

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: January 24, 2022

CAO File No. 0220-05734-0034

Council File No. 20-0841

Council Districts: All

To: The City Council



From: Matthew W. Szabo, City Administrative Officer

Reference: COVID-19 Homelessness Roadmap

Subject: **REPORT BACK ON COVID-19 HOMELESSNESS ROADMAP
UNFUNDED TEMPORARY HOMELESS INTERVENTIONS**

SUMMARY

On December 11, 2021, the City Council instructed the Office of the City Administrative Officer (CAO), to provide an update on the COVID-19 Homelessness Roadmap (Roadmap), including pending projects. As of December 31, 2021, the Roadmap has produced 6,566 new, open and occupiable beds in 18 months. There are currently six (6) projects pending consideration. The CAO has also reviewed and City Controller's report, "City Properties Available for Homeless Housing and Services," and our findings on this list are outlined below.

RECOMMENDATION

That the City Council direct the City Administrative Officer to report on a funding strategy for interim housing sites that have been assessed and were determined to be feasible to support temporary homeless interventions.

BACKGROUND

On June 16, 2020, Los Angeles City reached an agreement with Los Angeles County to develop 6,700 new homeless housing interventions in response to the COVID-19 emergency within 18 months. In exchange, the County committed to providing up to \$60 million in funding for services every year for five (5) years for a total of up to \$300 million, or up to half of the estimated \$600 million in total costs for these interventions over the agreement term. The amount of funding from the County will be determined by the number of interventions that are "open and occupiable" within 60 days of July 1 each year.

FEASIBILITY REVIEW OF NEW INTERIM HOUSING SITES

This Office has reviewed the report issued by the City Controller on January 12, 2022, “City Properties Available for Homeless Housing and Services,” and disagrees with its conclusion regarding the 26 properties it notes as “available.” The CAO has previously assessed many of these properties for potential use as homeless interventions as outlined in Attachment 2.

As part of the City of Los Angeles Comprehensive Homeless Strategy (CHS), approved in February 2016, the CAO was tasked with implementing Strategy 7D, “Using Public Land for Affordable and Homeless Housing.” Since 2016, the CAO, with the assistance of various City departments, has assessed over 800 possible sites for permanent affordable and supportive housing, interim housing and other homeless facilities. This includes all of the 428 properties that were designated as “surplus” by the City’s Asset Manager, the Department of General Services (GSD) Real Estate Services Division (RES), and the complete list of the City’s Department of Transportation (LADOT) parking lots. The City’s review also includes numerous sites owned by the City’s proprietary departments including the Los Angeles World Airports (LAWA), the Port of Los Angeles (POLA), and the Los Angeles Department of Water and Power (LADWP), as well property owned by other government and transportation entities including Caltrans and Metro. A comprehensive report summarizing the feasibility review process was issued on February 23, 2021 (C.F. 20-0841).

As Attachment 2 outlines, many of the 26 properties are within 2,000 feet of a Superfund site, which would require extensive environmental remediation, and therefore, could be not used for short-term residential use. Several sites are LADOT parking lots that require identifying replacement parking before the sites can be used for homeless interventions. Finally, a number of sites on the list have already been approved for economic development and/or affordable housing development uses and the projects are progressing. This Office will reconfirm the status of all of these projects and sites with the appropriate City departments.

ROADMAP STATUS

As of December 31, 2021, the City had a total of 6,566 new beds and 754 existing beds that were “open and occupiable” per the criteria of the City-County agreement. Attachment 1 of this report shows the status of these interventions by Council District.

There are currently a total of six (6) interim housing projects with a total of 425 beds that were initially determined to be feasible but have not received funding. The list of projects is included here as Attachment 3.

FISCAL IMPACT

There is no impact to the General Fund as a result of the recommendations in this report at this time. There is a possible fiscal impact to the General Fund as we work to identify funding for the six (6) projects that are currently unfunded. The full scope of that impact is unknown as only initial feasibility has been assessed and full costs are subject to final design of each project.

FINANCIAL POLICIES STATEMENT

The recommendation in this Report complies with the City Financial Policies inasmuch as we are directed to report on a funding strategy for the unfunded projects.

ATTACHMENTS:

- Attachment 1: COVID-19 Homelessness Roadmap Tracker: New Interventions as of December 31, 2021
- Attachment 2: Status of 26 City Properties Evaluated for Homeless Housing and Services
- Attachment 3: Unfunded Interim Housing Projects

MWS:PJH:BB:MP:AMW: 16220141

COVID-19 Homelessness Roadmap Tracker: New Interventions as of December 31, 2021

Council District	Interventions by Council District					New Interventions Open and In Process as of December 31, 2021													
	CD Target	Beds Approved (1)	Beds Open	Beds In Process	Beds Closed	Project Roomkey		RRH/Shared (2)		Interim Housing		Project Homekey (3)		Safe Parking		Safe Sleeping		Permanent Housing	
						Open	In Process	Open	In Process	Open	In Process	Open	In Process	Open	In Process	Open	In Process		
1	430	911	720	130	61	363	0	224	TBD	27	130	91	0	0	0	0	0	15	0
2	203	837	672	0	165	0	0	62	TBD	610	0	0	0	0	0	0	0	0	0
3	14	466	394	20	52	0	0	45	20	249	0	75	0	25	0	0	0	0	0
4	46	304	231	0	73	70	0	36	TBD	125	0	0	0	0	0	0	0	0	0
5	94	227	148	79	0	0	0	82	TBD	54	79	0	0	0	0	0	0	12	0
6	125	1,072	714	358	0	237	0	109	TBD	265	161	58	197	0	0	0	0	45	0
7	134	159	102	0	57	0	0	16	TBD	0	0	86	0	0	0	0	0	0	0
8	84	216	166	0	50	0	0	84	TBD	52	0	30	0	0	0	0	0	0	0
9	482	1,014	403	591	20	0	0	99	TBD	245	486	0	0	40	0	0	105	19	0
10	77	288	191	0	97	0	0	33	TBD	85	0	22	0	0	0	0	0	51	0
11	92	302	302	0	0	0	0	131	TBD	64	0	77	0	30	0	0	0	0	0
12	17	220	113	107	0	0	0	18	TBD	0	107	75	0	20	0	0	0	0	0
13	468	564	446	0	118	0	0	91	TBD	285	0	38	0	10	0	0	0	22	0
14	622	1,633	1,491	93	49	483	0	229	TBD	680	93	99	0	0	0	0	0	0	0
15	194	456	344	40	72	0	0	67	TBD	222	0	0	40	55	0	0	0	0	0
All	2,918	734	129	605	0	0	0	129	TBD	0	0	0	0	0	0	0	0	0	0
Total	6,000	9,403	6,566	2,023	814	1,153	0	1,455	625	2,963	1,056	651	237	180	0	0	105	164	0
														8,589					

(1) Only approved new interventions are included. Does not include the approved 700 interventions in existing agreements.

(2) LAHSA administers the City program for 2,000 RRH (Rapid Re-Housing)/Shared Housing placements, and reports placements by Council District (CD) on a quarterly basis and overall placements on a weekly basis. RRH placements are reported by household and the CD where the household originated in the Coordinated Entry System, not by where the household was placed in housing. If the origin CD is unknown, the placement is captured under "All." Separate from the City program, an additional 60 RRH placements were made in CD14 and 20 RRH placements are in process in CD3.

(3) Project Homekey Round 1 sites will operate as interim housing for 3-5 years and then convert to permanent supportive housing (PSH). Five (5) Project Homekey interventions, a total of 174 beds, were approved by Council on December 3, 2021 to convert early to PSH and will be removed from the Roadmap when development plans are finalized.

Number	CD	Updated AIN or Controller AIN (If Applicable)	Address or Description	CAO Comments	Controlling Dept.	Square Feet (Estimate)
1	9	6071021914	10901 S CLOVIS AVE LOS ANGELES, CA 90059*	C.F. 17-0237 instructed EWDD to enter into an exclusive negotiation agreement for an economic development opportunity at this site.	EWDD	129672
		6071021915	10931 SOUTH CLOVIS AVE LOS ANGELES, CA 90059*			185886
		6071021916	10920 S CLOVIS AVE LOS ANGELES, CA 90059*adjacent parcel			79325
2	1	2332-2340 N. Workman 5204-016-900 5204-016-901	2332-2340 N. Workman; 216-244 S. Avenue 24; 2330-2338 N. Daly; 2416-2422 N. Workman; 154-164 S. Avenue 24	AHOS - C.F. 16-0600. These sites are in an exclusive negotiation agreement with a developer who proposed affordable and supportive housing. Public parking would need to be preserved; one site is dedicated parkland controlled by RAP	LAHD	192923
		216-244 S. Avenue 24 5204-005-901				
		2330-2338 N. Daly 5204-011-903				
		2416-2422 N. Workman 5204-015-901				
		154-164 S. Avenue 24 5204-004-901				
3	10	5032004915	3900 W MARTIN LUTHER KING JR BLVD	C.F. 21-0259; property subject to CRA option agreement. State approved SLA exemption for an economic development opportunity on this site; RFP responses due January 24, 2022	EWDD	8550
		5032004914	3860 W MARTIN LUTHER KING JR BLVD			8122
		5032004913	3856 W MARTIN LUTHER KING JR BLVD			8122
		5032004912	3850 W MARTIN LUTHER KING JR BLVD			8121
		5032004911	3840 W MARTIN LUTHER KING JR BLVD			8402
		5032004910	3838 MARTIN LUTHER KING BLVD			8401
5032005902	Marlton Sq Parking Lot With Street Easement (Lot 52-D2)	55310				
4	7	2617014903	10702 N SHARP AVE LOS ANGELES, CA 91345	Phase 2 environmental conducted in 2021. Community farm is planned for this site.	GSD	100962

Number	CD	Updated AIN or Controller AIN (If Applicable)	Address or Description	CAO Comments	Controlling Dept.	Square Feet (Estimate)
5	8	6001014900	5975 S WESTERN AVE LOS ANGELES CA 90047-1124	Site assessed for LAPD STD; C.F. 20-0392 approved a one year license for use of the site. CAO to confirm whether license is still active.	GSD	121880
6	7	2506-034-903 2506-034-900 2506-034-902 2506-034-901 2506-034-036 2506-035-900 2506-035-010	12568 N. San Fernando Rd	Active LAHD exclusive negotiation agreement, see C.F. 18-0261. CAO determined to be available and appropriate for Safe Parking/Trailers.	LAHD	96446
7	15	7440006915 7440006916 7440006919 7440006920 7440006933 7440006921	110. N Avalon Blvd	Proprietary. Per Zimas, site is in a "2000 ft. Buffer Zone" i.e. within 2,000 feet of a Superfund site This may need to be confirmed by DTSC. Housing may not be allowed at this location.	Harbor Harbor Harbor Harbor Harbor Harbor	50139 6692 6272 7319 2186 5764
8	10	5024018901 5024018902	3416 W 43rd Avenue; LOT 625	Council approved RFI in 2019 C.F. 19-0770 for modified mix use. Site is active DOT parking lot and would require replacement parking.	LADOT	68260
9	15	7440006959		Proprietary. Per Zimas, site is in a "2000 ft. Buffer Zone" i.e. within 2,000 feet of a Superfund site This may need to be confirmed by DTSC. Housing may not be allowed at this location.	Harbor	67103
10	15	7418034907 7418034908 7418034903	309 W. Harry Bridges Blvd/225 N. Fries Ave	Proprietary. Per Zimas, site is in a "2000 ft. Buffer Zone" i.e. within 2,000 feet of a Superfund site This may need to be confirmed by DTSC. Housing may not be allowed at this location.	Harbor Harbor Harbor	14238 35283 2514

Number	CD	Updated AIN or Controller AIN (If Applicable)	Address or Description	CAO Comments	Controlling Dept.	Square Feet (Estimate)
11	10	5024019907	3228 W 43rd St; LOT 626	Assessed in May 2020, will require replacement public parking.	LADOT	49360
12	9	6006-030-901 6006-029-900 6006-029-901	5887 & 5888 S. Crocker St	Motion C.F. 21-0764 introduced for sole source to develop PSH; motion pending approval	LAHD	36377
13	3	2126007900	7120 Baird Avenue; LOT 621	Council approved C.F. 19-0192 for affordable housing evaluation; site would require replacement parking	LADOT	33500
14	15	7418032915 7418032918 7418032914 7418032908 7418032916 7418032913 7418032919 7418032917		Proprietary. Per Zimas, site is in a "2000 ft. Buffer Zone" i.e. within 2,000 feet of a Superfund site This may need to be confirmed by DTSC. Housing may not be allowed at this location.	Harbor	3911 2670 7957 1320 2226 2170 9560 2847
15	8	6040014905	323 W. 87th Street; LOT 665	C.F. 21-1150 MOU approved between BOS and DOT to use as deployment site for CARE/CARE+ program.	LADOT	32370
16	14	5183-002-902 5183-002-900 5183-002-901	249 N. Chicago Ave	CAO assessed site in 2017 and ENA aproved by Council in August 2018, Council File 16-0600-S145. Site would require replacement parking.	LAHD	27131
17	15	7418035911 7418035912 7418035913 7418035914 7418035908		Proprietary. Per Zimas, site is in a "2000 ft. Buffer Zone" i.e. within 2,000 feet of a Superfund site This may need to be confirmed by DTSC. Housing may not be allowed at this location.	Harbor	3681 3682 3683 3682 12080
18	8	6040015900 6040015901	235 W 87th Street; LOT 666	CAO assessed, pending Council determination.	LADOT	25916

Number	CD	Updated AIN or Controller AIN (If Applicable)	Address or Description	CAO Comments	Controlling Dept.	Square Feet (Estimate)
19	11	4241028906 4241028905 4241028904	2010 S. Pisani Place; LOT 613	Site would require replacement parking.	LADOT	25380
20	15	7440005953 7440005955	130 BROAD AVE	Proprietary. Per Zimas, site is in a "2000 ft. Buffer Zone" i.e. within 2,000 feet of a Superfund site This may need to be confirmed by DTSC. Housing may not be allowed at this location.	Harbor	19299 5132
21	9	6004002903	840 W. Slauson Ave	Site is in a MTA ROW Project Area and any construction would require clearance from that Agency.	GSD	24159
22	8	5006-008-903 5006-008-904	5400 Crenshaw Blvd	Assessed in May 2020. Exclusive negotiation agreement contemplated for site, replacement parking required.	LAHD/LADOT	22628
23	15	7423026900	600 E L ST	C.F. 10-1094. Direct Sale to Habitat; approved by Council Sept 27, 2017. Ordinance 185167	LAHD/GSD	21597
24	3	2125003900	7130 Darby Avenue; LOT 640	AMG evaluated in March 2019; requires replacement parking.	LADOT	20380
25	8	6037-001-900	1636 W. Manchester Ave	C.F. 12-0049-S17 instructed EWDD & City Attorney to evaluate Direct Sale of property for economic development purposes.	LAHD/EWDD	19519

Number	CD	Updated AIN or Controller AIN (If Applicable)	Address or Description	CAO Comments	Controlling Dept.	Square Feet (Estimate)
26	15	7454019900 7454019901 7454019902	529 W. 11th Street; LOT 699	CAO reviewed; adjacent commercial tenants would require replacement parking.	LADOT	18900

Unfunded Interim Housing Sites							
Intervention Type	Site (1)	Population	No. of Beds/Units	Owner	Cost/Bed Over Project Term (2)	Total Estimated Funding Liability (3)	Estimated Capital Costs (4)
Interim Housing - Prefabricated Homes	San Fernando Rd.	Adults	62	City - GSD	\$ 23,221	\$ 14,397,305	\$ 7,969,455
Interim Housing - Permanent Structure	Santa Monica Blvd.	Adults	82	Private	\$ 23,767	\$ 19,488,855	\$ 6,127,097
Interim Housing - Permanent Structure	N. El Centro (5)	Families	17	City - GSD	\$ 31,976	\$ 5,435,980	\$ 2,872,380
Interim Housing - Permanent Structure	Bailey St.	Adults	75	Private	\$ 18,968	\$ 14,226,225	N/A
Interim Housing - Pallet	Mission St.	Adults	148	City - LASAN	\$ 14,124	\$ 20,903,471	\$ 5,559,571
Interim Housing - Pallet	E. 116th Pl.	Adults	41	Caltrans / Metro	\$ 25,857	\$ 6,360,942	\$ 3,752,687
Subtotal of Estimated Costs			425			\$ 80,812,778	\$ 26,281,190

(1) Sites were assessed for feasibility and were pending funding recommendation. Considering lapse in time, sites should be reviewed again for accurate capital and leasing costs because conditions may have changed.

(2) Cost per bed is the average cost over the term of the project assuming beds will turnover twice per year.

(3) Total estimated funding liability includes estimated costs for capital, services, and leasing (if applicable) for the project term.

(4) LADBS guidance for required ADA hygiene units recently changed, and capital costs for Pallet sites will need to be reassessed to ensure an adequate number of units are included in the design.

(5) N. El Centro is proposed for families, and per bed cost is based on number of units, not beds, so the rate is higher than average.