

**REPORT FROM**

**OFFICE OF THE CITY ADMINISTRATIVE OFFICER**

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Date: September 27, 2023

CAO File No. 0220-05151-0483

Council File No. 22-1578

Council District: 4,8,10

To: The City Council

From: Matthew W. Szabo, City Administrative Officer



Reference: Council File 22-1578

Subject: **Interim Housing Request for Proposal and Review Process (C.F. 22-1578)**

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**SUMMARY**

On February 25, 2023, the City Council approved a motion (C.F. 22-1578) that instructed the City Administrative Officer (CAO), with the assistance of the Los Angeles Homeless Services Authority (LAHSA), to report on recommendations that would create a standardized Request for Proposal (RFP) and/or other process, for privately owned parcels and buildings to be considered for development or acquisition as interim housing sites, along with funding options of the recommended process. Furthermore, this motion instructed the CAO to report on a standardized site review process for privately-owned parcels and buildings to be considered for redevelopment or acquisition as interim housing sites. In a revised motion that was introduced on February 15, 2023, it was instructed that the Planning Department and the Los Angeles Housing Department assist the CAO with these recommendations, with a request for the City Attorney to also provide assistance. This report responds to the information requested per the motion, with reference to guidelines and recommendations set by the Bureau of Engineering, Los Angeles Administrative Code, and the Los Angeles Homeless Services Authority (LAHSA).

**RECOMMENDATIONS**

That the City Council, subject to approval by the Mayor:

1. APPROVE the Office of the City Administrative Officer's updated Proposed Standardized Site Review Process for Citywide interim housing sites for people experiencing homelessness;
2. AUTHORIZE the City Administrative Officer to make any technical changes or adjustments to the Proposed Standardized Site Review Process; and
3. INSTRUCT the General Services Department to develop an Interim Housing Acquisition Diligence checklist.

## **BACKGROUND**

In the Office of the City Administrative Officer (CAO) report dated February 23, 2021 (C.F. 20-0841), a general outline of the feasibility process for privately owned sites was outlined in three phases. This is still the current process the CAO's Office follows when reviewing sites for feasibility, with some variation depending on the site, project, or parties involved.

### Tier 1 (Phase 1) of Feasibility Review:

The City Administrative Officer (CAO) develops a property profile for each site which includes lot size, ownership, location, and nearby amenities. The profile is used to determine the following:

1. Site meets basic size requirements as determined by the Bureau of Engineering (BOE) and Los Angeles Homeless Services Authority (LAHSA) for optimal site operations efficiency.
  - i. Interim Housing: The minimum size to accommodate beds, administrative offices, hygiene trailers, storage, pet area, and common space:
    - a. Vacant lot: The minimum size to accommodate 25 tiny homes, or 50 beds is 19,200 square feet. 20,000 square feet is the ideal size to support 38 tiny homes, or 76 beds, or 70 beds in a membrane structure.
    - b. Existing building: 10,000 square feet of usable warehouse space on the first floor is needed to accommodate up to 70 beds.
  - ii. Safe Parking: 20 parking spaces, with a space in between cars to provide privacy for participants, is optimal. Lots must be paved and accessible.
2. Confirm that the owner of the site is willing to make the site available for the proposed intervention for at least three years, preferably up to five years.
  - i. Privately-owned site: The General Services Department (GSD) inquires whether the landlord is willing to lease for three to five years, and if so, confirms the leasing cost and terms.

If the proposed site meets the Phase 1 feasibility criteria, the Council Office is notified and the site proceeds to Phase 2 feasibility review as outlined below.

### Tier 2 (Phase 2) of Feasibility Review:

The property profiles are forwarded to the appropriate entity for assessment.

1. Privately-owned vacant lots: These sites are forwarded to the Department of Public Works, Bureau of Engineering (BOE) for engineering and infrastructure review, preliminary site layout, and a rough order of magnitude (ROM) cost estimate.
2. Privately-owned buildings: These sites are forwarded to BOE, which assesses the property's major systems and rehabilitation needs, advises on applicable emergency shelter code requirements, and provides a preliminary site layout and ROM cost estimate. GSD establishes leasing terms with the property owner.
3. Sites Proposed for Safe Parking: LAHSA assesses the number of vehicle dwellers near the proposed site, determines the need for safe parking in the area, and provides a recommendation regarding the need for safe parking at the proposed site.

If the proposed site meets Phase 2 feasibility criteria, the Council Office is notified and the Phase 3 feasibility review proceeds, as outlined below.

### Tier 3 (Phase 3) of Feasibility Review

CAO conducts a cost estimate analysis and submits funding recommendations to the Mayor and City Council.

1. Interim Housing Sites: The CAO estimates the total cost of the intervention, which includes the one-time construction or rehabilitation costs, the leasing costs (if any), and service operations. A cost per bed analysis is conducted to compare costs between sites and cost appropriateness. The final step is for BOE to conduct the California Environmental Quality Act (CEQA) review, and the site is recommended for funding.
2. Safe Parking Sites: The CAO determines the total cost for service operations for the term of the lease/agreement (\$30/car/night; up to \$70/RV/night), and the site is recommended for funding.

Once the project is approved and funded, the CAO coordinates and tracks project implementation with the respective Council Office and the responsible departments, which execute leases, license agreements, construction, and service contracts.

## **DISCUSSION**

The request for this report back called for the placement of a standardized Request for Proposal (RFP) process. Based on collected information regarding the procurement process, a Request for Qualification (RFQ) is recommended at this time so that sites can be submitted on an annual basis. In comparison to an RFP, an RFQ does not require funding to be identified before the approval of an interim housing project. According to the City of Los Angeles Procurement Manual, an RFQ is a document that is used to obtain statements of qualifications from bidders, and is often used to select a bidder to help the City develop a project. Given the unpredictable nature of grant funding that is provided by State and Federal jurisdictions for homelessness interventions, it is not feasible to commit funds prior to completing full assessments of properties being considered for interim housing.

### **Procurement Process:**

This process may differ depending on which procurement type is selected. See Attachment 1 for a side by side comparison of the two procurement options.

1. Upon issuance of Request For Proposal (RFP) or Request For Qualifications (RFQ), Owner/Operators may submit information in response to the request
2. Responses will be reviewed on a rolling basis against Tier 1 Review of the Proposed Standardized Site Review Process

3. If the proposed site meets requirements outlined in Tier 1 Review of the Proposed Standardized Site Review Process, the Council Office will be notified and the site will proceed to Tier 2 Review
4. Property is reviewed against Tier 2 Review of the Proposed Standardized Site Review Process
5. A property profile will be developed to include an overview of site and will be sent to the Bureau of Engineering for a Rough Order of Magnitude (ROM)
6. If a lease agreement is required, the General Services Department, Real Estate Services division will engage the property owner for negotiations and analyze the leasing cost
7. The Office of the City Administrative Officer (CAO) will prepare the project cost analysis
  - a. RFP - Award recommendations will be presented to Council
  - b. RFQ - Council Offices will be notified of the total costs associated for the acquisition, leases, rehabilitation, and services for their input
8. Upon completion of Tier 2 Review, funding sources will be identified for acquisition, lease, construction, and services costs in Tier 3 Review
9. If an RFQ is selected, the site will be transmitted to the City Council and Mayor for consideration

## **PROPOSED STANDARDIZED SITE REVIEW PROCESS**

At the time a project is submitted through the review process, all permits associated with the building must be completed or closed with the Los Angeles Department of Building and Safety. An existing structure that is submitted for consideration must have existing infrastructure such as water, power, and sewer connections. The property must be structurally sound without any major structural deficiencies, and the foundation, walls, roof, structural columns, and reinforced concrete walls must all be in good standing. Property ownership must be prepared to submit all building, mechanical, electrical, and plumbing (MEP) plans and permits for review. The following recommendations are based on ideal building features and should be considered on a case by case basis.

### **Tier 1 Review**

*Location: What are the surrounding land uses?*

The location of a proposed interim housing site is one of the first factors to consider during the feasibility process. The ideal location for a site is near public transportation, which is beneficial for program participants that do not own vehicles. However, the site is recommended to be 500 feet or more away from a school. By right, homelessness shelters are required to be at least 300 feet away from another operational shelter per Zoning Code. Attachment 2 provides a list of allowed Planning Zones for both emergency homeless shelters and by right homeless shelters. A fire hydrant must be within 300 feet from the front door entrance of the building. Proximity to amenities such as schools (public or private), grocery stores, parks, daycare centers, or community centers should be taken into consideration. These factors should be reviewed for compatible use.

*Square Footage: Does this property meet the minimum Square Footage?*

For an existing structure, the minimum of 10,000 square feet of usable warehouse space is required. For a vacant lot, the minimum of 20,000 square feet is required.

*Term: How long is the property available?*

The ideal timeframe for availability is about three to five years, with an additional six to 12 months to account for tenant improvements, as well as six to 12 months to account for site demobilization.

*Unit/Bed Capacity: How many units will this site provide?*

An estimate of the bed or unit count will be based on the existing structure's capacity. Note that this is a rough estimate.

## **Tier 2 Review**

This step will require coordination with the Council District of the proposed interim housing site. These items will determine the scope of work that is required for tenant improvements.

### Operations Guidelines

*Bed Availability*

To ensure that efficiencies of scale are considered, the recommended minimum bed count of a property is 50 beds.

*Community Outreach*

To ensure that constituents in the area surrounding the proposed location are notified of possible changes to their community, outreach efforts must be completed by the City prior to formal approvals and funding allocations. This will allow constituents to voice their opinions and lived experience, as well as provide the City with insight on occurrences within the City neighborhoods. The outreach process will provide the community the opportunity to submit feedback either verbally or in writing.

*Population*

A target population must be selected, which can be tailored to the specific needs of the surrounding community. The Council Offices are the best points of reference in the populations with the most need within their districts. The possible populations to be served are as follows: Single men, single women, single adults, veterans, and transitional aged youth (TAY), whose ages range from 18 to 24. Families may also be served, with the head of household number set by the service provider and the Los Angeles Homeless Services Authority (LAHSA).

*Office Space for Staff*

The number of case managers/monitors on site is dependent on the maximum participant capacity on site. According to LAHSA's Bridge/Crisis Scope of Required Services (SRS), contractors are recommended to maintain a ratio of approximately one staff to every 25

participants for optimal service delivery. It is recommended that office space is available for staff to complete intakes and provide case management. The recommended location for these particular rooms is at the front of the property, which would allow the most visibility and control over who enters and exits the premises. A separate break room and restroom are also recommended for sole use by the service provider staff on site.

*Meal Preparation Area*

Based on LAHSA’s Bridge/ Crisis Scope of Required Services (SRS), the service provider is required to provide three meals a day to all program participants. To support this requirement, an area for meal preparation must be included in any project being considered for interim housing. The space will not require a stove or an oven; however, it must be able to accommodate a microwave, space and outlets for large refrigerators, a large sink, and any other low voltage appliances. The space must also be able to accommodate shelves for dry foods and snacks.

*Designated Area for Dumpster Storage*

The property must allow space for a trash enclosure area that fits a minimum of two large trash bins. This area will be locked when the site is operational to prevent illegal dumping. Large trash bins that are left out of the trash enclosure may present a hazard to those driving and/or walking around the property, so having a designated area for this purpose will prevent disruption to the surrounding neighborhood.

Design Guidelines

*Layout and Building Structure*

The layout of a building structure may impact operations and staffing costs. Per Ordinance No. 185490, which applies to emergency shelters for the homeless located in new or existing buildings or structures that are established pursuant to the declaration of a shelter crisis under Section 12.80 of the Los Angeles Municipal Code, all sleeping quarters must be located on the the ground floor of a building with multiple floors. However, if an existing building or structure will operate as a shelter for the homeless on a long term or permanent basis, then the applicable permits may be approved for sleeping quarters to be located on multiple floors in a multi-level building. An elevator is required for multi-level buildings.

Any building that is identified as the following building type must conform to their respective requirements:

<b>Building Type</b>	<b>Building Requirement</b>
Non-Ductile Concrete	Non-Ductile Building Ordinance #183983
Soft-Story Timber	Soft Story Retrofit Ordinance #183893
Unreinforced Masonry	Chapter 88 of the 2023 Los Angeles Building Code

### *Zoning*

Zoning requirements will be based on if the interim housing facility is a by right homeless shelter or if it is an emergency shelter, meaning it was created in response to a declared shelter crisis. Attachment 2 provides a list of Zoning areas that allow homeless shelters by type.

### *Fire Life Safety*

The existing Fire Alarm System (FAS) must be manufactured less than 10 years ago and shall be properly serviced to include records of maintenance, repairs, and annual testing. The existing FAS shall have cellular dial-out or have the capability of being upgraded to cellular dial-out. The type of sprinklers that are recommended for interim housing use are NFPA 13 R, which are specifically for residential use and for spaces over 400 square feet. The existing sprinkler system must be converted to this specific sprinkler type.

### *Onsite or Street Parking*

Onsite parking must be included in the site. If space or any other code requirement exempts onsite parking, then the property must have available street parking without time limits or parking fees. Parking must also be considered for program participants that own vehicles. Note that this parking can and will be utilized for deliveries and services that are part of site operations, such as meals, supplies, and landscaping.

### *Congregate Living Space*

If a site does not have single occupancy rooms, it may operate as a dormitory or congregate living space. Per LAHSA's Crisis/ Bridge Housing Scope of Required Services (SRS), there must be a minimum of three feet, or 36 inches between the long side of adjacent beds or cots. The configuration of beds or cots in a dormitory or large room setting must include aisles that are sufficient in size and placement to facilitate ease of passage in the event that an emergency evacuation of the facility is necessary.

### *Sanitary Facilities*

The proposed interim housing property must have the spatial capacity to fulfill the sanitary facility requirements based on LAHSA's Facility Standards. There must be a restroom to participant ratio of one toilet and wash area for every 15 participants. If the site will permanently operate as an interim housing facility, the restroom to participant ratio will require one toilet and wash area for every 8 participants.

### *Indoor, Outdoor, and Natural Light*

Per the Los Angeles Administrative Code, Ordinance No. 185490, in section 3A entitled Light, Heating, Ventilation and Sanitation, any building being considered for homelessness use must have exterior openings for natural light and ventilation.

### *Storage*

Space for storage must be incorporated into a site plan for interim housing. Depending on the capacity of a site, each participant must be provided with a minimum storage space that is equivalent to a standard 12 in x 12 in x 12 in locker. Different types of storage may be selected

by the service provider, such as storage bins or lockers. The storage must have the capacity of holding about 60 lbs., or the equivalent of two bags that weigh 30 lbs. each.

#### *Indoor Communal Area*

Service providers have reported greater retention in programs that provide community activities. This area will be used for eating, activities, and meeting space for participants. This space must be included in the site plan.

#### *Outdoor Space/ Pet Area*

A designated outdoor space within the property where program participants would be able to congregate has proven to be beneficial for operations. This space may double as a smoking area and would allow individuals to get fresh air within the jurisdiction of the property. The space would provide a covered outdoor seating area that may also allow for outdoor program activities. Note that any permanent shade structure must be 20 feet away from the main building to maintain a fire separation. Picnic benches with removable shades may be an alternative solution to a permanent shade structure.

In an effort to provide better experiences for program participants with pets, a pet area would be recommended if space allows. This area is allowed to sit on top of an easement area and is recommended to be around 400 to 450 square feet. Note that this is not a requirement for an interim housing site to operate, but these elements have received positive feedback from both providers and participants.

#### *Laundry Area*

An area or space large enough to accommodate a laundry facility is recommended on site for the use of the service provider.

### **Tier 3 Review**

#### *Funding Source and Eligibility*

Identify eligible funding for the total cost of the intervention, which includes the one-time construction or rehabilitation costs, the leasing costs, and annual service operations.

#### *California Environmental Quality Act (CEQA) Review*

The Bureau of Engineering (BOE) will conduct the California Environmental Quality Act (CEQA) review to inform policymakers and the public of potential environmental effects of proposed activities and to prevent significant, avoidable environmental damage. This CEQA review must be completed and presented to the decision maker at the time the City first commits to (i.e., approves) the project.

### **Additional Considerations**

#### *Funding and Costs*

When considering a building or existing structure for interim housing, the total cost in comparison to value of the property must be considered. When considering a property, the

rehabilitation/tenant improvement costs, plus the lease cost, should not exceed the value of property. If they do, acquisition should be considered. Operating costs should also be a part of selection. Funding that is allocated for tenant improvements of proposed interim housing sites should support the updates required to assist the clientele and operators and make the property compliant with shelter ordinance requirements (particularly in agreements that are following a lease structure). If a property is being considered for acquisition, a Class A appraisal will be used, and the process would be overseen by the General Services Department, Real Estate Services (GSD-RES) division. This report includes the recommendation for GSD-RES to develop an Interim Housing Acquisition Diligence checklist.

#### *Selection Criteria*

If multiple projects have competing timelines for completion, the following are some considerations for prioritization:

1. Overall bed availability within a Council District
2. Number of existing shelters located within a Council District
3. Overall bed need within a Council District
4. Bed availability based on population served (i.e. Men, women, families, TAY)
5. Rehabilitation/Construction Costs
6. Tenant Improvements
7. Operating Cost
8. Leasing Cost (If applicable)

#### *Service Provider*

Selecting a service provider in the earlier stages of the feasibility assessment may prove beneficial for both construction and operations. Involving a service provider during the phase in which a site plan is developed will ensure that spaces and the layout are set in the most operationally beneficial way given best practices. During this time, the service provider can provide feedback on how the site can and will be operated, especially if the site will serve a sensitive population or a population with specific needs.

#### *24 Hour Security*

Security that operates 24 hours has proven beneficial for the overall operations of an interim housing project. Please note that security onsite cannot operate outside of the boundaries of the property. Any patrol that would occur outside of the property would be completed by the Los Angeles Police Department.

#### *Communication with the onsite Service Provider*

To ensure that the surrounding community of an interim housing site is considered, a form of communication to the onsite service provider must be available. This can include a direct phone number or email address where constituents may submit concerns, suggestions, and complaints. It should be noted that the service provider does not have authority and cannot be held responsible for any activities that occur outside of the program site.

### *Demobilization Options*

For projects that include temporary structures such as Tiny Home Villages and the A Bridge Home program, a demobilization plan must be discussed with the contractor that is providing the structures. Though this plan is not required in the feasibility process, it is recommended that the following questions are addressed:

1. Does the contractor have a buyback program?
2. Does the contractor have a recycling option?
3. Will the contractor allow storage after the site has demobilized?
4. If any of options one through three are available, what are the costs and fees associated with those processes?

### **Current City Funded Interim Housing**

There are different types of interim housing services that are provided across the County of Los Angeles, which are listed in Attachment 3. The City does not provide all of these program types, and some are not within the interim housing scope of work that is overseen by the CAO's Office. As of September 25, 2023, there are 84 open and occupiable interim housing sites that are funded by the City, which provide 6,212 beds. These sites include sites in different programs such as A Bridge Home, Project Homekey, Project Roomkey, Tiny Home Villages, Safe Parking, Safe Sleep, and interim housing provided in existing structures. Attachment 4 provides a list of the sites that are broken down by project type, Council District, and total number of beds.

### **FISCAL IMPACT STATEMENT**

There is no impact to the General Fund as a result of the recommendations in this report at this time.

### **FINANCIAL POLICIES STATEMENT**

The recommendations in this report comply with the City Financial Policies in that budgeted funds are being used to fund recommended actions.

#### **Attachments:**

1. Process Comparison: Request for Proposal vs. Request for Qualification
2. Zones that allow by right and emergency homeless shelters
3. Interim Housing Program Types from the Los Angeles City & County Interim Housing Minimum Service and Operations Practice Standards
4. List of Open Interim Housing Sites Funded by the City as of September 2023

Request for Qualifications (RFQ)	Request for Proposals (RFP)
<ol style="list-style-type: none"> <li>1. Issue opportunity on an annual basis and Owner/Operators may respond</li> <li>2. Responses will be reviewed on a rolling basis against Tier 1 Review of the Proposed Standardized Site Review Process</li> <li>3. If submission passes Tier 1 Review, the Council Office will be notified and the site will proceed to Tier 2 Review.</li> <li>4. Property is reviewed against Tier 2 Review.</li> <li>5. A property profile will be developed to include an overview of site and will be sent to the Bureau of Engineering for a Rough Order of Magnitude (ROM)</li> <li>6. If a lease agreement is required, the General Services Department, Real Estate Services division will engage the property owner for negotiations and analyze the leasing cost</li> <li>7. The Office of the City Administrative Officer (CAO) will prepare the project cost analysis for Council Offices to review the total costs associated with the acquisition, leases, rehabilitation, and services for their input.</li> <li>8. Upon completion of Tier 2 Review, funding sources will be identified for acquisition, lease, construction, and services costs in Tier 3 Review</li> <li>9. The site will be transmitted to the City Council and Mayor for consideration.</li> </ol>	<ol style="list-style-type: none"> <li>1. Identify Funding and finalize the Project Budget, including Tier 1 Review and Tier 3 Review considerations. Released on an annual basis.</li> <li>2. Issue opportunity and Owner/Operators may respond. Tier 2 Review considerations would need to be addressed during the proposal submission.</li> <li>3. Responses will be reviewed after the submission deadline against Tier 1 Review and Tier 2 Review of the Proposed Standardized Site Review Process to rate responsiveness</li> <li>4. If submission passes Tier 1 Review and Tier 2 Review, a report will be submitted to Council for approval of site selection.</li> <li>5. A property profile will be developed to include an overview of site and will be sent to the Bureau of Engineering for a Rough Order of Magnitude (ROM)</li> <li>6. If a lease agreement is required, the General Services Department, Real Estate Services division will engage the property owner for negotiations and analyze the leasing cost</li> </ol>

<b>Zones that allow homeless shelters as a use by right (limited to 30 beds)</b>	
<b>Zone</b>	<b>Use</b>
<b>R4</b>	Multiple Dwelling R3 Uses, Apartment Houses, Multiple Dwellings, Child Care
<b>RAS4</b>	Residential/Accessory R4 uses, Limited ground floor commercial
<b>R5</b>	Multiple Dwelling R4 Uses, Clubs, Lodges, Hospitals, Sanitariums, Hotels
<b>C1.5</b>	Limited Commercial C1 Uses – Retail, Theaters, Hotels, Broadcasting Studios, Parking Buildings, Parks and Playgrounds, R4 Uses
<b>C2</b>	Commercial C1.5 Uses; Retail w/ Limited Manufacturing, Service Stations and Garages, Retail Contr. Business, Churches, Schools, Auto Sales, R4 Uses
<b>C4</b>	Commercial C2 Uses with Limitation, R4 Uses
<b>C5</b>	Commercial C2 Uses, Limited Floor Area for Manufacturing of CM Zone Type, R4 Uses
<b>CM</b>	Commercial Manufacturing Wholesale, Storage, Clinics, Limited Manufacturing, Limited C2 Uses, R3 Uses
<b>Zones that allow by right homeless shelters with less than 30 beds as a public benefit (LAMC 14.00 A.8)</b>	
<b>Zone</b>	<b>Use</b>
<b>R3</b>	Multiple Dwelling R2 Uses, Apartment Houses, Multiple Dwellings, Child Care (20 max)
<b>M1</b>	Limited Industrial MR1 Uses, Limited Industrial and Manufacturing Uses, no R Zone Uses, no Hospitals, Schools, Churches, any Enclosed C2 Use, Wireless Telecommunications, Household Storage
<b>M2</b>	Light Industrial M1 and MR2 Uses, Additional Industrial Uses, Storage Yards, Animal Keeping, Enclosed Composting, no R Zone Uses
<b>M3</b>	Heavy Industrial M2 Uses, any Industrial I Uses, Nuisance Type Uses 500 ft from any other Zone, no R Zone Uses
<b>Zones that allow trailers for temporary housing interventions (LAMC 14.00 A.9)</b>	
<b>Zone</b>	<b>Use</b>
<b>CR</b>	Limited Commercial Banks, Clubs, Hotels, Churches, Schools, Business and Professional Colleges, Child Care, Parking Areas, Offices, R4 Uses
<b>C1</b>	Limited Commercial Local Retail Stores < 100,000 sq-ft, Offices or Businesses, Hotels, Hospitals and/or Clinics, Parking Areas, CR Uses except for Churches, Schools, Museums, R3 Uses
<b>C1.5</b>	Limited Commercial C1 Uses – Retail, Theaters, Hotels, Broadcasting Studios, Parking Buildings, Parks and Playgrounds, R4 Uses
<b>C2</b>	Commercial C1.5 Uses; Retail w/ Limited Manufacturing, Service Stations and Garages, Retail Contr. Business, Churches, Schools, Auto Sales, R4 Uses
<b>C4</b>	Commercial C2 Uses with Limitation, R4 Uses
<b>C5</b>	Commercial C2 Uses, Limited Floor Area for Manufacturing of CM Zone Type, R4 Uses
<b>CM</b>	Commercial Manufacturing Wholesale, Storage, Clinics, Limited Manufacturing, Limited C2 Uses, R3 Uses
<b>MR1</b>	Restricted Industrial CM Uses, Limited Commercial and Manufacturing, Clinics, Media Products, Limited Machine Shops, Animal Hospitals and Kennels
<b>M1</b>	Limited Industrial MR1 Uses, Limited Industrial and Manufacturing Uses, no R Zone Uses, no Hospitals, Schools, Churches, any Enclosed C2 Use, Wireless Telecommunications, Household Storage
<b>MR2</b>	Restricted Light Industrial MR1 Uses, Additional Industrial Uses, Mortuaries, Animal Keeping
<b>M2</b>	Light Industrial M1 and MR2 Uses, Additional Industrial Uses, Storage Yards, Animal Keeping, Enclosed Composting, no R Zone Uses
<b>M3</b>	Heavy Industrial M2 Uses, any Industrial I Uses, Nuisance Type Uses 500 ft from any other Zone, no R Zone Uses
<b>P</b>	Automobile Parking – Surface and Underground Surface Parking; Parking Buildings if located below grade; Land in a P Zone may also be classified in A or R Zone
<b>PB</b>	Parking Building P Zone uses, Parking Buildings at or above grade; Automobile Parking within a Building

<b>OS</b>	Open Space Parks and Recreation Facilities, Nature Reserves, Closed Sanitary Landfill sites, Public Water Supply Reservoirs, Water Conservation Areas
<b>Zones that allow emergency shelters during a declared shelter crisis: faith-based, non-profit, or charitable organizations (LAMC 12.81)</b>	
<b>Zone</b>	<b>Use</b>
<b>R3</b>	Multiple Dwelling R2 Uses, Apartment Houses, Multiple Dwellings, Child Care (20 max)
<b>RAS3</b>	Residential/Accessory R3 uses, Limited ground floor commercial
<b>R4</b>	Multiple Dwelling R3 Uses, Apartment Houses, Multiple Dwellings, Child Care
<b>RAS4</b>	Residential/Accessory R4 uses, Limited ground floor commercial
<b>R5</b>	Multiple Dwelling R4 Uses, Clubs, Lodges, Hospitals, Sanitariums, Hotels
<b>C2</b>	Commercial C1.5 Uses; Retail w/ Limited Manufacturing, Service Stations and Garages, Retail Contr. Business, Churches, Schools, Auto Sales, R4 Uses
<b>C4</b>	Commercial C2 Uses with Limitation, R4 Uses
<b>C5</b>	Commercial C2 Uses, Limited Floor Area for Manufacturing of CM Zone Type, R4 Uses
<b>CM</b>	Commercial Manufacturing Wholesale, Storage, Clinics, Limited Manufacturing, Limited C2 Uses, R3 Uses
<b>M1</b>	Limited Industrial MR1 Uses, Limited Industrial and Manufacturing Uses, no R Zone Uses, no Hospitals, Schools, Churches, any Enclosed C2 Use, Wireless Telecommunications, Household Storage
<b>M2</b>	Light Industrial M1 and MR2 Uses, Additional Industrial Uses, Storage Yards, Animal Keeping, Enclosed Composting, no R Zone Uses
<b>M3</b>	Heavy Industrial M2 Uses, any Industrial I Uses, Nuisance Type Uses 500 ft from any other Zone, no R Zone Uses

### **Interim Housing Program Types**

From the Los Angeles City & County Interim Housing Minimum Service and Operations Practice Standards

1. **Recovery Bridge:** Recovery Bridge Housing (RBH) is a type of abstinence-based, peer supported housing that combines a subsidy for recovery residences with concurrent treatment in outpatient (OP), intensive outpatient (IOP), Opioid Treatment Program (OTP), or outpatient withdrawal management (OP-WM) settings. RBH is often appropriate for participants with minimal risk with regard to acute intoxication/withdrawal potential, biomedical, and mental health conditions. If there is risk potential, these concerns are to be managed by the treating provider.
2. **Recuperative Care:** Temporary housing in which participants receive health and mental health oversight, usually for an acute illness or injury.
3. **Stabilization Housing:** Temporary housing with case management and other supportive services for vulnerable participants, with the goal of improving participants' health and increasing their housing security.
4. **Safe Haven:** Safe havens are extremely low barrier and low demand supportive interim housing that shall not require participation in services and referrals as a condition of occupancy. Instead, it is hoped that after a period of stabilization in a safe haven, residents will be more willing to participate in services or referrals and will eventually be ready to move to more traditional forms of housing.
5. **Transitional Housing:** Transitional Housing is conceptualized as an intermediate intervention between emergency shelter/crisis housing and permanent housing. It is intended to be more long-term, service intensive and private than emergency shelters, yet remains time-limited to stays of up to 24 months. The purpose is intended to provide a safe, supportive environment where residents can overcome trauma, begin to address the issues that led to homelessness or kept them homeless, and begin to rebuild their support network.
6. **Winter/Seasonal Shelter/Emergency-response Shelter program:** A low-barrier to entry, hypothermia prevention program providing basic shelter operations (showers, two meals, a bed, open for a minimum of 14 hours) through use of regular shelter locations and motel vouchers when activated to a 24-hour model of care due to extreme temperatures.

Type	Type - Details	Intervention Type	Site Name	CD	No. of Beds (Total)
A Bridge Home	ABH	Interim Housing	1920 W 3rd St.	1	41
Roadmap	PHK	Project Homekey	Solaire Hotel 1710 7th St	1	91
GCP	Safe Parking	Safe Parking	Glassell Park Senior Citizen Center	1	20
GCP	Safe Parking	Safe Parking	Central City Neighborhood Partners	1	20
A Bridge Home	ABH	Interim Housing	13160 Raymer St.	2	85
A Bridge Home	ABH	Interim Housing (Sprung Structure)	7700 Van Nuys Blvd	2	100
Roadmap	THV	Interim Housing (Pallet)	11471 Chandler Blvd.	2	75
Roadmap	THV	Interim Housing (Pallet)	12600 Saticoy	2	150
Roadmap	THV	Interim Housing (Pallet)	6099 Laurel Canyon Blvd.	2	200
A Bridge Home	ABH	Interim Housing	7621 Canoga Ave.	3	81
Roadmap	Safe Parking	Safe Parking	7128 Jordan Ave	3	25
Roadmap	THV	Interim Housing (Pallet)	19040 Vanowen aka 6700 Vanalden	3	101
Roadmap	THV	Interim Housing (Pallet)	6073 N Reseda Blvd aka Topham	3	148
GCP	Safe Parking	Safe Parking	West Valley Regional Branch Library	3	25
A Bridge Home	ABH	Interim Housing	1701 Camino Palmero St.	4	42
A Bridge Home	ABH	Interim Housing (Sprung Structure)	3428 Riverside Dr.	4	100
A Bridge Home	ABH	Interim Housing	3061 Riverside Dr.	4	78
Roadmap	Interim Housing	Interim Housing	1701 Camino Palmero St.	4	42
Roadmap	PHK	Project Homekey	The Sieroty (Formerly Howard Johnson) 7432 Reseda Blvd	4	74
Alliance	Interim Housing	Interim Housing	Highland Gardens 7047 Franklin Ave.	4	143
A Bridge Home	ABH	Interim Housing	1479 La Cienega	5	54
Roadmap	Interim Housing	Interim Housing	Coalition to Abolish Slavery and Human Trafficking (CAST) Shelter - Address Withheld	5	15
GCP	Safe Parking	Safe Parking	National Safe Parking	5	19
A Bridge Home	ABH	Interim Housing (Trailers)	14333 Aetna St.	6	74
Roadmap	Interim Housing	Interim Housing	6909 N Sepulveda Blvd.	6	146
Roadmap	Interim Housing	Interim Housing	7816 Simpson Avenue	6	49
Roadmap	PHK	Project Homekey	Econo Motor Inn 8647 Sepulveda Blvd.	6	58
Roadmap	THV	Interim Housing (Pallet)	9710 San Fernando Rd.	6	161
GCP	Safe Parking	Safe Parking	Department of Public Social Services Van Nuys Safe Parking	6	20
A Bridge Home	ABH	Interim Housing	Sylmar Armory 12860 Arroyo St.	7	85
Roadmap	PHK	Project Homekey	Encinitas (Formerly The Good Nite Inn) 12835 Encinitas Ave.	7	86
A Bridge Home	ABH	Interim Housing (Sprung Structure)	5965 St. Andrews Pl.	8	100
Roadmap	Interim Housing	Interim Housing	9165 & 9165 1/2 Normandie St.	8	28
Roadmap	Interim Housing	Interim Housing	5615 - 5749 South Western Ave.	8	7
Roadmap	Interim Housing	Interim Housing	8501 1/2 S. Vermont Ave.	8	25
Roadmap	Interim Housing	Interim Housing	8768 S. Broadway (aka 8701 S. Broadway)	8	150

Type	Type - Details	Intervention Type	Site Name	CD	No. of Beds (Total)
A Bridge Home	ABH	Interim Housing (Sprung Structure)	2817 S Hope St.	9	100
A Bridge Home	ABH	Interim Housing	4601 S. Figueroa St.	9	30
Roadmap	Interim Housing	Interim Housing	224 E. 25th St & 224 1/2 E. 25th St	9	68
Roadmap	Interim Housing	Interim Housing	5100 S. Central Ave.	9	25
Roadmap	PHK	Project Homekey	King Solomon Village 1300-1332 W Slauson Ave	9	100
Roadmap	Safe Parking	Safe Parking	1501 S Figueroa Street	9	30
Roadmap	Safe Parking	Safe Parking	4301 S Central Ave	9	10
Roadmap	Safe Sleep	Safe Sleep	Historic Lincoln Theater 2300 S. Central Avenue	9	88
A Bridge Home	ABH	Interim Housing (Containers)	1818 S Manhattan Pl. (formerly 1819 S. Western Ave.)	10	15
A Bridge Home	ABH	Interim Housing (Containers)	625 Lafayette Pl.	10	72
Roadmap	PHK	Project Homekey	Best Inn 4701 W Adams Blvd.	10	22
A Bridge Home	ABH	Interim Housing (Sprung Structure)	100 Sunset Ave.	11	154
A Bridge Home	ABH	Interim Housing (Sprung Structure)	VA West LA Campus	11	100
Roadmap	PHK	Project Homekey	Super 8 LAX 9250 Airport Dr.	11	44
Roadmap	Safe Parking	Safe Parking	11339 Iowa Ave	11	25
Roadmap	Safe Parking	Safe Parking	5455 E. 111th Street	11	50
Roadmap	Interim Housing	Interim Housing	18140 Parthenia St.	12	107
Roadmap	Safe Parking	Safe Parking	8775 Wilbur Ave.	12	20
A Bridge Home	ABH	Interim Housing	1403 N. Gardner St.	13	30
A Bridge Home	ABH	Interim Housing	1214 Lodi Pl. (Phase 1)	13	64
A Bridge Home	ABH	Interim Housing (Sprung Structure)	1533 Schrader Blvd.	13	72
A Bridge Home	ABH	Interim Housing	1214 Lodi Place (Phase 2)	13	30
Roadmap	Interim Housing	Interim Housing	5941 Hollywood Blvd.	13	30
Roadmap	PHK	Project Homekey	The NEST 253 S. Hoover St	13	38
Roadmap	Safe Parking	Safe Parking	1033 Cole Ave.	13	20
Roadmap	THV	Interim Housing (Pallet)	1455 Alvarado St.	13	43
Roadmap	THV	Interim Housing (Pallet)	2301 W 3rd St.	13	64
A Bridge Home	ABH	Interim Housing (Trailers)	711 N. Alameda St. (El Puente)	14	45
A Bridge Home	ABH	Interim Housing	Downtown Women's Center	14	25
A Bridge Home	ABH	Interim Housing	310 N. Main St.	14	99
A Bridge Home	ABH	Interim Housing	1426 Paloma St.	14	119
Roadmap	Interim Housing	Interim Housing	Weingart Center 566 S. San Pedro Street	14	60
Roadmap	Interim Housing	Interim Housing	543 Crocker St.	14	20
Roadmap	PHK	Project Homekey	Super 8 Alhambra 5350 S Huntington Dr.	14	52
Roadmap	PHK	Project Homekey	Titta's Inn - Casa Luna 5333 Huntington Drive	14	47
Roadmap	PRK	Project Roomkey	LA Grand	14	481

Type	Type - Details	Intervention Type	Site Name	CD	No. of Beds (Total)
Roadmap	Interim Housing	Interim Housing (Containers)	1060 N Vignes St.	14	232
Roadmap	THV	Interim Housing (Pallet)	7570 N. Figueroa St.	14	93
Roadmap	THV	Interim Housing (Pallet)	Arroyo Drive at Ave 60	14	224
Roadmap	Interim Housing	Interim Housing	1904 Bailey St.	14	72
A Bridge Home	ABH	Interim Housing (Sprung Structure)	2316 E Imperial Hwy.	15	100
A Bridge Home	ABH	Interim Housing (Sprung Structure)	515 N Beacon St.	15	100
A Bridge Home	ABH	Interim Housing (Sprung Structure)	828 Eubank Ave.	15	100
Roadmap	Interim Housing	Interim Housing	345 E 118 Pl	15	4
Roadmap	PHK	Project Homekey	Travelodge 18600 Normandie Avenue	15	40
Roadmap	Safe Parking	Safe Parking	19610 S. Hamilton Ave	15	25
Roadmap	Safe Parking	Safe Parking	711 S. Beacon St.	15	30
Roadmap	THV	Interim Housing (Pallet)	1221 S. Figueroa Place aka Harbor Park	15	75
<b>Total Number of Sites/Beds</b>				<b>84</b>	<b>6212</b>