds.
12	625 La Fayette Pl	Temporary	10	70	\$ 6,246,481	\$ 2,549,400	\$ 8,795,881	6/30/2021	\$ -	
13	1819 S Western	Temporary	10	18	\$ 1,764,775	\$ 655,560	\$ 2,420,335	6/30/2021	\$ -	
14	100 Sunset Ave	Temporary	11	154	\$ 5,000,000	\$ 5,608,680	\$ 10,608,680	6/30/2021	\$ -	
15	VA West LA Campus	Temporary	11	100	\$ 2,420,114		\$ 2,420,114	N/A		The VA will fund operating costs at this site. The City and County are jointly funding construction.

#	Facility Name	Structure Type	Council District	Total Beds	Capital Funding	Operating Funding	Total Approved Funding	Current Operating Funding Expiration Date	Estimated Cost to Operate through June 30, 2021	Note
16	1426 Paloma	Permanent	14	119	\$ 1,333,178		\$ 1,333,178	N/A		City/County partnership. The City's capital contribution is one-time.
17	2316 E Imperial Hwy (Watts)	Temporary	15	100	\$ 6,685,673	\$ 667,000	\$ 7,352,673	6/30/2021	\$ -	Measure H is supporting 100 beds.
										Measure H will support 62 beds (to be discussed in the next HEAP Quarterly Report).
18	515 N Beacon St (San Pedro)	Temporary	15	100	\$ 7,130,409	\$ 2,196,000	\$ 9,326,409	4/1/2021	\$ 540,000	12 months approved operating funding.
19	828 Eubank Ave (Wilmington)	Temporary	15	100	\$ 7,721,582	\$ 2,196,000	\$ 9,917,582	4/1/2021	\$ 540,000	
Subtotal Projects with Approved Construction Funding				1,203	\$59,167,141	\$18,906,990	\$ 78,074,131		\$ 1,080,000	
Other Approved A Bridge Home Funding					Total Cost					
	Pre-Development Costs (BOE)				\$ 3,870,000		\$ 3,870,000			
	Pre-Development Costs (GSD)				\$ 238,460		\$ 238,460			
	ABH Maintenance					\$ 500,000	\$ 500,000			
Subtotal Other Approved A Bridge Home Funding					\$ 4,108,460	\$ 500,000	\$ 4,608,460			
TOTAL FUNDS APPROVED*				1,450	\$71,679,304	\$20,180,390	\$ 91,859,694		\$ 1,430,400	

Attachment B - Cost Estimates: A Bridge Home Sites Under Feasibility Review

Sites With Motions Under Feasibility Review for Bridge Housing (7 sites)		Structure Type	CD	Total Beds	Estimated Construction Cost	Estimated Operating Cost	Total Estimate	Estimated Start of Operation	Estimated Cost to Operate through June 30, 2021	
1	DWP Storage/Maintenance Yard	Temporary	2	100	\$ 6,250,000		\$ 6,250,000	7/1/2020	\$ 2,184,000	
2	13160 Raymer Street	Permanent	2	85	\$ 2,000,000		\$ 2,000,000	12/1/2019	\$ 2,942,700	This site to replace 11471 Chandler Blvd.
3	3428 Riverside Drive	Temporary	4	100	\$ 5,707,033		\$ 5,707,033	4/1/2020	\$ 2,730,000	
4	Van Nuys Orange Line Station (12860 Aetna St.)	Temporary	6	85	\$ 7,914,893		\$ 7,914,893	5/1/2020	\$ 2,167,500	
5	5215 S. Figueroa St.	Temporary	9	48	\$ 5,223,829		\$ 5,223,829	5/1/2020	\$ 1,224,000	
6	1214 Lodi Place (Phase 2)	Permanent	13	62	\$ 448,512	\$ 432,000	\$ 880,512	10/1/2019	\$ 2,373,360	Estimated annual lease and eight months operating cost for 30 beds. The County will assume the cost of the 30 beds after eight months.
7	Civic Center	Permanent	14	100	\$ 5,232,464		\$ 5,232,464	4/1/2020	\$ 2,730,000	
Total Sites with Motions				580	\$ 32,776,731	\$ 432,000	\$ 33,208,731		\$ 16,351,560	
Site Pending Motion Under Review										
8	Motion Pending	Permanent		30	\$ 1,148,000		\$ 1,148,000	12/1/2019	\$ 1,038,600	
Total Sites Under Feasibility Review				610	\$ 33,924,731	\$ 432,000	\$ 34,356,731		\$ 17,390,160	

* \$3,002,269 million committed from the FY 2019-20 Adopted Budget for the ABH sites located at 515 Beacon Street and 828 Eubank Ave (CD 15) is anticipated to be replaced with HHAPP funds. As a result, total funded needed from the HHAPP grant is \$37,359,269.