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County of Los Angeles
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David W. Slayton,
Executive Officer/Clerk of Court,
By J. Lopez, Deputy Clerk

**SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF LOS ANGELES**

FIX THE CITY, INC., a California
Nonprofit Corporation,

Petitioner and Plaintiff,

vs.

CITY OF LOS ANGELES, a municipal
corporation; the CITY OF LOS ANGELES
CITY COUNCIL; and DOES 1 through 10,
inclusive,

Respondents and Defendants.

Case No. 23STCP04410

**PETITIONER'S SUPPLEMENTAL
REQUEST FOR JUDICIAL NOTICE OF
EXHIBITS FOR ITS REPLY TRIAL
BRIEF; DECLARATION OF JAMES S.
LINK**

[Petitioner's Reply Trial Brief, Objections to
City's Declarations and Evidence, and Reply
to City's Evidentiary Objections, filed
concurrently herewith]

Trial Date: November 14, 2024
Time: 9:30 a.m.
Dept.: 85

[Hon. James C. Chalfant]

1 TO THE COURT, ALL PARTIES AND THEIR ATTORNEYS OF RECORD:

2 Petitioner Fix the City, Inc. requests judicial notice of the exhibits specified below
3 based on Evidence Code Section 453 which provides that a trial court shall take judicial
4 notice “of any matter specified in Section 452 if a party requests it and: (a) gives each
5 adverse party sufficient notice of the request . . . to enable such adverse party to prepare to
6 meet the request; and (b) furnishes the court with sufficient information to enable it to take
7 judicial notice of the matter.” Respondents City of Los Angeles and Los Angeles City
8 Council (“City”) will have the exhibits (which are all City documents) upon service of this
9 Request and attached Declaration Of James S. Link, and will have sufficient information to
10 respond.

11 This Supplemental Request for Judicial Notice is necessitated by newly stated
12 arguments and justifications for the Midvale project made for the first time by the City in
13 its Opposition Trial Brief. As stated in the Opening Brief, the City had not stated the codes
14 and rationale upon which it claimed the approval of Midvale was based.

15
16 **Memorandum of Points and Authorities**

17 **1. Laws And Official Acts Of The City.**

18 Evidence Code Section 452(b) governs judicial notice of the “regulations and
19 legislative enactments issued by or under the authority of the United States or any public
20 entity in the United States” Breakstone Billiards v. City of Torrance (2000) 81
21 Cal.App.4th 1205, 1209, n. 1; Jordan v. Los Angeles (1968) 267 Cal.App.2d 794, 798.

22 Evidence Code Section 452(c) governs judicial notice of “official acts of the
23 legislative, executive, and judicial departments of the United States and of any state of the
24 United States.” Trinity Park, LLP v. City of Sunnyvale (2011) 193 Cal.App.4th 1014,
25 1027, reversed on other grounds in Sterling Park, L.P. v. City of Palo Alto (2013) 57
26 Cal.4th 1193, 1202 (judicial notice proper of “public entity’s . . . official resolutions,
27 reports, and other official acts”). Evidence Code Section 452(d) authorizes judicial notice
28 of court records. In re Vicks (2013) 56 Cal.4th 274, 314.

Pursuant to Section 452(b), “[t]he court may take judicial notice of a city charter or municipal code. (See LaGrone v. City of Oakland (2011) 202 Cal.App.4th 932, 941, fn. 3 [135 Cal. Rptr. 3d 750] [judicial notice of provisions of charter]; Madain v. City of Stanton (2010) 185 Cal.App.4th 1277, 1280, fn. 1 [111 Cal. Rptr. 3d 447] [judicial notice of municipal code for the first time on appeal].)” The Kennedy Com. v. City of Huntington Beach (2017) 16 Cal.App.5th 841, 852.

2. Documents for Which Judicial Notice is Sought and Relevance Thereof.

Exhibit 77: The City’s Notice of Motion and Motion for Judgment Pursuant to Code of Civil Procedure Section 1094; Memorandum in Support in Friends of Waverly, Inc. v. City of Los Angeles, LASC Case No 20STCP00082.

This judicially noticeable court record is relevant in reply to the City’s opposition brief, where the City argues: “For the Midvale Project, thus, ED-3 set aside LAMC 12.03 and 12.80 because those provisions are found within Chapter I of the LAMC. (CX 75). According to the ED-3 program, the Midvale Project approval proceeds solely pursuant to the requirements of Section 8698.” (RTB, p. 19.) The argument made by the City in the present case is contrary to the argument made by the City in the motion for judgment in Friends of Waverly where the City argued that LAMC § 12.80 is the enabling law for Govt. Code §§ 8698, *et seq.* It is incongruous for the City in this case to argue that the City could “set aside” the enabling law on which ED3 is based. As argued in Petitioner’s reply trial brief, judicial estoppel should apply to the City’s current statements in conflict with its statements to the Court in Friends of Waverly.

Exhibit 78: Order Granting Motion For Judgment in Friends of Waverly, Inc. v. City of Los Angeles, LASC Case No 20STCP00082.

This judicially noticeable court record is relevant in reply to the City’s opposition brief, where the City argues: “For the Midvale Project, thus, ED-3 set aside LAMC 12.03

1 and 12.80 because those provisions are found within Chapter I of the LAMC. (CX 75).
2 According to the ED-3 program, the Midvale Project approval proceeds solely pursuant to
3 the requirements of Section 8698.” (RTB, p. 19.) The argument made by the City in the
4 present case is contrary to the argument made by the City in the motion for judgment in
5 Friends of Waverly where the City argued that LAMC § 12.80 is the enabling law for Govt.
6 Code §§ 8698, *et seq.* It is incongruous for the City in this case to argue that the City could
7 “set aside” the enabling law on which ED3 is based. As argued in Petitioner’s reply trial
8 brief, judicial estoppel should apply to the City’s current statements in conflict with its
9 statements to the Court in Friends of Waverly.

10 The Court Order granted the City’s motion for judgment, accepting the City’s point
11 that LAMC § 12.80 is enabling legislation for Govt. Code §§ 8698, *et seq.*

12
13 **Exhibit 79:** Los Angeles Municipal Code § 57.105.6.11.

14 LAMC 57.105.6.11 defines community care facility which is a key issue in this
15 litigation. If Midvale is a community care facility, it was illegally approved by the City.
16 The code is a central issue in this case.

17
18 **Exhibit 80:** FY 24-25 Tiny Home Interim Housing Program Scope of Required
19 Services.

20 The Los Angeles Homeless Services Authority prepared the Program Scope. It is
21 relevant to show that there is no time limit on the length of stay at Midvale, which is
22 relevant to the question whether Midvale is a shelter for the homeless. If Midvale is not
23 such a shelter, the City invalidly approved the Midvale Project.

24
25 **Exhibit 81:** Stamped and Signed Electrical Plans for Midvale Tiny Home Village.

26 The Stamped and Signed Electrical Plans address the City’s argument in opposition
27 to Exhibit 15, which was a draft plan sheet for the Project showing the City’s reliance on
28 LAMC § 12.80. ED1 and ED3. This Stamped and Signed Plan is in the City files and is

1 directly relevant to the question of the City's grounds for Midvale and ultimately the failure
2 of the City to comply with the law. Exhibit 81 is stamped by an engineer, does *not* say
3 "not for construction," and appears to be final plans for the Project.

4
5 **Exhibit 82:** City Attorney Report, November 13, 2015.

6 In this Report, the City Attorney states that the City avails itself of the authority
7 provided by Govt. Code §§ 8598, *et seq.* via LAMC § 12.80 in the approval of shelters for
8 the homeless. The opinion is relevant to the question whether the City has the power in
9 ED3 to set aside LAMC § 12.80. The City Attorney opinion is subject to judicial notice.
10 "[O]pinions of a city attorney construing its charter provisions are equivalent to the
11 construction of a statute by officials charged with its administration, and are entitled to
12 consideration in charter interpretation." Linda Vista Village San Diego Homeowners
13 Assn., Inc. v. Tecolote Investors, LLC (2015) 234 Cal.App.4th 166, 187.

14
15 **Exhibit 83:** Los Angeles City Charter § 240.

16 The charter section is relevant to the question whether the City of Los Angeles
17 properly approved Midvale. Section 240 sets the legislative authority with the City
18 Council stating that business shall be conducted as required in the Los Angeles
19 Administrative Code.

20
21 **Exhibit 84:** Los Angeles Administrative Code § 2.1.

22 This administrative code requires the acts of the City Council be undertaken in
23 specified ways. Section 2.1 is relevant to the question whether the City properly adopted
24 the Midvale project.

25
26 **Exhibit 85:** Application For Fire Sprinkler/Plan Check And Inspection.

27 This Application is relevant to show the Midvale project requires permits for
28 installation of the Midvale project. This Application is relevant to the question whether the

1 project is untimely under Govt. Code § 8698.1, which states that no new permits can be
2 issued after January 1, 2023.

3
4 **Exhibit 86:** Email from City’s Marina Quinonez dated May 17, 2023.

5 This email by Ms. Quinonez, who has direct oversight of the Midvale, project
6 confirms Midvale is an LAMC § 12.80 project. This email is directly relevant to the City
7 argument made for the first time in its Opposition Trial Brief that ED3 sets aside LAMC §
8 12.80. Petitioner argues that ED3 cannot set aside this LAMC section.

9
10 **Exhibit 87:** Email from City’s Marina Quinonez dated July 27, 2023.

11 In the email, Ms. Quinonez indicates that if Midvale uses a service provider such as
12 LA Family Housing, that would change the Project to a “permanent interim housing
13 project”. The email is relevant to the issue whether Midvale is a shelter for the homeless or
14 a community care facility.

15
16 **Exhibit 88:** List of and initiating motions for 21 of 22 projects cited by the City.

17 The City argues that it has approved 22 other projects, which it cites, that are
18 allegedly similar to Midvale. The City relies on those 22 projects to claim that it has not
19 violated LAMC §§ 12.03 and 12.80. Exhibit 88 is relevant to additionally showing how
20 the City failed properly to approve Midvale with reference to the Los Angeles Charter and
21 Los Angeles Administrative Code. In each of the 21 other projects, the City proceeded by
22 initiating motion. No such initiating motion was made for or in the Midvale approval.
23 (Petitioner was not able to open or access the file for the 22nd example.)

24
25 **Exhibit 89:** Los Angeles City Council Resolution dated February 28, 2023.

26 This Resolution states that the suspension of competitive bidding for shelters for the
27 homeless expired on September 1, 2023. The resolution is relevant to the issue of the lack
28

of competitive bidding for the Midvale project that led to the sole source contract issued to Life Ark.

DATED: November 4, 2024

THE SILVERSTEIN LAW FIRM, APC

By: /s/ Robert P. Silverstein

ROBERT P. SILVERSTEIN

JAMES S. LINK

Attorneys for Petitioner and Plaintiff,
FIX THE CITY, INC.

DECLARATION OF JAMES S. LINK

DECLARATION OF JAMES S. LINK

James S. Link declares:

1. I am an attorney licensed to practice law in the State of California. I am Of Counsel to The Silverstein Law Firm, counsel of record for Petitioner and Plaintiff Fix The City, Inc.

2. I have personal knowledge of the facts stated in this declaration. If called as a witness, I could and would competently testify to the facts stated herein.

3. **Exhibit 77** is a true and correct copy of the Respondents City of Los Angeles and Los Angeles City Council's Notice of Motion and Motion for Judgment Pursuant to Code of Civil Procedure Section 1094; Memorandum in Support in Friends of Waverly, Inc. v. City of Los Angeles, LASC Case No 20STCP00082, filed by the City. I downloaded the Motion from the website of the Los Angeles Superior Court.

4. **Exhibit 78** is a true and correct copy of the Order Granting Motion For Judgment in Friends of Waverly, Inc. v. City of Los Angeles, LASC Case No 20STCP00082. I downloaded the Motion from the website of the Los Angeles Superior Court.

5. **Exhibit 79** is a true and correct copy of Los Angeles Municipal Code § 57.105.6.11. I downloaded the code through <https://lacity.gov/government/city-charter-rules-and-codes>.

6. **Exhibit 80** is a true and correct copy of the FY 24-25 Tiny Home Interim Housing Program Scope of Required Services. I downloaded the Program Scope from <https://www.lahsa.org/documents?id=7949-scope-required-services-srs-fy-24-25-tiny-home-village-programs-srs-and-appendixes-final.pdf>.

7. **Exhibit 81** is a true and correct copy of the Stamped and Signed Electrical Plans for Midvale Tiny Home Village obtained through a California Public Records Act request. In our search through those records, we had found the draft plans submitted as Exhibit 15. Following the filing of the City's Opposition Trial Brief, a renewed search located the Stamped and Signed plans.

8. **Exhibit 82** is a true and correct copy of the Los Angeles City Attorney Report dated November 13, 2015 in Council File No. 15-1138. This report was obtained in Fix the City, Inc. v. City of Los Angeles (FTC 1), LASC Case No. 23STCP03519, from the files of the City of Los Angeles and submitted to the Court in FTC 1.

9. **Exhibit 83** is a true and correct copy of Los Angeles City Charter § 240. I downloaded the section through <https://lacity.gov/government/city-charter-rules-and-codes>.

10. **Exhibit 84** is a true and correct copy of Los Angeles Administrative Code § 57.105.6.11. I downloaded the code through <https://lacity.gov/government/city-charter-rules-and-codes>.

11. **Exhibit 85** is a true and correct copy of the Application For Fire Sprinkler/Plan Check And Inspection downloaded from the website of the Los Angeles Department Of Building and Safety.

12. **Exhibit 86** is a true and correct copy of the email of the City's Marina Quinonez dated May 17, 2023 obtained by California Public Records Act request.

13. **Exhibit 87** is a true and correct copy of the email of the City's Marina Quinonez dated July 27, 2023 obtained by California Public Records Act request.

14. **Exhibit 88** is a true and copy of a list of and the initiating motions for 21 of the 22 projects cited by the City in its Opposition Trial Brief on pages 9, 14, 22, and downloaded from the City's LA Clerk Connect website. One of the listed items was not available on the City website.

15. **Exhibit 89** is a true and copy of the Los Angeles City Council Resolution dated February 28, 2023 downloaded from the City's LA Clerk Connect website.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: November 4, 2024

/s/ James S. Link
JAMES S. LINK

EXHIBIT 77

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Attorneys for Respondents and Defendants,
CITY OF LOS ANGELES and CITY COUNCIL
OF THE CITY OF LOS ANGELES

NO FEE ~ GOV'T CODE § 6103

SUPERIOR COURT OF CALIFORNIA
COUNTY OF LOS ANGELES – CENTRAL DISTRICT

Friends of Waverly, Inc., a California
nonprofit public benefit corporation,

Petitioner and Plaintiff,

v.

City of Los Angeles, a charter city and
municipal corporation; City Council of the
City of Los Angeles, and Does 1 through 10,
inclusive,

Respondents and Defendants.

City of Los Angeles, a charter city; Griffith J.
Griffith Charitable Trust, a Texas charitable
trust; and Roes 1 through 10, inclusive,

Real Parties in Interest.

Case No.: 20STCP00082

**Respondents' Notice of Motion and Motion
for Judgment Pursuant to Code of Civil
Procedure Section 1094; Memorandum in
Support**

Judge: Hon. Mitchell L. Beckloff,

Dept.: 86

Action Filed: January 8, 2020

Hearing Date: July 8, 2020

Hearing Time: 9:30

Location: Dept. 86

1 **TO ALL PARTIES AND TO THEIR ATTORNEYS OF RECORD HEREIN:**

2 **PLEASE TAKE NOTICE** that on July 8, 2020, at 9:30 a.m., or as soon thereafter as
3 the matter may be heard in Department 86 of the Los Angeles County Superior Court, located
4 at 111 North Hill Street, Los Angeles, California, Respondents City of Los Angeles and the
5 City Council of the City of Los Angeles (“City”) will and hereby do move for judgment
6 pursuant to Code of Civil Procedure section 1094 denying the Petition for Writ of Mandate.
7 The motion will be made on the grounds that there are no triable issues of fact and the City is
8 entitled to judgment as a matter of law because:

9 (1) (1st & 2nd Claims) Petitioner’s CEQA claim challenging the City’s December 10,
10 2019 approval of a Bridge Homeless shelter to be constructed on a Griffith Park parking lot
11 (“Project” or “Bridge Shelter”) is moot because the Governor’s March 18, 2020 emergency
12 coronavirus executive order suspended CEQA for this type of Project and because Petitioner
13 did not exhaust by identifying any CEQA argument as is required by Public Resources Code
14 Section 21177;

15 (2) (3rd Claim) The third claim asserts the City’s Planning Commission (“CPC”) was
16 required to approve the Project, but the City Charter (Sections 590, 591 & 594) grants land use
17 authority over the Project site to the Department of Recreation and Parks, not the CPC;

18 (3) (4th – 6th Claims) The fourth through sixth claims appear to assert the City
19 improperly declared a homeless shelter crisis on March 27, 2019, however it (and all
20 subsequent shelter crisis enactments) was adopted as required by Government Code Section
21 8698 (et. seq.); and

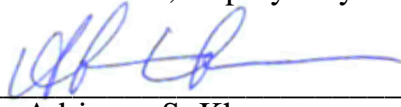
22 (4) (7th Claim) Petitioner’s final claim incorrectly seeks to apply the conditions of
23 the 1896 property deed gifting the original Griffith Park lands to the City as a bar to the shelter
24 Project, however that deed is inapplicable because the Project is located on land acquired by
25 the City in 1958 and 1959 via condemnation to be added to the Park, and was not land donated
26 in 1896 subject to any conditions of that grant deed.

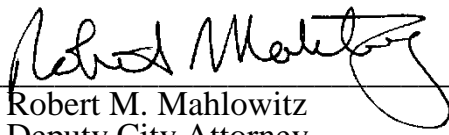
27 This Motion is based on: (1) this Notice of Motion and Motion; (2) the Declarations of
28 Robert Mahlowitz and Adrienne Khorasanee and documents attached to both declarations; (3)

1 the City's concurrently-filed Request for Judicial Notice; (4) The City's certification of the
2 CEQA administrative record; (5) the records on file in this action; and (6) any further evidence
3 or argument that may be presented at the hearing on this matter.

4
5 Dated: June 16, 2020

Michael N. Feuer, City Attorney
Adrienne S. Khorasanee, Deputy City Attorney
Robert M. Mahlowitz, Deputy City Attorney
Steven G. Martin, Deputy City Attorney

6
7
8 By  _____
9 Adrienne S. Khorasanee
Deputy City Attorney

10
11 By  _____
12 Robert M. Mahlowitz
Deputy City Attorney

13 Attorneys for Respondents and Defendants,
14 City of Los Angeles and
City Council of the City of Los Angeles

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2 (2011) 191 Cal.App.4th 1559 6, 14

3 *Woodward Park Homeowners Ass’n v. Garreks, Inc.*
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Memorandum of Points and Authorities

I. Introduction

The City is entitled to judgment as a matter of law pursuant to CCP 1094, denying the Petition in its entirety. Petitioner challenges the City's approval of a Bridge Home shelter project located on a parking lot on the edge of Griffith Park along Riverside Drive, on property the City acquired via condemnation in the 1950s. ("Project" or "Bridge Home"). Notably, Petitioner construction of the Bridge Shelter is now at least 90 percent complete, with a projected opening date in July 2020. (Declaration of Robert Mahlowitz ("RMM Decl."), Exh. 23.) It is nearly ready to help address the ever-growing crisis of homelessness in the region. (Id., ¶ 11). The City's CEQA determination exempted the project as addressing a documented spike in homelessness identified in 2019, and just on June 12, 2020, new data shows that crisis has since grown by another 14 percent in the City. (RMM Decl., Exh. 24). The Petition presents no basis to bar the doors to this critically-needed shelter.

The CEQA challenge to the Project (1st and 2nd claims) is moot because in March 2020, the Governor excused CEQA compliance for types of homeless shelter projects such as the challenged Bridge Shelter via an emergency coronavirus executive order. Even before that, the CEQA claim was defective because Petitioner did not exhaust by identifying any CEQA defect during any of the four public hearings at which the proposed CEQA finding was presented.

Petitioner's assertion that the City's Planning Commission ("CPC") was required to approve the Project (3rd claim) is incorrect because the City Charter assigns land use approval for use of park land to the Department of Recreation and Parks ("RAP"), not the CPC. The RAP Board approved the Project, complying with all Charter requirements and the use of Griffith Park property to house homeless persons is allowed by the Charter as previously found in *Griffith v. Los Angeles*, 78 Cal.App.2d 796, 799 & 803 (1947), where the 2nd District Appellate Court upheld the City's use of Griffith Park lands to house thousands of homeless World War II veterans.

Petitioner's assertion that the City improperly adopted its homeless shelter declaration and ordinance (4th through 6th claims) is incorrect because the City followed all of the

1 requirements of Government Code Section 8698, et seq., when it adopted and renewed all of its
2 homeless shelter crisis declarations.

3 Petitioner's claim that the Project is barred by conditions in the 1896 deed gifting to the
4 City the original Griffith Park lands (7th claim) is without merit because the Project is located
5 on property the City acquired by condemnation in 1958 and 1959, never subject to the deed
6 restrictions applicable to the 1896 gifted land. The 1896 deed is irrelevant to this action.

7 Finally, during meet and confer efforts, Petitioner's counsel has stated an intent to
8 respond to this motion for judgment by requesting leave to file an entirely-new claim pursuant
9 to Code of Civil Procedure 526(a), alleging the City illegally expended funds to construct and
10 operate the Bridge Home shelter. However, this is a motion for judgment of the existing writ, a
11 writ filed in January 2020, and Petitioner did not previously seek leave to amend. None of the
12 existing claims can withstand judgment. When the City's motion for judgment is granted, this
13 action is dismissed. Petitioner's avenue to assert Section 526(a) would be a new action, which
14 is appropriate because such a claim has no bearing on any contention of the existing writ.

15 **II. Facts**

16 **A. City emergency shelter declaration and ordinances**

17 Government Code Section 8698.4, a special statute designed to address the problem of
18 homelessness in certain cities, including Los Angeles, became effective on January 1, 2018.
19 That legislation provided exemptions and alternatives to expedite the development of
20 temporary emergency homeless shelters on properties owned or leased by the City.
21 Specifically, Government Code Section 8698.4 exempts the City from complying with certain
22 state and local regulations, including planning and zoning regulations, so long as the City
23 adopts, by ordinance, "reasonable standards and procedures for the design, site development,
24 and operation of homeless shelters and the structures and facilities therein, to the extent that it
25 is determined at the time of adoption that strict compliance with state and local standards or
26 laws in existence at the time of that adoption would in any way prevent, hinder, or delay the
27 mitigation of the effects of the shelter crisis." Section 8694(a)(2)(A)(i).

28 Government Code Section 8698 defines a "declaration of a shelter crisis" as "the duly

1 proclaimed existence of a situation in which a significant number of persons are without the
2 ability to obtain shelter, resulting in a threat to their health and safety.” (Govt. Code §
3 8698(d).) It further states that “[t]he governing body may declare a shelter crisis, and may take
4 such action as is necessary to carry out the provisions of this chapter, upon a finding by the
5 governing body that a significant number of persons within the jurisdiction of the governing
6 body are without the ability to obtain shelter, and that the situation has resulted in a threat to
7 the health and safety of those persons.” (Govt. Code § 8698.2(a)(1).)

8 Consistent with state law, the City Council declared a shelter crisis on April 17, 2018,
9 citing statistics released by the Los Angeles Homeless Services Authority (LAHSA) based on
10 its 2017 Housing Inventory Count to support the finding required by Government Code
11 Section 8698.2 to declare a shelter crisis. (Declaration of Adrienne S. Khorasanee (“ASK
12 Decl.”), Exh. A) The next day, the City Council adopted Ordinance Number 185490, which
13 amended LAMC Section 91.8605 to update local development standards to establish health
14 and safety standards for homeless shelters and meet the requirements of Government Code
15 8698.4. (ASK Decl., Exh. B) Prior to adoption, that ordinance was reviewed and approved by
16 the state’s Department of Housing and Community Development, as required by California
17 Government Code Section 8698.4(a)(2)(A)(i). (ASK Decl., Exh. C).

18 On March 27, 2019, less than a year from the City’s April 17, 2018 shelter crisis
19 declaration, the City Council again declared a shelter crisis, with the City Council adopting a
20 report from its Homelessness and Poverty Committee which included the following
21 declaration:

22 The City affirms that the same condition which gave rise to the City’s
23 declaration of the shelter crisis pursuant to Government Code Section 8698.4
24 last year continue to exist – specifically, that the number of homeless people
25 who need shelter significantly outnumbers the shelter beds that are available
26 to them, despite the City’s notable efforts to develop temporary homeless
27 housing. Thus the City remains in a shelter crisis, as defined by Government
28 Code Section 8698, et seq.
(ASK Decl., Exh. D).

27 In the same March 27, 2019 action, the City Council requested an ordinance that would
28 align the requirements of LAMC Sections 12.80 and 12.81 with Government Code Section

8698, et seq. (See *id.*) On October 2, 2019, the City Council adopted Ordinance Number 186339, amending LAMC Section 12.80 and 12.81 to remove the paragraph in each section that limits the City’s declaration of a shelter crisis to 365 days, as no such requirement exists in Government Code Section 8698, et seq, and would run counter to the state law’s intent to remove procedural barriers that could delay the development of emergency shelters. (ASK Decl., Exh. E; Govt. Code § 8698.4(a)(2)(A)(ii)) Therefore, the City Council’s March 27, 2019 shelter crisis declaration remains in place and did not expire after 365 days.

B. The City’s approval of the Riverside Drive bridge homeless shelter

Petitioner challenges the City’s CEQA determination concerning a December 10, 2019 City Council vote to approve a Bridge Homeless shelter to be located at 3210 and 3248 W. Riverside Drive on a parking lot sited on Griffith Park Property in the City of Los Angeles. (“Project” or “Bridge Home”) (RMM., Exh. 2 [AR 30-32]). The property is located at the corner of Los Feliz Boulevard and Riverside Drive, almost directly across from the Interstate 5 Freeway, and was acquired in 1958 and 1959 by the City via condemnation for public recreation purposes and added to Griffith Park. (*Id.* [project location] and Exhs. 13 & 14 [condemnation records]). The Project was approved both by the Board of Recreation and Parks Commissioners (“RAP Board”) and the City Council. (*Id.*, Exh 1 [AR 22-26], 10 [AR 3292-95], & 11 [AR 135-136].)

As detailed below, because the property is public City park land, the RAP Board was required to approve the land use and, contrary to Petitioner’s assertion, the Planning Department and CPC had no jurisdiction to consider the Project. On September 4, 2019, the RAP Board approved the use of the Griffith Park land at *the first of four publicly-noticed meetings* by appointed or elected City officials. (*Id.*, Exhs 10 [AR 3292-95] & 11 [AR 135-136].) A draft notice of CEQA exemption was included with the publicly noticed RAP Board report of the item. (*Id.*, Exh. 10 [AR 3298-3309].) Speaker cards show that no person spoke at the meeting concerning the Bridge Shelter. (*Id.*, Exh. 12).

On October 18, 2019, the City Bureau of Engineering submitted a recommendation that the City Council determine the Bridge Home shelter Project is exempt from the requirements

1 of CEQA, including a project description and draft NOE. (*Id.*, Exh. 2). These are the identical
2 environmental documents presented to the public as part of the September 4, 2019, RAP Board
3 approval. (Compare Exh. 10 [AR 3298-3309] to Exh. 2 [AR 27-48].) On November 6, 2019,
4 the City Council’s Homelessness and Poverty Committee (“HPC”) considered the Project and
5 the proposed CEQA findings and recommended the full Council approve it at ***the second***
6 ***public meeting concerning the Project***, including Bureau of Engineer’s recommended CEQA
7 determination. (*Id.*, Exh. 5 & 6). The City Clerk’s file for the HPC meeting demonstrates that
8 no person submitted a comment in opposition to the Project at the meeting. (*Id.*, Exh 7). Next,
9 on November 25, 2019, the City’s Budget and Finance Committee (“BFC”) considered and
10 recommended approval for project funding, again considering the same draft CEQA exemption
11 considered at the meetings of the RAP Board and the HPC at the ***third publicly-noticed***
12 ***meeting***. (*Id.*, Exhs. 25, 26 & 28). No record shows any person registered to speak at the BFC
13 meeting. (*Id.*, Exh. 27).

14 Finally, at the ***fourth public meeting*** concerning the Bridge Shelter, on December 10,
15 2019, the full City Council issued its final approval of the Project, adopting the joint HPC and
16 BFC report and the recommended CEQA exemption determination previously approved by the
17 RAP Board and recommended for adoption by the HPC and BFC. (RMM Decl., Exhs 1-4).
18 The CEQA findings adopted by the City Council, thus, were previously presented three times
19 at public hearings for public comment. No person requested to speak concerning the Project on
20 December 10, 2019 – or at any time. (*Id.*)

21 Despite the fact that the City held ***four publicly-noticed hearings*** to consider the Bridge
22 Shelter Project and the City’s CEQA determination, Petitioner admits it did not participate.
23 (Petition, ¶ 15). Petitioner alleges it was not required to participate at any of the publicly-
24 noticed hearings, or to submit any written CEQA comment between the first hearing held
25 September 4, 2019 and the final December 10, 2019 CEQA determination because, “it would
26 not have mattered if these issues had been raised because Respondent City would have ignored
27 them and proceeded with the project anyway.” (*Id.*) The Petition asserts that the City’s actions
28 were unlawful, therefore, “it was not necessary for Petitioner or others to have raised these

1 objections.” (*Id.*). The City has certified the administrative record of this matter and submitted
2 the index to this Court on March 26, 2020, and no comments concerning the CEQA
3 determination appear in the record index.

4 **C. State covid-19 emergency CEQA exemptions for homeless shelters**

5 As stated below at Argument Part B, on March 18, 2020, the Governor issued an
6 emergency order excusing CEQA compliance for any homeless shelter that utilize Homeless
7 Housing, Assistance, and Prevention Program (“HHAPP”) funds. (RMM Decl., Exh. 21). The
8 challenged Bridge Home shelter Project utilizes HHAPP funds also as documented at
9 Argument Part B. Petitioner’s challenge of the City’s CEQA approval of the Bridge Homeless
10 Shelter, which is also defective because Petitioner failed to exhaust, is now moot.

11 **III. Law and Argument**

12 **A. Code of Civil Procedure section 1094 authorizes a motion for judgment**

13 Code of Civil Procedure section 1094 provides that if a petition for writ of mandate
14 “presents no triable issues of fact or is based solely on the administrative record, the matter
15 may be determined by the court by noticed motion of any party for a judgment on the
16 peremptory writ.” (Code Civ. Proc. § 1094.) The motion for judgment on writ is the proper
17 procedure for “streamlined review” of an agency’s decision when the facts are not in dispute,
18 or when the issues may be determined solely by the record. (*Dunn v. County of Santa Barbara*
19 (2006) 135 Cal.App.4th 1281, 1292-1293 (in a writ action, a motion under Code of Civil
20 Procedure section 1094 may function like a motion for summary judgment or summary
21 adjudication).) All of Petitioner’s causes of action can be adjudicated as a matter of law based
22 upon the allegations of the Petition and judicially-noticeable government records. Additionally,
23 the City has certified the full CEQA administrative record (index filed March 26, 2020). There
24 are no triable issues of fact, and judgment should be entered denying the Petition.
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B. Petitioner’s CEQA challenge is moot because the Governor has excused CEQA compliance and because Petitioner failed to exhaust its administrative remedies (1st & 2nd causes of action)

1. The CEQA claim is moot

Waverly’s first and second causes of action assert the City’s CEQA determination for the Bridge Shelter was improper. Subsequent to the City’s approval of the Bridge Home project, the Governor suspended CEQA’s applicability. On March 18, 2020, after declaring a state of emergency related to the COVID-19 pandemic, California’s Governor issued an executive order suspending CEQA “for any project using . . . Homeless Housing, Assistance, and Prevention Program (“HHAPP”) funds” (RMM Decl., Exh. 21 [Executive Order N-32-20 at p.2].)¹ The Governor’s order was appropriate pursuant to Government Code section 8571, providing that during a state of emergency, “the Governor may suspend any regulatory statute . . . where the Governor determines and declares that strict compliance with any statute, order, rule, or regulation would in any way prevent, hinder, or delay the mitigation of the effects of the emergency.” (*See also, City of Morgan Hill v. Bay Area Air Quality Management Dist.* (2004) 118 Cal.App.4th 861, 878 [Section 8571 authorizes Governor to repeal “any contrary CEQA guidelines and [agency] regulations that might otherwise apply . . .” to mitigate an emergency.]) The Bridge Home Project uses HHAPP funds. (RMM Decl, Exh. 1 at CEQA AR 24). Therefore, Executive Order N-32-20 suspends CEQA for the Project.

The fact that the Governor’s order was issued after the City approved the Project is of no import. A Court in a CEQA action, as in other land use cases, applies the law as it exists at the time of the court’s decision. (*Citizens for Positive Growth & Preservation v. City of Sacramento* (2019) 43 Cal.App.5th 609, 626; *Fairbank v. City of Mill Valley* (1999) 75

¹ The intent of the Order includes, “emergency protective measures to bring unsheltered Californians safely indoors, expand shelter capacity, maintain health and sanitation standards and institute medically indicated interventions, and add new isolation and quarantine capacity to California’s shelter and housing inventory to slow the spread of the pandemic” (EO N-32-20 at p.1.) (RMM Decl., Exh. 21).

Cal.App.4th 1243, 1255, fn. 12). The Appellate Court explained, where a new, applicable CEQA exemption is enacted while a CEQA challenge remains pending, a court need not wait to review that exemption by first sending the project back to the administrative agency for a finding that the exemption applies. (*Fairbanks, supra*, 75 Cal.App.4th at fn 12 [“Nothing would be accomplished except to delay the inevitable, at great cost to all parties.”]) Here, CEQA does not apply to the Project pursuant to the Governor’s executive order. Any CEQA challenge is now moot. (*Woodward Park Homeowners Ass’n v. Garreks, Inc.* (2000) 77 Cal.App.4th 880, 888 [A case is moot when any ruling by a court can have no practical impact or provide the parties effectual relief].) When events render a case moot, the court, should generally dismiss it. (*Wilson & Wilson v. City Council of Redwood City* (2011) 191 Cal.App.4th 1559, 1573-74.) Because CEQA no longer applies to the Project, judgment should enter denying the CEQA claim.

2. Petitioner failed to exhaust as required by CEQA

Even before the executive order issued, judgment was required denying Petitioner’s CEQA claim for failure to exhaust. Petitioner admits it did not raise these CEQA contentions before the City’s final project approval. (Pet. ¶ 15). A motion pursuant to Section 1094 is appropriate for disposing of an action challenging an agency’s decision based on a petitioner’s failure to exhaust administrative remedies. (*Rasooly v. City of Oakley* (2018) 29 Cal.App.5th 348, 351 [granting respondent city’s motion for judgment pursuant to Section 1094 for petitioner’s failure to exhaust administrative remedies during the city’s abatement proceedings seeking to demolish an industrial building].)

Public Resources Code Section 21177 prohibits an action alleging failure to comply with the requirements of the CEQA unless a petitioner is able to demonstrate both standing and issue exhaustion. Section 21177 CEQA standing may be demonstrated by personally objecting to the project approval orally or in writing prior to the close of the public hearing on the project before the filing of the notice of determination. Any member of an organization serving as petitioner can satisfy the standing requirement on behalf of the group. (Pub. Res. Code § 21177). In addition to demonstrating CEQA standing by participating, Section 21177 requires

1 a petitioner to exhaust by raising the potential CEQA violation as part of the public process,
2 stating, “unless the alleged grounds for noncompliance with this division were presented to the
3 public agency orally or in writing by any person during the public comment period provided by
4 this division or prior to the close of the public hearing on the project before the issuance of the
5 notice of determination.”

6 CEQA’s 21177 standing and exhaustion requirement is jurisdictional. (*Cal. Native Plant*
7 *Soc. v. City of Rancho Cordova* (2009) 172 Cal.App.4th 603, 615). A petitioner may not raise
8 an issue in litigation unless it was first presented to the agency. (Pub. Res. Code § 21177(a).)
9 Further, “the objections must be sufficiently specific so that the agency has the opportunity to
10 evaluate and respond to them.” (*Tracy First v. City of Tracy* (2009) 177 Cal.App.4th 912, 926).
11 The burden is on the plaintiff to show the issues it raises before the court were first raised
12 before the agency. (*Id.*)

13 The essence purpose of the CEQA standing doctrine is to ensure the public agency is
14 provided the opportunity to receive and respond to asserted factual issues and legal theories
15 before its actions are subjected to judicial review. (*Evans v. City of San Jose* (2005) 128
16 Cal.App.4th 1123, 1138, citing *Coalition for Student Action v. City of Fullerton* (1984) 153
17 Cal.App.3d 1194, 1198.) Comments must express concerns so the lead agency has an “. . .
18 opportunity to act and to render litigation unnecessary.” (*Sierra Club v. City of Orange* (2008)
19 163 Cal.App.4th 523, 535.) “The purposes of the doctrine are not satisfied if the objections are
20 not sufficiently specific so as to allow the Agency the opportunity to evaluate and respond to
21 them.” (*Evans*, 128 Cal.App.4th at p. 1138). “[R]elatively bland and general references to
22 environmental matters, or isolated and unelaborated comments do not satisfy the exhaustion
23 requirement.” (*North Coast Rivers Alliance v. Marin Municipal Water District Board of*
24 *Directors* (2013) 216 Cal.App.4th 614, 623, citing *Citizens for Responsible Equitable*
25 *Environmental Development v. City of San Diego* (2011) 196 Cal.App.4th 515, 527). Rather,
26 the exact issue must have been presented to the administrative agency. (*Id.*, citing *Sierra Club*,
27 *supra*, 163 Cal.App.4th at p. 535.) Allowing any lesser standard “would enable litigants to
28 narrow, obscure, or even omit their arguments before the final administrative authority because

1 they could possibly obtain a more favorable decision from a trial court.” (*Tahoe Vista*
2 *Concerned Citizens v. County of Placer* (2000) 81 Cal.App.4th 577, 594, 96 Cal.Rptr.2d 880.)

3 Here, the Petition admits that no-one affiliated with Petitioner met the CEQA standing
4 or issue exhaustion requirements of Section 21177, and, instead, asserts Petitioner was not
5 required to exhaust because the City would have ignored its comments. (Pet. ¶ 15). CEQA’s
6 standing and exhaustion requirements are not excused where a petitioner feels its comments in
7 opposition to a project will not succeed in changing the CEQA determination. Instead, CEQA
8 excuses Section 21177’s requirements only where, “there was no public hearing or other
9 opportunity for members of the public to raise those objections orally or in writing prior to the
10 approval of the project, or if the public agency failed to give the notice required by law.” (§
11 21177 (e).) Judicially noticeable records show that the Project and the City’s CEQA
12 determination were approved at properly-noticed meetings of the RAP Board, the HPC, the
13 BFC, and the full City Council, providing the public four hearings at which the final
14 environmental determination was presented and available for public comment. (RMM Decl.,
15 Exhs. 2-5, 6, 8, 9-11 & 25, 26 & 28). Petitioner was afforded the opportunity to participate and
16 present its CEQA contentions to the City at no less than four public hearings. Having failed to
17 present its CEQA objections to the City, its CEQA claims must be denied.

18 **C. The City Charter did not require or allow the Planning Commission to consider**
19 **the Bridge Home Project (3rd cause of action)**

20 Waverly’s third cause of action incorrectly demands that the City’s Planning
21 Commission approve the Bridge Facility. (Pet. ¶¶ 33-37) The Planning Commission has no
22 jurisdiction over the City park land on which this Project is located, because the City Charter
23 grants all land use authority over park lands to the Department of Recreation and Parks (“RAP
24 Department”). The Bridge Home will be located on two parcels of park lands which the City
25 obtained for park purposes via condemnation in 1958 and 1959. (RMM Decl., Exhs. 4, 19 &
26 20) Pursuant to City Charter Section 594(a), the RAP Department operates all City park
27 property. Charter Section 591 assigns approval of park land uses to the RAP Department alone,
28 not the City Council and not to Planning. Planning has no jurisdiction over City park land uses.

1 (RMM Decl, Exh. 27 [Charter Sections 590, 591, and 594]). Therefore, judgment must be
2 entered denying Petitioner’s cause of action demanding the Planning Commission act, because
3 it could not have acted as a matter of law.

4 The RAP Board’s approval of the Project’s use of Griffith Park land, moreover, was
5 proper. Decades ago, Griffith Park land was used on an emergency basis to construct and
6 provide emergency shelter for homeless war veterans. In the case of *Griffith v. Los Angeles*, 78
7 Cal.App.2d 796, 799 & 803 (1947), the 2nd District Appellate Court of California determined
8 that the City’s Charter authorizes use of Griffith Park land to provide emergency housing for
9 homeless persons. The *Griffith* action challenged the City’s use of 160 acres of park land to
10 construct temporary housing to address a severe housing crisis that had made thousands of
11 veterans homeless. (78 Cal.App.2d at p. 788). The Charter requires that, “All lands heretofore
12 or hereafter set apart or dedicated as a public park shall forever remain for the use of the public
13 inviolate.” (Section 594(c).)² The question before the *Griffith* court was, therefore, “whether
14 the use of the land for temporary housing in the existing emergency is other than a legitimate
15 use for park purposes.” (*Id.* at p. 795). The court responded with a question it answered,
16 writing, “Is it conceivable that there could be any rule of law or equity, or any argument that
17 bears the semblance of reasonableness, which would bar a municipality in such a situation
18 from devoting park lands to the temporary housing of its homeless citizens? We can imagine
19 none” (*Id.*, at p. 803). The 2nd District Court of Appeals has already determined that the
20 City’s Charter allows construction of temporary housing on Griffith Park property to address a
21 homelessness crisis.

22 Any suggestion by Petitioner that Griffith Park’s Open Space zoning designation could
23 apply to prohibit public homeless facilities is incorrect. The City’s zoning is adopted by the
24

25 ² This language has remained, unchanged since 1947. (See, Section 170(b)(3), 1957
26 Edition, City of Los Angeles Charter, revised effective June 8, 1965) (RMM Decl., Exh. 19).
27 Prior to 1947, Charter section 178, similarly stated, “All lands belonging to the city which have
28 heretofore or which may hereafter be set apart or dedicated for use of the public as a public
park, shall forever remain to the use of the public inviolate.” (*Id.*, Exh. 18).

City Council by ordinance, therefore, it cannot supercede the Charter. (*Scott v. Common Council* (1996) 44 Cal.App.4th 684, 694 (city council actions must be consistent with the city's charter).) Thus, Griffith Park's zoning (which doesn't apply due to the shelter crisis as explained in Argument Part D, next) must be construed to be consistent with the Charter, and the *Griffith* case has determined the Charter allows temporary homeless facilities on Griffith Park lands. Griffith Park land may house the Bridge Home Project which was properly approved by the RAP Board – the only City body with authority to approve uses of City park lands. The City requests the Court enter judgment denying Petitioner's third cause of action.

D. The City's homeless shelter ordinances and emergency declaration
(4th - 6th causes of action)

While not the model of clarity, Petitioner appears to contend that the City's process in declaring a shelter crisis on March 27, 2019, was flawed, and therefore the approval of the Bridge Shelter is invalid. (Pet. ¶¶38-45.) However, the City's shelter crisis declarations were made pursuant to and consistent with the authority granted to the City by California Government Code Section 8698, et seq. There is no other process mandated by state law for a municipality to follow in declaring a shelter crisis, other than making the finding required by Government Code Section 8698.2(a)(1). As explained above, the City Council declared a shelter crisis on April 17, 2018, citing statistics from LAHSA's 2017 Housing Inventory Count to support the finding required by Government Code Section 8698.2 to declare a shelter crisis. On March 27, 2019, the City Council also declared a shelter crisis, finding that the conditions which existed the previous year supporting the shelter crisis declaration remained the same. (ASK Decl. Exh. D.)

Petitioner attempts to argue that the March 27, 2019 shelter crisis declaration is invalid because it was not first considered by the CPC pursuant to the City Charter, but does not explain why the March 2019 declaration is different from prior shelter crisis declarations, including the April 17, 2018 declaration, which also were not first considered by the CPC, and the validity of which are not challenged by Petitioner. (Pet. ¶3, lines 11-16, p. 4, fn 2; ¶¶17, 19.) Local shelter crisis declarations, as discussed above, are authorized by Government Code

1 Section 8698, et seq. The only requirement is that the governing body, here the City Council,
makes the necessary finding in declaring the crisis.

3 Petitioner further contends that the March 27, 2019 shelter crisis declaration is a zoning
4 ordinance that must be considered by the CPC because the effect of a shelter crisis is the
5 suspension of zoning regulations. (Pet. ¶¶17, 19.) This argument is incorrect because
6 Government Code 8698.4 mandates the suspension of regulations that hinder the swift
7 development of homeless shelters during a declared crisis, including zoning regulations.
8 Therefore, there is no discretionary decision pertaining to zoning for the CPC to consider.

9 Moreover, by mischaracterizing the approval of the Bridge Home Project as the
10 granting of zoning entitlements, Petitioner willfully ignores the purpose and effect of
11 Government Code Section 8698.4. That section allows the City to develop shelters consistent
12 with minimum health and safety standards established by local ordinance, and thereby exempts
13 such projects from compliance with other regulations, including zoning and planning
14 regulations. The entire purpose of the legislative scheme under Government Code 8698.4 is to
15 dispense with the entitlement process and avoid unnecessary delay in erecting these shelters,
16 providing:

17 During the shelter crisis, except as provided in this section, provisions of any
18 housing, health, habitability, planning and zoning, or safety standards,
19 procedures, or laws shall be suspended for homeless shelters, provided that
20 the city, county, or city and county has adopted health and safety standards
and procedures for homeless shelters consistent with ensuring minimal public
health and safety and those standards are complied with.

21 (Govt. Code Sec. 8698.4(a)(2)(A)(ii).) Upon adoption of Ordinance Number 185490 (the state-
22 approved amendment to LAMC 91.8605 that established the development standards for
23 shelters developed pursuant to a shelter crisis declaration) the City was able to proceed with
24 emergency homeless shelters like the Bridge Home Project, subject only to the provisions of
25 LAMC Sections 12.80 and 91.8605, as provided by state law.

Thus, with state and local zoning and planning regulations suspended during the
27 crisis, Petitioner's argument that the approval of the Bridge Home shelter is a "de facto
28 variance" or a "de facto conditional use permit" is specious. Petitioner does not dispute the

1 findings made by the City Council in declaring the crisis, nor does Petitioner argue that the
2 Bridge Home shelter violates the local health and safety standards in LAMC Section 91.8605.
3 Petitioner attempts to argue that the City Council’s adoption of Ordinance 186339, which
4 amended LAMC Sections 12.80 and 12.81 to remove the City’s self-imposed time limit on its
5 shelter crisis declarations, was “arbitrary, capricious, and entirely lacking in evidentiary
6 support” and failed to comply with the proper procedure for adoption, but Petitioner never
7 states why. (Pet. ¶45.) The Petition does nothing more than recite statutory buzzwords and the
8 standard of review applicable to an ordinance and identifies no evidence that the City actually
9 acted improperly. For that reason the argument fails as without merit.

10 The City Council properly declared a shelter crisis in a manner consistent with
11 Government Code 8698, et seq., and the Bridge Home shelter is in compliance with the
12 requirements of LAMC Sections 12.80 and 91.8605. Therefore, Petitioner’s arguments are
13 baseless and must be denied as a matter of law.

14 **E. Petitioner asserts inapplicable deed restrictions to bar the Project**
15 **(7th cause of action)**

16 Petitioner’s 7th cause of action asserts the Bridge Home Project violates conditions of
17 the 1896 deed of property from Griffith J. Griffith to the City of the initial lands establishing
18 Griffith Park. (Pet. 47). The Project is not being constructed on land donated by Mr. Griffith,
19 thus is not subject to the Griffith deed restrictions. Instead, the property was acquired by the
20 City in 1958 and 1959 via condemnation and added to the Park. (RMM Decl., ¶ 8, Exhs. 13-
21 17.) The 7th cause of action also mentions other unspecified due process violations, but
22 nowhere identifies those rights, any property right held by Petitioner which is protected by a
23 due process right, or any specific due process violation sufficient to state a cause of action. The
24 City is entitled to judgment as a matter of law.
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1 **IV. Conclusion**

2 For the reasons stated above, the City requests the court enter judgment denying the writ
3 of mandate.

4 Dated: June 16, 2020

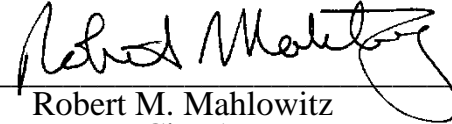
5 Michael N. Feuer, City Attorney
6 Adrienne S. Khorasane, Deputy City Attorney
7 Robert M. Mahlowitz, Deputy City Attorney
8 Steven G. Martin, Deputy City Attorney

9 By



10 Adrienne S. Khorasane
11 Deputy City Attorney

12 By



13 Robert M. Mahlowitz
14 Deputy City Attorney

15 Attorneys for Respondents and Defendants,
16 City of Los Angeles and
17 City Council of the City of Los Angeles
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PROOF OF SERVICE

I, the undersigned, say: I am over the age of 18 years and not a party to the within action or proceeding. My business address is 701 City Hall East, 200 North Main Street, Los Angeles, California 90012.

On June 16, 2020, I served the foregoing documents described as: **Respondents' Notice of Motion and Motion for Judgment Pursuant to Code of Civil Procedure Section 1094; Memorandum in Support** on all interested party in this action by placing copies thereof enclosed in a sealed envelope addressed as follows:

Noel Weiss, Esq.
LAW OFFICES OF NOEL WEISS
13700 Marina Pointe Drive, #1215
Marina del Rey, CA 90292
Ph: 310.822.0239; Fax: 310.822.7028
noelweiss@ca.rr.com
Attorneys for Petitioner & Plaintiff: FRIENDS OF WAVERLY, INC.

[] BY MAIL - I deposited such envelope in the mail at Los Angeles, California, with first class postage thereon fully prepaid. I am readily familiar with the business practice for collection and processing of correspondence for mailing. Under that practice, it is deposited with the United States Postal Service on that same day, at Los Angeles, California, in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postage cancellation date or postage meter date is more than one (1) day after the date of deposit for mailing in affidavit.

[X] BY ELECTRONIC MAIL - I transmitted via EMAIL the document(s) listed above to the party set forth above on this date.

[] BY OVERNIGHT COURIER - I deposited such envelope in a regularly maintained overnight courier parcel receptacle prior to the time listed thereon for pick up. Hand delivery was guaranteed by the next business day.

[] BY PERSONAL SERVICE - I caused to be delivered via Los Angeles City Attorney Document Services Division, such envelope to the offices of the addressees with delivery time prior to 5:00 p.m. on the date specified above.

[X] STATE - I declare under penalty of perjury under the laws of the State of California that the above is true and correct. Executed on June 16, 2020, at Los Angeles, California.



LINDA COVARRUBIAZ

EXHIBIT 78

FRIENDS OF WAVERLY, INC. v. CITY OF LOS ANGELES

Case Number: 20STCP00082

Hearing Date: July 8, 2020

FILED

Superior Court of California
County of Los Angeles

JUL 08 2020

Sherri R. Carter, Executive Officer/Clerk

By Fernando Becerra, Jr., Deputy

ORDER GRANTING MOTION FOR JUDGMENT

Respondent, the City of Los Angeles (and its Council) (collectively, the City) move for judgment on the petition for writ of mandate pursuant to Code of Civil Procedure section 1094 on the grounds there are no triable issues of fact, and Respondent is entitled to judgment on the petition as a matter of law.

Petitioner, Friends of Waverly, Inc., opposes the motion.

The motion is granted. ~~Petitioner has indicated additional facts have arisen since it filed its petition on January 8, 2020 and has requested it be granted leave to amend. As such allegedly "unlawful actions" occurred subsequent to the petition's filing a supplemental petition would procedurally be appropriate. Given the court's decision to grant the motion for judgment, however, a supplemental petition here seems inappropriate. It is unclear based on those facts arising after Petitioner filed this matter why Petitioner should not proceed with entirely new action. Thus, the court is inclined to deny leave to amend the claims alleged in this petition.~~

STATEMENT OF THE CASE

On December 10, 2019, the City approved a bridge homeless shelter on a parking lot on Riverside Drive at Griffith Park (the Project).

On October 18, 2019, the City's Bureau of Engineering (BOE) submitted a recommendation the City Council to determine the Project was exempt from the requirements of the California Environmental Quality Act (CEQA) (Pub. Res. Code § 21000 *et seq.*). The recommendation included a project description and a draft Notice of Exemption. (Mahlowitz Decl., Ex. 2.) The Board of Recreation and Parks approved the Project based on the BOE documents on September 4, 2019. (Mahlowitz Decl., Ex. 10.) The City Council's Homelessness and Poverty Committee reviewed the Project on November 6, 2019 and recommended the City Council approve the Project. (Mahlowitz Decl., Exs. 5 and 6.) The City's Budget and Finance Committee, relying on the BOE documents, recommended approval for funding for the Project on November 25, 2019. (Mahlowitz Decl., Exs. 25, 26 and 28.)

Finally, on December 10, 2019, the City Council issued its final approval of the Project, adopting the joint Homelessness and Poverty Committee and Budget and Finance Committee report as well as the recommended CEQA exemption determination previously approved by the Board of

Recreation and Parks. (Mahlowitz Decl., Ex. 1-4.) Thus, the Project was ultimately approved both by the Board of Recreation and Parks and the City Council. (Mahlowitz Decl., Ex. 1, 10, 11.)

This writ petition ensued.

STANDARD OF REVIEW

The City moves for judgment pursuant Code of Civil Procedure section 1094.

“If a petition for a writ of mandate filed pursuant to Section 1088.5 presents no triable issue of fact or is based solely on an administrative record, the matter may be determined by the court by noticed motion of any party for a judgment on the peremptory writ.” (Code Civ. Proc. § 1094.) When applicable, “the motion for judgment provided by Code of Civil Procedure section 1094 is the proper, and exclusive, procedural means for seeking a streamlined review of an agency’s decision.” (*Dunn v. County of Santa Barbara* (2006) 135 Cal.App.4th 1281, 1293.)

ANALYSIS

The court notes Petitioner has conceded it cannot proceed on its first, second and seventh causes of action. Petitioner notes in a footnote that its CEQA claims (first and second causes of action) are moot, as argued by the City, based on the Governor’s emergency order related to COVID-19.¹ Petitioner also admits its claim the land is being used in violation of a land grant to the City (seventh cause of action) is erroneous.

Thus, remaining for consideration are four causes of action—the third cause of action for an alleged violation of City Charter section 564; the fourth cause of action for an alleged violation of Los Angeles Municipal Code (LAMC) sections 12.32 and 12.36; the fifth cause of action for abuse of discretion related to Government Code section 8698.4, subdivision (a)(2)(A)(i); and the sixth cause of action for an alleged abuse of discretion related to LAMC section 12.80.

Third Cause of Action for Violation of City of Los Angeles Charter (City Charter) Section 564

The City Charter at section 564 provides:

“If a project requires approvals by both the Zoning Administrator and either an Area Planning Commission or the City Planning Commission, those approvals that would otherwise be heard and determined by the Zoning Administrator shall be heard and determined by the Area Planning Commission or City Planning Commission, whichever has jurisdiction over the other approvals required for the project. Approvals for a project that requires both quasi-judicial and legislative actions shall be heard and determined by the City Planning Commission, except as provided in Section 565.”

¹ Based on Petitioner’s concession, the court need not address the City’s exhaustion argument.

Petitioner's third cause of action alleges the City failed to comply with City Charter section 564 and its implementing law LAMC sections 12.32 and 12.36 when it failed to require or obtain the approval of Project by the City Planning Commission (CPC).

More specifically, Petitioner alleges "the City Planning Commission should make a determination on whether the Griffith Park Bridge Shelter Facility project qualifies under state law, and make all requisite findings required. In this case, that includes (i) whether the project is even allowable under the terms of the Griffith J. Griffith Trust Conveyance, and (ii) whether the project can be lawfully permitted under the local and state laws which protect Griffith Park as a registered national historical preserve." (Pet., ¶ 37.)

Petitioner's argument, however, ignores the authority City Charter section 594 provides to the Department of Recreation and Parks to approve the Project. Contrary to Petitioner's position, it is the Department of Recreation and Parks who has the authority under the City Charter to approve the Project—not the CPC.

City Charter section 594, subdivision (a) states:

"The Department of Recreation and Parks shall operate, manage and control all property now or hereafter owned or controlled by the City for public recreation, including parks, and shall have power in the name of the City to acquire and take by purchase, lease, condemnation, gift, in trust or otherwise, any and all property necessary or convenient for recreation, including park purposes."

In addition, City Charter section 591 provides the Commissioners of the Board of Recreation and Parks with "the power to control all recreation and park sites" (City Charter § 591, subdivision (a).) Thus, neither the City Council nor the CPC controls the City's parks; the CPC has no control over the how the City's parks are used.

Petitioner does not directly dispute the Board of Recreation and Parks authority over the use of the City's parks. Petitioner argues instead the Project is improper under City Charter section 590 because park lands may only be utilized for park purposes and a homeless shelter is not a park purpose.

City Charter section 594, subdivision (c), however, specifies all lands dedicated as a park "shall forever remain for the use of the public inviolate" As argued by the City, public use is distinct from recreation. That is, while a particular use of a park may not be recreational, it may still be an appropriate public use. "[E]mergency use of park land for temporary housing is a use for park purposes." (*Griffith v. City of Los Angeles* (1947) 78 Cal.App.2d 796, 800.)²

² The nature of emergency temporary housing as a park purpose did not turn on a state statute as argued by Petitioner in response to *Griffith v. City of Los Angeles*, *supra*, 78 Cal.App.2d at

Petitioner also contends under City Charter section 595 the Board of Recreation and Parks could lease property only for recreational purposes. Petitioner argues: "Leases of park property may only be for recreational purposes where the public is granted the right of use and enjoyment of the park property so leased." (Opposition 2:6-7.) As housing is not recreational and not open to the public, a homeless shelter is not permitted, according to Petitioner.

The clear language of the City Charter, however, defeats Petitioner's claim here. City Charter section 595 addresses only leases of "municipal auditoriums, arenas, sport centers or related facilities" Thus, it has no application here where an emergency temporary homeless shelter will be constructed on a parking lot.

Finally, as the court understands it, Petitioner relies on City Charter section 594, subdivision (d)(1) to assert the City Council was required to approve any transfer of the property.³ A close reading of the provision, however, suggests City Council approval is required only where the Department of Recreation and Parks devotes or transfers land for other than a public purpose. (City Charter § 594, subd. (c) ["remain for the use of the public inviolate"] and (d) ["[n]o sites under the management and control of the department shall be devoted or transferred to any other purpose in whole or in part"].)

Based on the foregoing, the court finds the City is entitled to judgment on Petitioner's third cause of action. Petitioner has not demonstrated on undisputed facts how the City violated City Charter section 564.

Fourth through Sixth Causes of Action

The gravamen of Petitioner's fourth, fifth and sixth causes of action focuses on the City's declaration of a homeless shelter crisis on April 17, 2018. Petitioner contends the declaration is invalid for both procedural and substantive reasons.

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796. The *Griffith* court specifically noted it was "unnecessary to decide whether the legislation provided authority for the actions" of the city. (*Id.* at 802.)

³ Petitioner's specific argument is as follows:

"Charter §594(d)(1) was violated because any 'transfer' (does that include a 'license' (whatever that means?)) is not considered valid unless the Council, by ordinance, approves the 'transfer.' No such Ordinance was ever passed by the Council authorizing the issuance of a 'license' to the City General Services Dept. or a 'sub-lease' to PATH (even assuming such was lawful, which Petitioner disputes because the Dept. cannot delegate its powers and duties over the City's parks to a third-party." (Opposition 8:19-24.)

Fourth Cause of Action

Petitioner's fourth cause of action alleges a violation of LAMC section 12.32 and 12.36. (Petition ¶¶ 39-40.) Petitioner has summarized the claim in its petition as a failure by the CPC to approve the Project's entitlements. (Petition 24:15-17.) Petitioner alleges, "The absence of any specific, detailed criteria on how the facility is to be operated or maintained directly conflicts with the mandate of state law that such criteria be incorporated into any local ordinance attempting to implement the state homeless law" (Petition ¶ 40.)

Petitioner clarifies in its opposition papers Government Code section 8698.4 authorizes the "suspension" of zoning laws prohibiting or limiting the construction of housing shelters when a homeless crisis center declaration is passed by the City Council that establishes "reasonable" local standards that provide for health and safety standards ensuring "minimal public health and safety." Petitioner contends LAMC section 91.8605.2, the ordinance implementing state law, did not include the required public safety component. As the ordinance is invalid, the City Council's approval of the Project is "null and void." (Petition ¶ 40.)

Government Code section 8698.4, subdivision (a)(2)(A)(ii) states in relevant part:

"During the shelter crisis, except as provided in this section, provisions of any housing, health, habitability, planning and zoning, or safety standards, procedures, or laws shall be suspended for homeless shelters, provided that the city, county, or city and county has adopted health and safety standards and procedures for homeless shelters consistent with ensuring minimal public health and safety and those standards are complied with."

Thus, homeless shelters are exempt from local regulations, including planning and zoning, "provided the city . . . has adopted health and safety standards and procedures for homeless shelters consistent with ensuring minimal public health and safety . . ." (*Ibid.*) Contrary to Petitioner's claims, the City has such standards in place. (LAMC § 12.80. ["Facilities used as a shelter for the homeless under this section must comply with the minimum building regulations set forth in Section 91.8605 of this Code"] [Khoransee Decl., Ex. E]; See also LAMC § 91.8605 [Khoransee Decl., Ex. B].)

The City's draft ordinance and development standards were approved by the state's Department of Housing and Community Development on April 10, 2018 as required by Government Code section 8698.4, subdivision (a)(2)(A)(i). ("The Department of Housing and Community Development shall review and approve the city's . . . draft ordinance to ensure it addresses minimum health and safety standards.") (Khoransee Reply Decl., Exs. B, C.)

The declaration of a homeless shelter crisis occurred on April 17, 2018. The same day, the City Council amended LAMC section 91.8605. Both were in place when the Board of Recreation and Parks and the City Council approved the Project.

Based on the foregoing, the City is entitled to judgment on Petitioner's fourth cause of action. Government Code section 8698.4, subdivision (a)(2)(A)(ii) exempted the Project from the City's zoning and planning laws as well as other regulations. LAMC section 91.8605 met the requirements for local regulation of public health and safety standards.

Fifth Cause of Action

Petitioner's fifth cause of action asserts the City did not have "a lawfully enacted shelter declaration in place" when the City approved the Project. (Petition 25:8-9.) Petitioner alleges the City should be required to "hold a lawful public hearing, debate, and then pass a lawful homeless shelter declaration prior to proceeding further with the award of any entitlements, rights, privileges, or actions which relate to the development of the site where the Griffith Park Bridge Shelter Facility is to be located." (Petition ¶ 43.)

Petitioner makes two arguments. First, it contends City Charter section 558 required the City Council to hold a public hearing on the declaration of homeless shelter crisis because it was a "resolution" by the City "Council concerning . . . public projects . . ." (City Charter § 558, subd. (a)(4).) Second, Petitioner contends "[t]o the extent that the Shelter Declaration can be construed as a legislative act, it would still be covered by LAMC §12.36 which requires a hearing before the CPC." (Opposition 3:11-13.)

Petitioner's arguments are not persuasive. The City Council's declaration of a homeless shelter crisis is just that—a declaration of a homeless shelter crisis. It is not a resolution concerning public projects; it creates no building entitlement. While it is true, the declaration is a necessary predicate to whether a project might ultimately be exempt from local regulations under Government Code section 8698.4, the declaration is not a City Council action on any particular public project.

Additionally, the *declaration* is not an approval of a project requiring the CPC's assent under LAMC section 12.36. In fact, Petitioner's reliance on the CPC approving the amendment of LAMC section 12.80 proves the point. The CPC was required to approve the amendment to LAMC section 12.80 because—unlike the general declaration of a homeless shelter crisis—the amendment directly involved the zoning ordinance.

The court finds the City is entitled to judgment on this cause of action as Petitioner has not demonstrated the City's declaration of a homeless shelter crisis had not been properly approved at the time the City approved the Project.

Sixth Cause of Action

Petitioner's sixth cause of action is a general claim the City's amendment to LAMC section 12.80 removing the one-year limitation "on the duration of a lawfully enacted shelter declaration was arbitrary, capricious, and entirely lacking in evidentiary support." (Petition ¶ 45.)

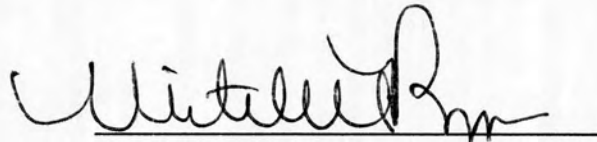
The allegation is generalized and vague. In addition, Petitioner's opposition to the motion does not address the claim suggesting it has abandoned the issue. Accordingly, the City is entitled to judgment on the cause of action.

CONCLUSION

For the foregoing reasons, the motion is granted.

IT IS SO ORDERED.

July 8, 2020

A handwritten signature in black ink, appearing to read "Mitchell Beckloff", written over a horizontal line.

Hon. Mitchell Beckloff
Judge of the Superior Court

07/09/2020

EXHIBIT 79

SEC. 57.105.6.11. COMMUNITY CARE FACILITY (SERVING MORE THAN 6 PERSONS).

An Operational Permit is required to engage in the business of a community care facility serving more than six persons. A community care facility is any facility, place, or building that is maintained and operated to provide non- medical day treatment, adult day care, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and includes the following (greater than six persons; 18 years old and over):

- Adult Day Program
- Therapeutic Day Services Facility
- Social Rehabilitation Facility
- Community Treatment Facility
- Transitional Shelter Care Facility
- Transitional Housing Placement Facility

EXHIBIT 80



FY 24-25 Tiny Home Interim Housing Program Scope of Required Services

This Scope of Required Services (SRS) for the Tiny Home Village Interim Housing (THV-IH) Programs contains a written summary of, and links to, detailed information regarding the services that must be provided to eligible participants experiencing homelessness. This SRS and the documents that are linked hereto, in combination with *LAHSA Program Standards*, *LAHSA Facility Standards*, *LAHSA Interim Housing Exit and Termination Standards*, and Key Performance Indicators (KPIs) comprise the entire Statement of Work for THV-IH Programs. LAHSA reserves the right to make any necessary changes related to prioritization, matching, and other aspects of the implementation of the complete Coordinated Entry System (CES). Contractors will be notified through policies, interim guidance, and other forms of guidance when deemed necessary.

OVERVIEW

The THV-IH program operates as a 24-Hour Interim Housing program that provides low-barrier, safe, and supportive shelter to individuals who are experiencing homelessness, while they are assessed and connected to a broad range of housing resources and in an effort to resolve their homelessness situation as quickly as possible. THV-IH sites are in locations identified by the City of Los Angeles. THV-IH units are typically 64- to 100-square foot units and provide temporary housing for adults.

GLOSSARY

Coordinated Entry System (CES): The Los Angeles Coordinated Entry System facilitates the coordination and management of a crisis response system's resources that allows service providers, participants, and policy makers to make data-informed decisions from available information to connect people efficiently and effectively to interventions that will rapidly end their homelessness. CES ensures that the highest need, most vulnerable households in the community are prioritized for services and that the housing and supportive services in the system are used as efficiently and effectively as possible. LAHSA funded System Components are connected and coordinated through the CES in response to end homelessness. All programs operating in the LA CES system must operate with a Housing First, Harm Reduction, Low Barrier, and Trauma-Informed Care approach. Please see LAHSA Program Standards for more detailed definitions of these terms.

Homeless Management Information System (HMIS): HMIS is a U.S. Department of Housing and Urban Development (HUD) mandated information technology system that is designed to capture participant-level information over time, on the characteristics and service needs of homeless persons. Participant data is maintained on a central server, which will contain all participant information in an encrypted state. HMIS integrates data from all homeless service providers and organizations in the community and captures basic descriptive information on every person/household served. Participation in the Los Angeles Continuum of Care (LA CoC) HMIS allows organizations to share information with other participating organizations to create a more coordinated and effective delivery system.

Housing Navigation (HN): Housing Navigation bridges a critical gap in services in the Los Angeles Continuum of Care (LA CoC). Housing Navigation provides housing-focused supportive services for people experiencing homelessness referred from various LAHSA programs with the immediate goal of helping individuals identify, apply for, secure, and move into permanent housing within 120 days of Housing Navigation program enrollment.—

Program Standards: Program Standards are contractual requirements which all LAHSA funded programs providing supportive services must adhere to. This document is not a standalone document and is meant to work in conjunction with the Component's Scope of Required Services, which may add to, clarify, or supersede any contractual requirements set forth in the Program Standards document. Link to the Program Standards document: <https://www.lahsa.org/documents?id=2280-lahsa-program-standards.pdf>

Time Limited Subsidy Program: is a combination of the programs formerly classified as permanent housing subsidy programs such as: Rapid Re-Housing, Recovery Re-Housing and Shallow Subsidy. Time Limited Subsidy Programs are Housing First, Low Barrier, Harm Reduction, Crisis Response programs focused on quickly resolving the crisis of homelessness for eligible participants and assisting them in moving into a permanent housing situation. —Time Limited Subsidy Programs provide case management and financial assistance including rental subsidies for a period of time up to twenty-four (24) months. —Case managers use Progressive Assistance to help program participants rapidly obtain and stabilize in permanent housing in either the private rental market or affordable housing market as available. —Time Limited Subsidy Programs should design service provision based on the core components of Rapid Re-Housing: Housing Identification, Rent & Move-in Assistance, and Case Management & Supportive Services. —Time Limited Subsidy programs are expected to be aligned with the 2019 LA City and County Rapid Re-Housing Minimum Service and Operation Practice Standards [j1] approved by all RRH funders in Los Angeles and by the CES Policy Council in 2019.

Tiny Home Village Interim Housing (THV-IH): Tiny Home Village Interim Housing is a model of interim housing that provides emergency temporary housing to adults experiencing homelessness in the City of Los Angeles.

ELIGIBLE PARTICIPANTS FOR TINY HOME INTERIM HOUSING

1. **Eligible Population:** Detailed eligibility for the THV-IH Program, as well as Contractor responsibilities to verify eligibility, may be found in **Appendix I**.

- 1.1. Homeless Status. Participants must be determined to be homeless (Category 1) per HUD's Final Rule on "defining Homeless" (24 CFR parts 91, 576 and 578) and (Category 4) per The McKinney-Vento Homeless Assistance Act (42 U.S.C. 11301 et seq.)

- 1.1.1. Contractor will be responsible for documenting the determination of the participant's homeless status utilizing LAHSA Approved Homeless Certification Forms. Contractor must upload the LA CoC Homeless Certification Form utilized into HMIS. LA CoC Homeless Certification Forms ranked in order of preference, include:

- 1.1.1.1. [LA COC Homeless Verification](#) (Form 6053)

- 1.1.1. All documentation is required to be placed inside the participant's master file and uploaded into the participant's profile in the Homeless Management Information System (HMIS).
 - 1.1.2. In the case where homelessness is being documented with an HMIS Participant Summary Report, the provider must enter a case note in HMIS indicating the HMIS Participant Summary Report shows the participant was homeless within 7 days of program entry. If hard copy files are maintained, the documentation must be placed inside the participant's master file. This includes the HMIS Participant Summary. Please see the following video on how to upload documents to HMIS: <https://www.wevideo.com/view/1324198999>.
 - 1.2. Participants must be Adults or Transition Age Youth, ages 18 and older.
 - 1.2.1. Unaccompanied Minors are not eligible for enrollment or services: an exemption exists for unaccompanied minors who are legally emancipated.-
 - 1.3. If participants are unable to manage Activities of Daily Living (i.e. ability to transfer in and out of a bed, bathe, dress, and address hygiene needs independently), participants may need to be provided a reasonable accommodation on a case-by-case basis.
 - 1.3.1. Participants in need of hospitalization or skilled nursing care must be referred to and served by a hospital or specialized programs equipped to offer appropriate levels of care.
2. Contractors must NOT screen out participants, deny referrals, or delay scheduling an intake appointment based on any of the following criteria:
 - 2.1. Past program participation or previous stay at Contractor facilities
 - 2.2. Lack of COVID-19 vaccination or test documentation
 - 2.3. Lack of tuberculosis test (TB) documentation
 - 2.4. Lack of Service Animal/Emotional Support Animal (ESA) documentation
 - 2.5. Lack of sobriety
 - 2.6. Lack of income or employment status
 - 2.7. Lack of identification documentation
 - 2.8. The presence of mental health issues, disabilities, or other psychosocial challenges
 - 2.9. Lack of a commitment to participate in treatment
 - 2.10. Justice system involvement
 - 2.11. Presence of or number of evictions
 - 2.12. Any other criteria thought to predict challenges/barriers to long-term housing stability
3. Contractor must NOT permanently ban participants from re-entering the THV-IH Programs regardless of reason for participant's exit or termination from previous enrollments in Contractor's programs.
 - 3.1. Contractor must have a policy about how to manage the return of participants who

were exited due to concerns about the safety of other participants or staff created by the exited participant. Policies may include standardized lengths of time for temporary separation before participants are allowed to re-enroll in the THV-IH.

COORDINATED ENTRY SYSTEM (CES) PARTICIPATION

4. Programs are an integral part of the Coordinated Entry System (CES), which was created to ensure consistent approaches for access to, and delivery of, services in Los Angeles County. Therefore, THV-IH programs must work in collaboration with the CES. Please see LAHSA Program Standards for further detail.
5. **Centralized Matching:** Participants will be referred to Program through LAHSA's Interim Housing Centralized Matching process. LAHSA, through the Interim Housing Matching personnel, will work closely with all Contractors to provide referrals based on eligibility, prioritization, and unit availability.
 - 5.1. Contractor must agree to receive referrals from the LAHSA Interim Housing Centralized Matching process.
 - 5.2. Contractor must follow any LAHSA-issued guidance and/or procedures related to use of the Bed Reservation System.
 - 5.3. Staff must receive training on how to complete matches submitted by LAHSA in HMIS. Staff must also receive training on using the Bed Reservation System to manage slots, set reservations, and add bed services.
6. Contractor must comply with LAHSA's established protocol for regular, timely reporting on current bed vacancies/availability and provide additional occupancy updates as requested.
 - 6.1. Contractor must utilize LAHSA-established tracking and database mechanisms for making and receiving referrals through HMIS.
 - 6.2. Contractor must follow any LAHSA-issued guidance and/or procedures related to use of the Centralized Matching process.
7. Contractor must establish and maintain relationships with public and community-based service agencies to collaborate and make services available to participants.
 - 7.1. Contractor must ensure that appropriate releases of information sharing (consents) are in place prior to case conference meetings.
 - 7.2. Contractor must participate in LAHSA-hosted cross-agency coordination, training, and case conferencing sessions with public and community-based service agencies.
8. **CES Initial Assessment:** LAHSA no longer requires completion of a CES Survey Tool (i.e., VI-SPDAT for

Adults, Next Step Tool for Transition Age Youth, or Family-SPDAT for Families with Children) upon intake.

- 8.1. The CES Survey Tool may only be administered by staff who have completed LAHSA required trainings. Upon LAHSA's adoption of a new or updated CES Survey Tool, Contractor will be required to complete all necessary training to administer the new or updated CES Survey Tool(s) at the designated stage of engagement.
- 8.2. Contractor must comply with any forthcoming guidance regarding updating or replacing existing CES Survey Tools.
- 8.3. The new or updated CES Survey Tool must be administered in a place that allows the participant needed privacy for answering the questions.
- 8.4. A CES Survey Tool may still be required to determine eligibility for certain types of permanent supportive housing (PSH) resources. If one is needed, Contractor should use the existing CES Survey Tool if a new or updated CES Survey Tool has not been released yet.

SITE FEATURES

THV-IH sites include the following features:

9.1 Safety Features: These features include (but are not limited to):

- 9.1.1 An 8-foot fence enclosure surrounding the perimeter of each site.
- 9.1.2 A booth at each major point of entry or exit will be guarded with one or more security guards and/or service provider staff to monitor and record, respectively, participant and staff entries and exits to and from the site.
- 9.1.3 A 24-hour fire watch, compliant with LAFD's fire watch requirements outlined in Appendix II when applicable. Please see Appendix II for more detailed information.
 - 9.1.3.1 Tiny Home shelters that have been approved by LAFD Fire Development Services do not need to maintain a Fire Watch if the approved interconnected smoke detectors and central station systems are functional. Fire Watch would be required if the system were to become non-functional or disabled. While not a Fire Watch, a designated responsible person is required for the sites.

9. THV-IH sites include the following features:

9.1. Safety Features: These features include (but are not limited to):

- 9.1.1. An 8-foot fence enclosure surrounding the perimeter of each site.
- 9.1.2. A booth at each major point of entry or exit will be guarded with one or more security guards and/or service provider staff to monitor and record, respectively, participant and staff entries and exits to and from the site.
- 9.1.3. A 24-hour fire watch, compliant with LAFD's fire watch requirements outlined in **Appendix II**, when applicable. Please see **Appendix II** for more detailed information.

9.1.3.1. Tiny Home shelters that have been approved by LAFD Fire Development Services do not need to maintain a Fire Watch if the approved interconnected smoke detectors and central station systems are functional. Fire Watch would be required if the system were to become non-functional or disabled. While not a Fire Watch, a designated responsible person is required for the sites.

9.2. Administrative “Admin” Trailer: An 8-foot by 20-foot cargo container designed to provide office space for service provider staff.

9.3. Dining/Seating Area: This area must be equipped with benches and tables.

9.4. Pet Area (If Applicable): Pet Area (If Applicable): This space must be kept separate from the other areas and fencing should comply with best practice guidance issued by LAHSA. This area must be designed and set aside for participants’ pets and assistance animals to reside in if they cannot feasibly and sanitarily be housed within the participants’ units. Depending on the number of animals, their size, and their demeanor, this area may be further sub-divided and covered to provide weather insulation or protection. This area must be accessible to participants’ pets and assistance animals 24 hours a day.

PROVISION OF HYGIENE FACILITIES

10. Contractors must maintain sanitary conditions on-site to prevent the spread of communicable diseases.
11. Contractors will provide trash receptacles that are accessible for use by program participants and ensure that trash is disposed of properly on a regular basis.
12. Contractors will also provide restrooms, showers, and sinks/hand washing stations on-site for use by participants. Sites must offer a minimum of one (1) toilet, one (1) sink or hand washing station, and one (1) shower for every fifteen (15) participants. Contractors can provide shower and restroom access on-site via hygiene trailers, mobile shower services, or by granting access to permanent facilities on-site for use by participants. There must be at least one shower and toilet on-site that is ADA compliant.
13. Contractors must clean and disinfect the shower stalls and facilities after each instance of participant use, and as needed in response to incidents requiring immediate clean-up.
14. Hygiene supplies such as sanitary napkins, soap, shampoo, towels, and toilet paper must be provided to all participants at no cost. Contractors are responsible for maintaining an adequate supply of these items and replenishing them as needed.
15. Hygiene Trailer: Hygiene Trailers must include a shower, toilet, and sink combination. Trailers must also include sanitary napkins, soap, towels, toilet paper, toilet seat covers, soap dispensers, shower hooks, and mirrors. Trailers must be air-conditioned. An appropriate number of hygiene trailers must be provided to accommodate participant needs in accordance with the size of the THV-IH site. At least one shower and toilet in each hygiene trailer must be ADA compliant.

16. **Mobile Showers:** If it is not possible to have hygiene trailers on-site, one or more mobile shower trailers must be deployed to the THV-IH Site through a contracted vendor each day of the week for at least a five (5)-hour window. At least one of the shower stalls in each trailer must be ADA-compliant.

DELIVERABLES & KEY PERFORMANCE INDICATORS

Key Performance Indicators:

- 1) Sufficient Data Quality Score
- 2) 95% of contracted beds must be utilized throughout the contract period
- 3) 50% of all enrolled participants must be assessed within 45 days of enrollment. Assessments should only be completed after sufficient rapport has been built with the participant and in alignment with the CES Assessment Policy & Guidance.
- 4) 95% of all enrolled participants must be assessed within 120 days of enrollment. Assessments should only be completed after sufficient rapport has been built with the participant and in alignment with the CES Assessment Policy & Guidance.
- 5) 85% of enrolled participants must have their ID within 45 days of enrollment
- 6) 75% of enrolled participants must have verification of their social security number, if eligible to have a social security number, within 45 days of enrollment.
- 7) 85% of participants who are eligible to have a social security card, must obtain their social security card within 90 days of enrollment
- 8) 85% of enrolled participants must have a Housing Navigation Referral Assessment completed within 7 days of obtaining their ID
- 9) 20% of participants must exit to permanent housing destinations
- 10) Permanent Supportive Housing opportunities must be declined within 2 days of match or applications must be completed within 7 days of match notification

SUPPORTIVE SERVICES AND ACTIVITIES

17. Contractor must provide the required Supportive Services and Activities directly or through subcontracted services arrangements. Each participant must be individually assessed for the types of services needed, and Contractor must provide services specifically needed by, and requested by, each participant.

18. **Program Intake:** Contractor must allow for intake of new participants at least five (5) days a week during regular business hours and as long as beds are available.

- 18.1. Contractors must allow for intake of new participants during extended hours such as weekends and evenings within each Contractor's capacity to allow for intakes during extended hours.

19. **Direct Support Services:** Contractors providing THV-IH Programs are funded for and must offer the following services directly to participants in the program:

- 19.1. Twenty-four (24) hour bed availability
- 19.2. Case Management
- 19.3. Document Collection
- 19.4. Resource Coordination Meetings
- 19.5. Problem-Solving
- 19.6. Connection to LA County's Mainstream Benefits/Services
- 19.7. Connection to Employment Development/Placement Programs
- 19.8. Harm Reduction Services (e.g., sharps containers, overdose prevention resources, amnesty lockers)
- 19.9. Residential Supervision

- 19.10. Crisis Intervention & Conflict De-escalation
- 19.11. Restrooms & Showers

20. **Problem-Solving Intervention (Diversion):** The first conversation upon entry will be to assess the possibility of assisting the household to quickly self-resolve their housing crisis through connection/ reconnection with their social support network, connection to community resources, or limited Problem-Solving Assistance Funds (PSAF) provision. For additional information, please see Problem-Solving: A Guide for Implementation and Best Practices which can be accessed here: <https://www.lahsa.org/documents?id=3899-problem-solving-a-guide-for-implementation-and-best-practices-3899.pdf>.

21. Problem-Solving Housing Outcomes include (1) maintaining permanent housing, (2) moving in temporarily with family/ friends, (3) moving in permanently with family/ friends, (4) relocation out of town, and (5) identifying new permanent housing.

21.1. If it is determined through Problem-Solving (Diversion) conversations that one-time financial assistance is needed to resolve the participant's housing crisis and successfully divert entry into or quickly exit from the THV-IH Program, the Contractor must review household eligibility and utilize eligible funding to ensure identified outcome. If needed, contractor may submit a request for PSAF (<https://www.lahsa.org/documents?id=3898-form-3898-problem-solving-assistance-request.pdf>) . Contractor can contact Problem-Solving@lahsa.org for general questions and case conferencing or PSAssistanceFunds@lahsa.org for PSAF questions or following up on submitted PSAF requests.

21.2. If Problem Solving is not initially successful at program entry, Contractor should continue to have ongoing Problem-Solving conversations until a housing outcome is identified while the participant is enrolled in the THV-IH Program.

22. **Meal Distribution:** All participants must be provided three (3) daily nutritional meals (Breakfast, Lunch, Dinner) provided by the Contractor or a subcontracted vendor. Contractor must make accommodations for participants with dietary restrictions, or who otherwise miss the designated meals, to ensure that they still receive their meals.

23. **Security:** Contractor is required to oversee and promote the safety of THV-IH Programs participants, staff, and invited guests. The contractor must take a trauma-informed approach to providing security at the site and have standard operating procedures to ensure safety of all residents.

24. **Emergency Naloxone Administration:** All interim housing provider staff of Contractor must be trained to administer Narcan to participants experiencing an opioid overdose emergency and Contractor is responsible for maintaining an inventory of Narcan.

25. **Communicable Disease Prevention and Response Practices:** Contractor is required to abide by all screening, prevention, and response practices designated by the LA County Department of Public Health (DPH). Contractor will ensure that staff and participants adhere to any Orders issued by the State or County's Health Officer when in effect. Please see LAHSA Program Standards for additional guidance.

26. **Case Management Services:** Case Management Services are provided by THV-IH Programs staff to assist participants in moving forward in accessing permanent housing. The primary objective of Case Management/Support Services for THV-IH Programs is to support participants with obtaining any documents needed to become “Document Ready.” Additionally, case management shall also include an organized approach to tracking and managing participant progress including referrals and connections to Housing Navigation and permanent housing programs.
- 26.1. Contractor must provide Case Management offered in accordance with Housing First and trauma-informed care principles to help participants self-resolve their housing crisis and/or be connected to a permanent housing provider.
 - 26.2. Contractor must document the content and outcome of case management meetings with participants as case notes under the designated program in HMIS. Please see LAHSA’s Program Level Case Note video on how to do this:
https://www.youtube.com/watch?v=Hg39kR6ms_s.
 - 26.3. To maintain the momentum of participants’ progress towards obtaining permanent housing, the Contractor must offer case management services to each participant at least one (1) time per month. The frequency of how often case management services is offered to each participant can be increased depending on need and availability.
 - 26.4. Contractors must support participants with obtaining documents needed for permanent housing placements including but not limited to: Government Issued Identification Card, Social Security Card, and other necessary documents to move swiftly into permanent housing.
 - 26.4.1. Support with document collection includes assisting participants with completing applications and accompanying them to appointments.
 - 26.5. All efforts on behalf of the Contractor to engage a participant in case management services should be documented in HMIS and the response from the participant.
 - 26.5.1. Case notes in HMIS should be documented in a manner that is succinct, objective, and factual.
27. **Case Management Ratio:** Contractors are recommended to maintain a ratio of approximately one (1) staff to every twenty-five (25) participants for optimal service delivery.
- 27.1. The specific ratio of staff members to participants for case management services should be determined through consultation with Supervising or Managing level staff, taking into consideration the frequency of services needed for participants based on individual need.
28. **Resource Coordination Meetings:** Interim Housing contractors are required to coordinate and support oversight of program placements between service providers for participants to move swiftly into permanent housing. Contractors will hold regular meetings with Housing Navigation and Time Limited Subsidy service providers to coordinate care and movement into permanent housing and will have

access to overall planning for participants.

- 28.1. Contractor is responsible for submitting referrals to Housing Navigation in HMIS for eligible participants when Housing Navigation slots are available to them.
 - 28.2. Contractor is expected to follow any prioritization guidance for HN referrals approved by the CES Policy Council.
 - 28.3. Contractor should refer to this Interim Housing to Housing Navigation Implementation Training for additional guidance:
<https://www.lahsa.org/documents?id=6975-lahsa-ih-to-hn-implementation-training>.
 - 28.4. Contractor must comply with any current and forthcoming guidance regarding Resource Coordination Meetings and the referral process linking participants to Housing Navigation services.
29. **Mainstream Benefits**.: Contractor must establish procedures for referring eligible and interested participants to mainstream benefit services (e.g., services available through Department of Social Services, Department of Health Services – Countywide Benefits Entitlement Service Team (CBEST), Department of Mental Health, Department of Public Health - Substance Abuse Prevention and Control (SAPC)).
30. **Employment Development/Placement Programs**: Contractor must establish and maintain effective working relationships with employment programs, such as local Work Source Centers to assist participants in engaging in services to prepare for and obtain employment. The goal of these services is to improve the participant's financial situation to increase the participant's ability to live independently.

LENGTH OF ENROLLMENT

31. Contractor must strive to assist participants in moving out of the THV-IH programs and into permanent housing as quickly as possible. The total length of stay can and should be individually determined, based on the participant need. Progress and engagement towards housing goals must be documented and reviewed when a participant is approaching an initial 90-day length of stay and, so long as participant stays in the program, every 90 days after.

PROGRAM PARTICIPATION GUIDELINES

32. Contractor must incorporate as part of their program, a set of program participation guidelines that serve as protocols for ensuring the safety and security of program participants, as well as program staff. These guidelines must be presented to LAHSA staff before operations start for review and approval by LAHSA.
- 32.1. Program participation guidelines must incorporate language to support a Low-Barrier, Harm Reduction, and Housing First approach required of all programs.
 - 32.2. Program participation guidelines must be participant-centered to minimize barriers to accessing an RM-IH program bed and prevent/minimize exits from program due to Rule violations.
33. Contractor must create a Program Participation Guideline Agreement form. Contractor must review the form with the participant upon program enrollment. The form must include a participant consent section signed and dated by the participant with a witness signature and dated to be signed by the

contractor. Upon signature of the Program Participation Guideline Agreement, the participant is consenting to participate in the program and is certifying that they have read (or have been read) the program guidelines, and that they understand and consent to the expectations regarding abiding by the program guidelines.

EXITING PARTICIPANTS

34. Contractor must abide by the **LAHSA Interim Housing Exit and Termination Standards document** and develop and document clear Termination Policies and related procedures that align with these expectations.

HMIS DATA COLLECTION AND PARTICIPATION REQUIREMENTS

35. Contractor shall refer to **LAHSA Program Standards** for details regarding Contractor requirements for utilization of HMIS.
36. Providers are required to enter nightly bed services for all participants who are occupying a bed at their site. A bed service must be entered for any participant who is physically occupying their bed at any point in the 24-hour day. Flexibility should be granted to participants who keep a non-traditional sleep or work schedule when entering bed services.
 - 36.1. A bed service is not applicable to any other service that a participant may be receiving from the RM-IH Program.
37. Program enrollments, program exits, and bed services must be entered in HMIS within one (1) business day following the provision of services or change to a participant's program status.
38. When exiting a participant from the program, the Contractor will use either a) the date of the last service provided, or b) the date following the last bed service – whichever was last provided under the program enrollment.
39. With any participant, the Contractor must complete a Status Change Assessment when there are changes in regular Income (as defined in the HUD Data Standards), Employment Status, and/or Disabling Conditions and Barriers as Status Update Assessments throughout their program enrollment.

PARTICIPANT FILE

40. Contractor must maintain a hard case file for each participant.
41. Collection of identification and income verification documents is recommended but not required for enrollment into the program. If participant does not have these documents at the time of program entry, Contractor must assist participant with obtaining them. Once obtained, copies of these documents must be kept in the participant's file.
42. Core documents for RM-IH Programs Participant Files include the following, but are not limited to:

Document	Guidance
Participant Identification	Required - See Appendix I for details.
Program Participation Guideline Agreement	Agency created form. Must be dated and signed by the participant and Contractor and must indicate that the program site does not establish tenancy
Grievance Procedure Acknowledgement	Agency created form. Must be dated and signed by the participant and Contractor. See LAHSA Program Standards for additional guidance.
CES Initial Assessment	Complete in alignment with procedures developed by LAHSA.
Verification of Homelessness	Required – Use the LA COC Homeless Verification Form (Form 6053) located here: https://www.lahsa.org/documents?id=6053-la-coc-homelessness-verification-form-6053-.pdf .
Income Documents	Current proof of income must be uploaded to HMIS if it has not already been uploaded. If proof of income is outdated or not currently available, the participant should complete Form 1087 - Self Declaration of Income/ No Income Form and the form should be uploaded to HMIS.
Housing and Services Plan	Optional - Use LAHSA-approved form and track the date the Housing and Services Plan was completed in HMIS. Form is located here: https://www.lahsa.org/documents?id=1186-form-1186-housing-services-plan-english-.pdf .
Budget Tool	Optional, use as needed
Case Notes	Required- Enter into HMIS
Exit Summary Form or Agency-specific exit form	Required- Use the LAHSA-approved Exit Summary Form located here: https://www.lahsa.org/documents?id=1081-form-1081-exit-summary.pdf . Contractor can also use their agency-specific exit form.
Notice(s) of Noncompliance and/or Termination Notice	Required (as applicable)-Documents must also be uploaded to HMIS Refer to LAHSA Interim Housing Exit and Termination Standards document for further guidance.

FACILITIES AND OPERATIONS

43. **Harm Reduction and Trauma Informed Program Design:** These principles shall be incorporated into all aspects of the program’s facility. Core design components are listed below.

43.1. Creating trauma-informed programs requires continual review of policies to see what works and what may be re-traumatizing to trauma survivors. Contractor must have a regular review of policies to update practices and guidelines to make them as relevant as possible to the participants being served.

43.2. Contractor must utilize the Trauma-Informed Organizational Toolkit to self-assess its program and facility for fidelity to the trauma-informed model and to develop aligned policies and procedures. (Trauma-Informed Organizational Toolkit – <https://www.lahsa.org/documents?id=1691-trauma-informed-organizational-toolkit.pdf>)

43.3. Contractors are permitted to prohibit the possession and/or use of weapons, alcohol, and/or illegal drugs on the site.

43.3.1. Contractors must, however, establish Harm Reduction policies, practices, and procedures designed to minimize negative consequences resulting from participants use or possession of contraband items as referenced above.

43.3.2. Sharps Container - Contractor must ensure that a sharps container is available on-site and is accessible to participants. Sharps must be disposed of in an appropriate manner.

43.4. Amnesty Lockers - Contractors shall provide amnesty lockers for participants to discreetly lock and store personal property before entering the shelter. Contractor is expected to develop Policies and Procedures regarding the use of amnesty lockers.

43.4.1. Items stored in amnesty lockers may not be accessible to program participants while within the grounds of the Interim Housing program.

43.4.2. Contractors must return participant's items upon participant request, and upon exiting the grounds of the RM-IH Programs.

43.5. Harm Reduction is not intended to prevent the termination of a participant whose actions or behavior constitute a threat to the safety of participants and/or staff.

44. **Pets:** As pets often provide important companionship for participants, Contractors are encouraged to accommodate incoming participants with pets within their capacity to do so. The term "pet" refers to a participant's animal(s) that is not otherwise identified as a Service Animal or Emotional Support Animal. Contractor are encouraged to develop policies and procedures for working with participants with pets.

47.1 The recommendation in Section 47 is specific to pets not classified as Service Animals or Emotional Support Animals. Contractors are still required to adhere to state and federal laws regarding providing reasonable accommodation to participants with service animals or emotional support animals. Please see **LAHSA Program Standards** for further guidance on Service Animals and Emotional Support Animals.

45. Contractor must allow for twenty-four (24) hour access to the RM-IH Programs for participants. Contractor may implement quiet hours when needed, such as to address the following:

- 45.1. Community agreements
- 45.2. A desire not to create sleep disturbance if in communal areas
- 45.3. Good neighbor policies

46. Contractor must have, or provide access to, a phone which participants can use within reasonable limits.

47. Contractor must return funds and/or possessions held on behalf of a participant within twenty-four (24) hours of the participant's request.

48. The facilities used to provide RM-IH Programs may provide beds or cots in a single-site facility with sleeping accommodations in multiple rooms or a congregate dormitory setting. Bunk beds are acceptable for use; however, Contractor must create policies and procedures addressing accessibility.

49. Contractor shall provide basic furnishings in the bedrooms and common areas of the facility.

50. All shared bedrooms must be in compliance with LAHSA's Equal Access Policy.
51. Contractor must provide accommodation for mixed-gender and same-gender couples, as available.
52. There must be a minimum of three (3) feet, or thirty-six (36) inches between the long side of adjacent beds or cots. The configuration of beds / 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. Appropriate pandemic mitigation measures must be in place and consultation with LAHSA staff if bed spacing changes are made or required by the Department of Public Health.
53. The facilities must also provide, at a minimum, a laundry facility (or provide participants with assistance connecting to laundromat services) so that they can wash their clothing. See LAHSA Facility Standards for further guidance: <https://www.lahsa.org/documents?id=2767-lahsa-facility-standards.pdf>.
54. On-site storage: Contractor must provide each participant with access to storage for personal possessions which they should have access to during their time in the RM-IH Programs. Minimum storage must be the equivalent of a standard 12" x 12" x 12" locker. Additional storage must be made available as facility capacity allows

CONTRACTOR OBLIGATIONS

55. Please see the **LAHSA Program Standards** and **LAHSA Facility Standards** for a detailed description of additional requirements.
56. Contractor must submit copies of all Policies and Procedures to LAHSA for approval within ten (10) business days of a site opening OR when new policies/procedures are created OR when changes are made to existing policies and procedures.
57. Policies and Procedures that must be submitted to LAHSA for approval include, but are not limited to:
 - 57.1. Participant guidelines
 - 57.2. Mental health crises and psychiatric emergencies
 - 57.3. On-site substance use and substance use-related emergencies
 - 57.4. Conflict response and de-escalation
 - 57.5. Threats, physical altercations, and incidents of violence
 - 57.6. Participant exits (voluntary and involuntary)
 - 57.7. Re-enrollment of previously exited participants
 - 57.8. Storage, training, and distribution of Narcan

PERSONNEL

58. Contractors operating 15 or more RM-IH Program beds must have at least one Master level staff (MSW/MFTI, or similar) to: assist with crisis intervention; oversee case coordination; provide regular clinical supervision to all case management staff; and regular trainings with other operations staff, e.g. security guards. Staff will need to be available 1 day per week and on call as needed. Please refer to **LAHSA Program Standards** for additional requirements related to program personnel.

59. Contractor must assign staff with background experience and expertise to provide the services required in the Scope of Required Services (SRS).
60. Contractor must abide by the list of required staff trainings outlined in the **LAHSA Program Standards**.
 - 60.1. In addition to the trainings outlined in the LAHSA Program Standards, Contractor is required to ensure all support services staff complete a training on administering Naloxone (NARCAN) to a participant in the event of an opioid overdose.
 - 60.2. Direct-service staff are to be offered and required to participate in ongoing training on topics such as trauma-informed care, harm reduction, housing-first, and low barrier access topics. See **Appendix III** for more information.
 - 60.3. Contractor must comply with any additional required trainings as directed by LAHSA.

APPENDIX I. THV-IH Programs Eligibility

Homelessness Status	<p>Eligible Participants: Participants must be determined to be homeless (Category 1) per HUD’s Final Rule on “defining Homeless” (24 CFR parts 91, 576 and 578) and (Category 4) per The McKinney-Vento Homeless Assistance Act (42 U.S.C. 11301 et seq.).</p> <p>Category 1: Literal Homeless- An individual or family who lacks a fixed, regular, and adequate nighttime residence, which includes one of the following:</p> <ol style="list-style-type: none">Has primary nighttime residence that is a public or private place not meant for human habitation. Examples include street, park, vehicle, abandoned building, bus/train station, airport, camping ground);Is living in a publicly or privately-operated shelter designated to provide temporary living arrangements (Emergency shelter, transitional housing, motel/motel paid by government or charitable organization); <u>or</u>Exiting an institution where (s)he has resided for 90 days or less AND were residing in an emergency shelter or place not meant for human habitation immediately before entering institution. Examples of Institutions include a medical hospital, psychiatric hospital, jail, prison, substance abuse treatment facility, and dependent care facility. <p>Category 4: Individuals/families experiencing trauma or a lack of safety related to, or fleeing or attempting to flee, domestic violence, dating violence, sexual assault, stalking, human trafficking, or other dangerous, traumatic, or life-threatening conditions related to the violence against the individual or a family member in the individual’s or family’s current housing situation, including where the health and safety of children are jeopardized; and includes all of the following:</p> <ol style="list-style-type: none">Have no identified residence, resources or support networks; ANDLack the resources and support networks needed to obtain other permanent housing <p>Acceptable Verification:</p> <p><u>For individuals determined to be homeless (Category 1 or 4), homelessness status must be verified and documented using either a HMIS Client Summary Report or the LA CoC Homeless Certification Form.</u></p> <ul style="list-style-type: none"><i>HMIS Client Summary Report:</i> Providers seeking to document a client’s homelessness (Category 1 or Category 4) should first run the participant’s Client Summary report on HMIS. If the Client Summary Report verifies the individual is actively in a homeless program within seven (7) days, the provider may print the HMIS Client Summary Report and place in the participant’s file. If the Client Summary does not show the client met/meets the Category 1 or Category 4 definition within the last seven (7) days, the provider will need to use one of the <u>LAHSA-approved forms</u> to document a client’s homelessness at program entry.<i>LA CoC Homeless Verification Form (Form 6053) – Use this form to verify homelessness for Categories 1 & 4.</i> https://www.lahsa.org/documents?id=6053-la-coc-homelessness-verification-form-6053-.pdf
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APPENDIX I. THV-IH Programs Eligibility (Continued)

Geography	Participants must be current residents of the County of Los Angeles. If the person reports that they slept within the County of Los Angeles the night previous to assessment they would be considered a current resident of Los Angeles.		
Participant Identification	Participants are required to have a form of identification on file. If a participant does not have an identification card at the time of the program screening, Contractor must not deny the participant entry to the program rather assist the participant in obtaining an identification card.		
	Category [A] are acceptable forms of government issued photo identification cards. If the participant does not have any of the acceptable identification cards listed in Category [A] they may provide one acceptable form of alternative photo identification in Category [B] along with one acceptable non-photo form of identification in Category [C] to meet the government issue identification requirement. A copy of a social security card is NOT required for the program.		
	[Category A] Government issued photo Identification Card (ID)	[Category B] Alternative Forms of acceptable photo identification Card (ID)	[Category C] Alternative Forms of acceptable non-photo identification
	State-issued DMV ID State-issued DMV Driver’s license Passport/ Passport Card US Military ID Immigration Services (USCIS) ID Visa issued by department of state Government issued ID	Student ID Shelter ID Employment ID Bank/ Debit/ Credit Card Transportation Card (METRO) Library Card Gym Membership Card Warehouse Membership Card	Birth certificate Utility Bill Lease/ rental contract School Records Medical / Dental insurance card Debit/ bank card Credit card Legal records/court documentation Tax Identification Number/Paperwork (TIN) Social Security card American Automobile Association (AAA) card American Association of Retired Persons (AARP)

APPENDIX I. THV-IH Programs Eligibility (Continued)

Length of Stay	<p data-bbox="453 352 1451 527">THV-IH Program has no time limit: the total length of stay can and should be individually determined, based on the participant’s need. Progress and engagement towards housing goals must be documented and reviewed when a participant is approaching an initial 90-day length of stay and, so long as participant stays in the program, every 90 days after.</p> <p data-bbox="453 573 1248 604">Ongoing eligibility shall be determined using the following reasons:</p> <ul data-bbox="492 611 1451 930" style="list-style-type: none">• Participant has been matched to housing but has not been able to identify a suitable unit or is still going through the application process with a permanent housing provider.• Participant meets prioritization criteria established through the LA CoC CES but has not yet been matched to a housing resource.• Participant is currently working towards one or more goals established in the Housing and Services Plan but not yet connected to a housing resource. Contractors are expected to apply a low barrier approach when considering a participant’s progress towards their goal(s).
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Appendix II. THV-IH Fire Watch



LOS ANGELES FIRE DEPARTMENT Temporary Shelter Fire Watch Requirements

L.A.M.C. 57.915.2 Fire Watch, Authority to Require Fire Watch.

You are hereby directed from the Chief to implement a fire watch. A fire watch has been deemed necessary to assure minimum fire/life safety as regulated by this article.

L.A.M.C. 57.915.2.2 Fire Watch, Fire Watch Maintained Until Safe.

You are hereby directed to establish and maintain a Fire Watch continuously for 24 hours a day until such time that the Chief determines that the building or premises is safe from hazard to life or property, or when fire protection equipment or systems are installed and certified.

L.A.M.C. 57.915.3 Fire Watch, Responsibility for Instruction.

You are hereby directed to provide a minimum of number of qualified person(s) who shall assign to the fire watch as many personnel as are required by the Chief and shall instruct fire watch personnel as to:

1. The procedures for notifying the Fire Department. Dial 911
2. The area to be patrolled, (all shelter associated area's).
3. The method of alerting building occupants and evacuation procedures.
4. A procedure shall be provided for the reactivating sprinkler valves in the event of fire when the sprinkler system has been taken out of service and any other instruction required by the Chief.

L.A.M.C. 57.915.4 Fire Watch, Log Book

You are hereby directed to provide and maintain a log book. The owner, manager or person in charge of the premises shall provide a log book which contains a directory of the names, telephone numbers, and other information to assist in making emergency calls and calls to key management personnel, and which shall be used to record a history of patrol rounds. The log book shall be maintained on the premises and be available for inspection by the Fire Department.

L.A.M.C. 57.915.5 Fire Watch, Specific Duty Requirements

You are hereby directed that assigned fire watch personnel shall:

1. Be thoroughly familiar with the area they are patrolling.
2. Perform patrol operations according to instructions from management.
3. Patrol their designated area at least once each half hour.
4. Make reports as instructed.
5. Relay any special orders to relief personnel.
6. Remain on duty until properly relieved.

For questions please contact the Los Angeles Fire Prevention Bureau, Research Unit at 213-978-3580.

As of April 5, 2016

APPENDIX III: Required Staff Trainings - All trainings can be located on LAHSA's Centralized Training Academy website (<https://lahsa.configio.com/>).

Required Training	Applicable Staff	Priority Level
HMIS	Case Managers	Immediate
Case Management and Systems Navigation I	All Staff (Entry level)	Immediate
Case Management and Systems Navigation II	Direct service staff (with minimum of 6 months homeless services experience)	Immediate
Care Coordination and System Navigation III	Supervisors Only	Immediate
Problem Solving	Case Managers	Moderate
Boundaries and Ethics	All Staff	Moderate
De-escalation	All Staff	Immediate
Harm Reduction	All Staff	Immediate
Trauma Informed Care 101 & 102	All Staff	Immediate
Motivational Interviewing	Case Managers	Moderate
Quality Standards	Supervisors	Moderate
Mandated Reporter Training	Direct Service Staff	Immediate
Overdose Education and Naloxone Distribution	Direct Service Staff	Immediate
Document Acquisition	Case Managers	Immediate

EXHIBIT 81

ELECTRICAL SPECIFICATIONS

G. GENERAL ELECTRICAL NOTES

- G.1 THE GENERAL CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO THE BID DATE IN ORDER TO VERIFY ALL EXISTING CONDITIONS TO BE ENCOUNTERED DURING THE INSTALLATION OF ALL NEW EQUIPMENT, FIXTURES DEVICES, FEEDERS, ETC. THE EXACT INSTALLATION METHOD AND REQUIREMENTS SHALL BE VERIFIED AND DETERMINED PRIOR TO THE BID DATE. THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CITY ENGINEER OF ANY REQUIRED MODIFICATIONS OR DISCREPANCIES WHICH ARE NOT SHOWN ON THESE DRAWINGS. THE SUBMITTAL OF A BID INDICATES THAT THE CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED.
- G.2 INCLUDE ALL NECESSARY DEMOLITION AS PART OF THE WORK. ALL REMOVED EQUIPMENT AND MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
- G.3 THE GENERAL CONTRACTOR SHALL PAY FOR ALL NECESSARY ELECTRICAL PERMITS AND SHALL PERFORM ALL WORK IN STRICT ACCORDANCE WITH ALL LOCAL AND NATIONAL GOVERNING CODES.
- G.4 ALL EQUIPMENT ELECTRICAL CHARACTERISTICS, LOCATIONS, AND CONNECTION REQUIREMENTS SHALL BE VERIFIED PRIOR TO ANY ROUGH-IN WORK.
- G.5 THESE DRAWINGS ARE DIAGRAMMATIC AND REPRESENT THE INTENT OF EQUIPMENT, DEVICES, ETC.... TO BE CONNECTED AND THE CIRCUITS TO WHICH THEY ARE TO BE CONNECTED TO. THE GENERAL CONTRACTOR SHALL INSTALL ALL CONDUIT, J-BOXES, ETC.... AS REQUIRED FOR A COMPLETE AND OPERATING SYSTEM.
- G.6 THE GENERAL CONTRACTOR SHALL FURNISH TO THE CITY ENGINEER, SHOP DRAWINGS FOR REVIEW; PRIOR TO ORDERING, PRODUCT DELIVERY AND INSTALLATION.
- G.7 PROVIDE THE CITY ENGINEER WITH ONE SET OF ELECTRICAL "AS-BUILT" DRAWINGS AT THE COMPLETION OF THE JOB. SHOW THE EXACT LOCATION OF ALL CONDUIT, EQUIPMENT, AND MOUNTING DIMENSIONS ON THE DRAWINGS.
- G.8 THE COMPLETE ELECTRICAL INSTALLATION SHALL BE GUARANTEED IN WRITING FOR A PERIOD OF (1) YEAR UPON ACCEPTANCE BY THE CITY ENGINEER.

M. GENERAL ELECTRICAL MATERIALS

- M.1 ELECTRICAL EQUIPMENT SHALL BE LISTED OR CERTIFIED BY A CITY OF LOS ANGELES RECOGNIZED ELECTRICAL TESTING LABORATORY; OR APPROVED BY LABDS.
- M.2 ALL ELECTRICAL ITEMS SHALL BE NEW, AND BEAR A "UL" LABEL - UNLESS OTHERWISE NOTED.
- M.3 ALUMINUM CONDUCTOR WITH CROSSLINK POLYETHYLENE INSULATION (XLP), 600V, 75°C WITH BARE NEUTRAL (GROUNDED) MESSENGER SHALL BE UTILIZED FOR EXPOSED AERIAL OVERHEAD DISTRIBUTION FEEDER CABLE TYPE
- M.4 ALL NEW WIRING SHALL BE COPPER TYPE "THHN/THWN-2" - UNLESS OTHERWISE NOTED.
- M.5 ALL WIRING IN RESTROOM(S), KITCHEN(S), OUTDOORS, AND/OR WET LOCATIONS SHALL BE THWN-2.
- M.6 ALL FUSE HOLDERS SHALL BE REJECTION TYPE.

P. POWER AND LIGHTING DISTRIBUTION SYSTEM

- P.1 THE COMPLETE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH THE PRESENTLY ADOPTED EDITION OF THE N.E.C. ART. 250, AND APPROVED BY LABDS.
- P.2 ALL CONDUITS AND JUNCTION BOXES SHALL BE LOCATED IN CONCEALED SPACES. SURFACE MOUNTED CONDUITS AND BOXES ARE ONLY PERMITTED WHEN PREVIOUSLY DIRECTED BY THE CITY ENGINEER.
- P.3 INSTALL LOCK-ON DEVICES ON CIRCUIT BREAKER HANDLES FOR ALL EXIT SIGN, FIRE ALARM, SECURITY ALARM, SECURITY NIGHT LIGHT, AND EMERGENCY LIGHTING CIRCUITS.
- P.4 ALL BRANCH CIRCUITS SHALL HAVE A SEPARATE NEUTRAL FOR EACH CIRCUIT.
- P.5 LOAD PER-PHASE SHALL BE ARRANGED AND ASSIGNED TO ACHIEVE OPTIMAL BALANCE LOAD BETWEEN PHASE A - PHASE B OF A SINGLE PHASE PANELBOARD AND BETWEEN PHASE A - PHASE B - PHASE C OF A THREE PHASE PANELBOARD.

C. CONDUIT

- C.1 MINIMUM 3/4" LIQUID TIGHT FLEXIBLE METAL CONDUIT (LTFMC) SHALL BE USED FOR CONNECTIONS TO VIBRATING EQUIPMENT, TRANSFORMERS, AND AREAS EXPOSED TO THE WEATHER OR DAMP LOCATIONS. A SEPARATE INSULATED, STRANDED, COPPER, EQUIPMENT GROUND CONDUCTOR, SHALL BE PROVIDED WHEN USING LTFMC FOR TRANSFORMERS, AND AREAS EXPOSED TO THE WEATHER OR DAMP LOCATIONS.
- C.2 MINIMUM 1" GALVANIZED RIGID STEEL CONDUIT SHALL BE USED OUTDOORS - UNLESS OTHERWISE NOTED. IF SCHEDULE 40 PVC IS APPROVED FOR USE BELOW GRADE, THE TRANSITION FROM SCHEDULE 40 PVC BELOW GRADE TO GALVANIZED RIGID CONDUIT ABOVE GRADE, SHALL OCCUR BELOW THE GRADE. AT A MINIMUM, THE LAST TWO LINEAR FEET OF THE CONDUIT SHALL BE GALVANIZED RIGID STEEL CONDUIT, BEFORE TRANSITIONING FROM BELOW GRADE TO ABOVE GRADE.
- C.3 SCHEDULE 40 PVC ENCASED IN 100-LB 100 CLSM SLURRY IS PERMITTED TO BE USED OUTDOORS FOR UNDERGROUND CONDUIT RUNS, ONLY IF PERMITTED IN THE ELECTRICAL PLANS. THE UNDERGROUND CONDUIT SHALL BE BURIED A MINIMUM OF 24 INCHES BELOW THE GRADE, OR AS REQUIRED BY THE NEC. IN METHANE ZONES AND METHANE BUFFER ZONES, INSTALLATIONS SHALL ALSO COMPLY WITH ALL LABDS REQUIREMENTS.
- C.4 EYS CONDUIT SEALING FITTING SHALL BE INSTALLED FOR EACH CONDUIT RISER TO ABOVE GROUND FOR THE UNDERGROUND CONDUCTOR AND CONDUIT ELECTRICAL EQUIPMENT INSTALLATION WITHIN AN IDENTIFIED METHANE ZONE OR METHANE BUFFER ZONE SITE, IN ACCORDANCE WITH LABDS REQUIREMENTS.

L. LIGHTING

- L.1 ALL LIGHTING FIXTURES SHALL BE MOUNTED AND SEISMICALLY SUPPORTED IN ACCORDANCE WITH OSHA STANDARDS, AND ALL NATIONAL AND LOCAL ELECTRICAL CODES.
- L.2 ALL EXTERIOR LIGHTS SHALL BE CONTROLLED BY AN ASTRONOMICAL TIME CLOCK OR PHOTO-SENSOR CONTROL IN ACCORDANCE WITH TITLE 24 SECTION 150.0(K)(3)B, UNLESS OTHERWISE NOTED.
- L.3 ALL LIFE-SAFETY EGRESS ILLUMINATION LIGHTING FIXTURES WITH AN INTEGRATED BATTERY (UL 924 LISTED), SHALL HAVE A CONSTANT HOT FOR CHARGING, AND A SWITCHED HOT FOR CONTROL AS APPLICABLE.
- L.4 ALL UL924 LISTED INTEGRAL BATTERY BACK-UP POWER EXIT SIGNS SHALL BE CONTINUOUSLY ENERGIZED.

S. LIGHTING AND LIGHTING CONTROL SYSTEM SUBSTITUTIONS

- S.1 ALL LIGHTING FIXTURES ARE AS SPECIFIED.
- S.2 ALL LIGHTING CONTROL(S) ARE AS SPECIFIED, OR APPROVED EQUAL. FOR LIGHTING CONTROL(S) SUBSTITUTIONS, THE BURDEN OF PROOF AND COST SHALL BE PLACED ON THE CONTRACTOR FOR COMPARABILITY WITH THE DESIGNED LIGHTING FIXTURES. ALL OUTDOOR LIGHTING CONTROL(S) SHALL BE TITLE 24 COMPLIANT, AND SUBJECT TO LABDS FINAL APPROVAL, UNLESS OTHERWISE NOTED.
- S.3 A PHOTOMETRIC STUDY OF NON-EMERGENCY LIGHTING SHALL BE SUBMITTED, BY A LICENSED ELECTRICAL ENGINEER, TO THE BUREAU OF ENGINEERING FOR REVIEW AND APPROVAL. PRIOR TO LABDS ELECTRICAL PLAN CHECK, THE NON-EMERGENCY LIGHTING DESIGN SHALL COMPLY WITH THE MOST RECENTLY ADOPTED ILLUMINATING ENGINEERING SOCIETY (IES) RECOMMENDED LEVELS. NON-EMERGENCY PHOTOMETRICS SHALL BE CLEARLY INDICATED ON THE PHOTOMETRIC STUDY.
- S.4 A PHOTOMETRIC STUDY OF EMERGENCY LIGHTING SHALL BE SUBMITTED, BY A LICENSED ELECTRICAL ENGINEER, TO THE BUREAU OF ENGINEERING FOR REVIEW AND APPROVAL. PRIOR TO LABDS ELECTRICAL PLAN CHECK, THE EMERGENCY LIGHTING DESIGN SHALL COMPLY WITH ALL LOCAL, STATE, AND NATIONAL CODES. EGRESS PATHS WITH EXIT SIGNS SHALL BE CLEARLY SHOWN ON THE ELECTRICAL PLANS. EMERGENCY PHOTOMETRICS SHALL BE CLEARLY INDICATED ON THE PHOTOMETRIC STUDY.
- S.5 A PHOTOMETRIC STUDY OF EMERGENCY LIGHTING SHALL BE INCLUDED IN THE LABDS ELECTRICAL PLAN CHECK SET.
- S.6 MODIFICATIONS TO THE LIGHTING DESIGN SHALL INCLUDE UPDATED PHOTOMETRIC STUDIES FOR NON-EMERGENCY AND EMERGENCY LIGHTING.

P. UTILITY POLES

- P.1 ELECTRICAL UTILITY POLES SHALL BE OF GALVANIZED STEEL POLE OR WOOD POLE.
- P.2 ELECTRICAL UTILITY WOOD POLES SHALL CONFORM TO ANSI 05.1-2017, PRESERVATIVE TREATED CCA (CHROMATED COPPER ARSENATE) FOR SOUTHERN YELLOW PINE, WESTERN RED CEDAR, RED PINE AND DOUGLAS FIR WOOD POLE.

ELECTRICAL SCOPE OF WORK																		
1.	PROVIDE NEW ELECTRICAL SERVICE INFRASTRUCTURE AS PER-LADWP ELECTRICAL SERVICE REQUIREMENT DRAWINGS. NEW SERVICE SHALL BE FROM THE DWP POLE MONUMENT TRANSFORMER. COORDINATE WITH DWP SERVICE PLANNER FOR CUSTOMER SERVICE METER SWITCHBOARD WITH CUSTOMER SERVICE CONDUIT DROP POLE. EXACT LOCATION ON SITE.																	
2.	FURNISH AND INSTALL NEW ELECTRICAL POWER DISTRIBUTION SYSTEM FOR THE SITE INCLUDING POWER CONNECTION TO HEAT PUMP/CONDENSING UNITS & ELECTRIC WATER HEATERS, LAUNDRY BRANCH CIRCUIT PANEL AND PANEL/LOAD CENTER SUPPLIED WITH LIFEARK MODULAR UNITS. ELECTRICAL SYSTEM SHALL BE SOLID GROUNDING POWER SYSTEM, GROUND AND BOND ALL ELECTRICAL EQUIPMENT AND STRUCTURES IN ACCORDANCE WITH NATIONAL AND LOCAL ELECTRICAL CODES.																	
3.	MODULAR UNIT INTERIOR/EXTERIOR LIGHTING AND POWER SHALL BE INSTALLED BY THE MODULAR UNIT CONTRACTOR TO THE SUPPLIED PANEL/LOAD CENTER, INCLUDING THE EXTERIOR DECK/SITE NORMALS AND EGRESS EMERGENCY ILLUMINATION INCLUDED ELECTRICALLY POWERED EXIT SIGNS, LOCATIONS AND CIRCUITS FOR ALL CONTINUOUSLY AND ELECTRICALLY POWERED EXIT SIGNS SHALL BE IN ACCORDANCE WITH LABDS IB/P/BC 2014-019.																	
4.	FURNISH AND INSTALL WIRES, CONDUIT, AND JUNCTION BOXES FOR THE FUTURE WIRELESS SECURITY CAMERAS AND WIRELESS COMMUNICATION SYSTEM INFRASTRUCTURE AS DIRECTED BY LABOE.																	
5.	FURNISH AND INSTALL TELEPHONE AND DATA CONDUCTORS AND EQUIPMENT FOR THE TELEPHONE AND DATA SYSTEM AS DIRECTED BY LABOE, CONTRACTOR TO MAKE ALL NECESSARY ARRANGEMENT AND PAY ALL FEES AND CHARGES.																	
6.	NORMAL AND EMERGENCY LIGHTING PHOTOMETRIC CALCULATIONS. PLAN SHALL BE PROVIDED BY MODULAR UNIT BUILDER/ LIFEARKS AND TO BE SUBMITTED FOR LABOE REVIEW AND APPROVAL.																	
7.	PRIOR TO CONSTRUCTION PHASE, ELECTRICAL CONTRACTOR TO SUBMIT COMPLETE ELECTRICAL DRAWINGS FOR LABDS - PLANCHECK AND PERMITS. COORDINATE WITH LABDS FOR PLANCHECK SUBMITTALS.																	
8.	GENERAL CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN FOR LADWP ELECTRICAL WORK ON PUBLIC PROPERTY IF INDICATED IN THE LADWP ELECTRIC SERVICE COMMITMENT LETTER.																	
MODULAR RESIDENTIAL UNIT AND OFFICE/ADMIN UNITS NOTES:																		
<ul style="list-style-type: none"> MODULAR SLEEPING UNITS (ENSUITE & ADA ENSUITE- STATE CERTIFIED MODULAR STRUCTURE) LIGHTING AND POWER DESIGNED BY OTHERS: SUPPLIED COMPLETE WITH PRE - WIREED LIGHTING/POWER BRANCH CIRCUITS TO LOAD CENTER/PANELBOARD BY OTHERS - UNDER SEPARATE PERMIT. SLEEPING UNIT SHALL BE PROVIDED WITH 120VAC WIRED UL-LISTED AUTOMATIC SMOKE/FIRE ALARM DETECTOR AND CARBON- MONOXIDE ALARM DETECTOR. INSTALLED IN SLEEPING AREAS. AUTOMATIC SMOKE/FIRE ALARM DETECTOR WITH FIRE ALARM CONTROL PANEL SHALL USE A SINGLE CELLULAR DIAL OUT SYSTEM. EXTERIOR LIGHTS SHALL BE CONTROLLED BY AN ASTRONOMICAL TIME-CLOCK AND PHOTO-SENSOR CONTROL. ALL EGRESS LIGHTING FIXTURES AND EXIT SIGNS SHALL BE ELECTRICALLY POWERED WITH MINIMUM 90 MINUTES EMERGENCY BACK-UP POWER (INTEGRAL UL924 LISTED BATTERY PACK) UNDER NORMAL UTILITY POWER FAILURE. ADMIN OFFICE/SERVICES AND COMMUNITY ROOM ARE DESIGNED AND SUPPLIED COMPLETE WITH PRE-WIRED LIGHTING/POWER/BRANCH CIRCUITS BY OTHERS - UNDER SEPARATE PERMIT. EXTERIOR DECK AROUND THE ENSUITE UNIT CLUSTERS AND SITE LIGHTING DESIGNED AND INSTALLED BY OTHERS - UNDER SEPARATE PERMIT. EGRESS ILLUMINATION SHALL HAVE MINIMUM 1 FOOT-CANDLE LIGHT INTENSITY ON THE FLOOR LEVEL ALONG THE EGRESS PATHWAYS IN ACCORDANCE WITH LABDS INFORMATION BULLETIN P/BC 2014-019 OR AS LAST REVISED. 																		
HOMELESS SHELTER																		
<p>THIS PROJECT IS PURSUANT TO THE LOS ANGELES MUNICIPAL CODE SECTION 12.80, THE CITY OF LOS ANGELES MAYOR'S EXECUTIVE DIRECTIVE #1, 3 AND 7; THE LOS ANGELES EMERGENCY SHELTER ORDINANCE, THE EMERGENCY DECLARATION, COUNCIL FILE 2C-0841 AND THE 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARD SECTION 100.0(A), EXCEPTION #2; AS DIRECTED BY THE LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY.</p> <p>TEMPORARY SHELTERS (INTERIM HOUSING) ARE EXEMPT FROM CALIFORNIA ENERGY CODE - T24 AND LOS ANGELES GREEN CODE REQUIREMENTS; HOWEVER ALL LUMINAIRES SHALL HAVE LED SOURCE WITH HIGH EFFICACY. OUTDOOR LIGHTING SHALL COMPLY WITH "BUG AND GREEN CODE" REQUIREMENTS.</p> <p>REFER TO SITE ANALYSIS ON ARCHITECTURAL DRAWING "A1" FOR BUILDING OCCUPANCY GROUP CLASSIFICATION, BUILDING CONSTRUCTION TYPE, FIRE PROTECTION SYSTEM AND OTHER SECURITY AND SAFETY SYSTEMS.</p>																		
LADWP ELECTRIC UTILITY CONTACT INFORMATION																		
LADWP PROJECT NUMBER: PXXXXXX					LADWP WORK REQUEST NUMBER: 2638951													
LADWP ELECTRIC SERVICE PLANNING ENGINEER SEBASTIAN D. ANTOON METRO SERVICE PLANNING Sebastian.Antoon@ladwp.com (818) 771-3579					LADWP ELECTRICAL SERVICE REPRESENTATIVE EGRI SETTERLAND METRO SERVICE PLANNING 317.ESR@ladwp.com (213) 367-6214													
ABBREVIATIONS																		
A	AMPERES.	F	FUSE.															
A/C	AIR CONDITIONING.	FA	FIRE ALARM	RECEPT	RECEPTACLE													
AFF	ABOVE FINISHED FLOOR.	FIXT	FIXTURE.	REQ'D	REQUIRED.													
AFG	ABOVE FINISHED GRADE.	FMC	FLEXIBLE METAL CONDUIT	RM	ROOM													
AIC	AMPERES INTERRUPTING			SC	SEPARATE CIRCUIT													
	CAPACITY	GC	GENERAL CONTRACTOR	SCRR	SHORT CIRCUIT CURRENT													
AL	ALUMINUM	GRC	GALVANIZED RIGID CONDUIT		RATING													
ARCH	ARCHITECTURAL	GFI	GROUND FAULT	SHT	SHEET.													
ATS	AUTOMATIC TRANSFER SWITCH		INTERRUPTER.	SPST	SINGLE POLE,													
AWG	AMERICAN WIRE GAUGE	ND	GROUND.	SURF	SINGLE THROW.													
BKBD	BACKBOARD.	GHA	HAND-OFF-AUTOMATIC.	SW	SURFACE.													
C	CONDUIT WITH WIRES.	HP	HORSEPOWER.	SWGR	SWITCH.													
CATV	CABLE TELEVISION	ISC	SHORT CIRCUIT CURRENT	TC	SWITCHGEAR													
C/B	CIRCUIT BREAKER.	IC	INTERCOM.	TM	TIME CLOCK.													
CKT	CIRCUIT.	J	JUNCTION.	TERM	TERMINAL.													
CLG	CEILING.	L	LONG.	TEL	TELEPHONE.													
CO	CONDUIT ONLY	LCL	LONG CONTINUOUS LOAD.	TV	TELEVISION.													
	WITH PULL W																	

GENERAL ELECTRICAL SYMBOLS LIST

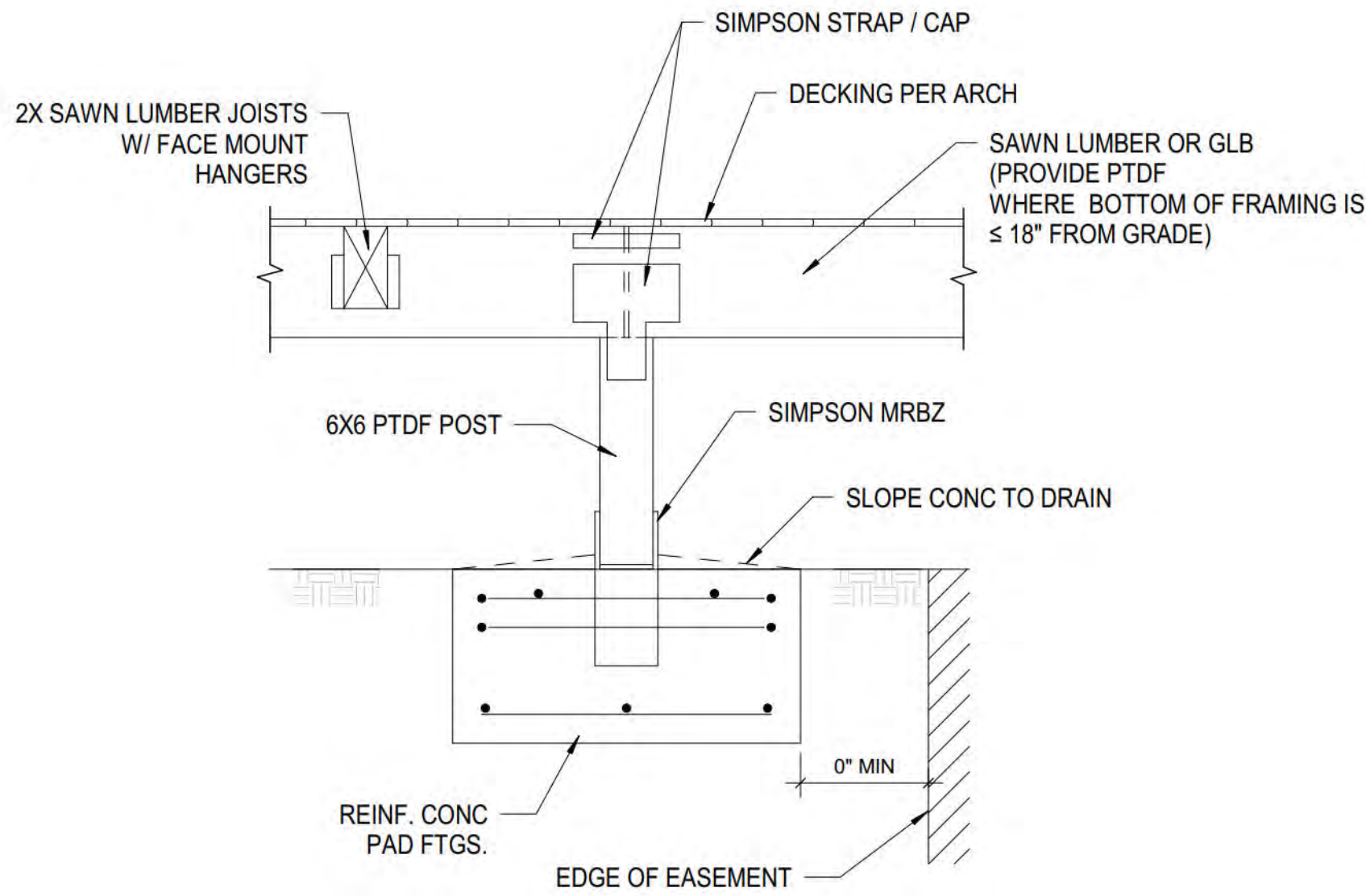
	EMERGENCY EXIT SIGN BY SURE-LITES WITH GREEN LETTERS. TYPE LPX7 FOR INDOORS, TYPE LPXW 7 FOR OUTDOORS, OR APPROVED EQUAL. SHADED REGION INDICATES DISPLAY SIDE AND ARROWS INDICATE PATH TO EXIT. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
	JUNCTION BOX. SIZED BY THE GENERAL CONTRACTOR ACCORDING TO THE ELECTRICAL CODE.
	STANDARD 20A, 120V, GROUNDING TYPE, RECESSED MOUNTED, DUPLEX RECEPTACLE MOUNTED AT +18" ABOVE THE FINISHED FLOOR TO THE CENTER. UNLESS OTHERWISE NOTED, INSTALL A LOCKABLE, NEMA 3R, HEAVY DUTY, WHILE IN USE METAL COVER BY HUBBLE TAYMAC, FOR ALL OUTDOOR INSTALLATIONS. GFCI RECEPTACLES SHALL BE INSTALLED AS REQUIRED BY THE ELECTRICAL CODE.
	NEMA 3R (FUSED) DISCONNECT SWITCH.
	SURFACE MOUNTED ELECTRICAL PANEL
	RECESSED MOUNTED ELECTRICAL PANEL
(E)	NEXT TO EQUIPMENT, INDICATES TO REMAIN.
(R)	NEXT TO EQUIPMENT, INDICATES TO BE REMOVED.
—E—	EXISTING CONDUIT AND WIRES TO REMAIN.
—R—	EXISTING CONDUIT AND WIRES TO BE REMOVED.
(RL)	NEXT TO EQUIPMENT, INDICATES TO BE RELOCATED.
(RLD)	NEXT TO EQUIPMENT, INDICATES RELOCATED.
	CONDUCTORS AND 3/4" MINIMUM ELECTRIC METALLIC TUBE FOR INDOORS, CONDUCTORS AND 1" MINIMUM GALVANIZED RIGID CONDUIT FOR OUTDOORS, OR AS OTHERWISE NOTED ON THE ELECTRICAL PLANS. CONDUIT AND WIRES ARE CONCEALED IN A WALL, CEILING SPACE, OR BELOW GRADE. UNLESS OTHERWISE NOTED ON THE ELECTRICAL PLANS.
	CONDUCTORS AND CONDUIT HOMERUN.
	2#10 + 1#10 EG - CONDUIT HOMERUN. SEE ALSO BELOW SYMBOL LIST.
	LIGHT FIXTURE TYPE TAG. LIGHT FIXTURE TYPE "W" IS A NORMAL LIGHTING FIXTURE. LIGHT FIXTURE TYPE "WE" IS A TYPE "W" LIGHTING FIXTURE, BUT WITH AN EMERGENCY BATTERY PACK. LIGHT
	FIXTURE TYPE "WE" SHALL BE A COMBINATION NORMAL/EMERGENCY LIGHTING FIXTURE OR A DEDICATED EMERGENCY EGRESS ONLY LIGHTING FIXTURE. COMBINATION NORMAL/EMERGENCY LIGHTING FIXTURES WITH CONTROLLED SWITCHED SHALL BE PROVIDED WITH ONE CONSTANT HOT, AND ONE SWITCHED HOT. UNLESS OTHERWISE NOTED.
	ELECTRICAL KEYNOTE LEGEND NOTE #Y

ALL CONDUCTORS SHALL BE A MINIMUM OF #12 AWG COPPER THHN/THWN-2, UNLESS OTHERWISE NOTED. ALL CIRCUITS SHALL HAVE A DEDICATED NEUTRAL WIRE AND AN EQUIPMENT GROUNDING CONDUCTOR. SEE THE ELECTRICAL PANEL SCHEDULE FOR WIRE SIZES AND QUANTITIES.

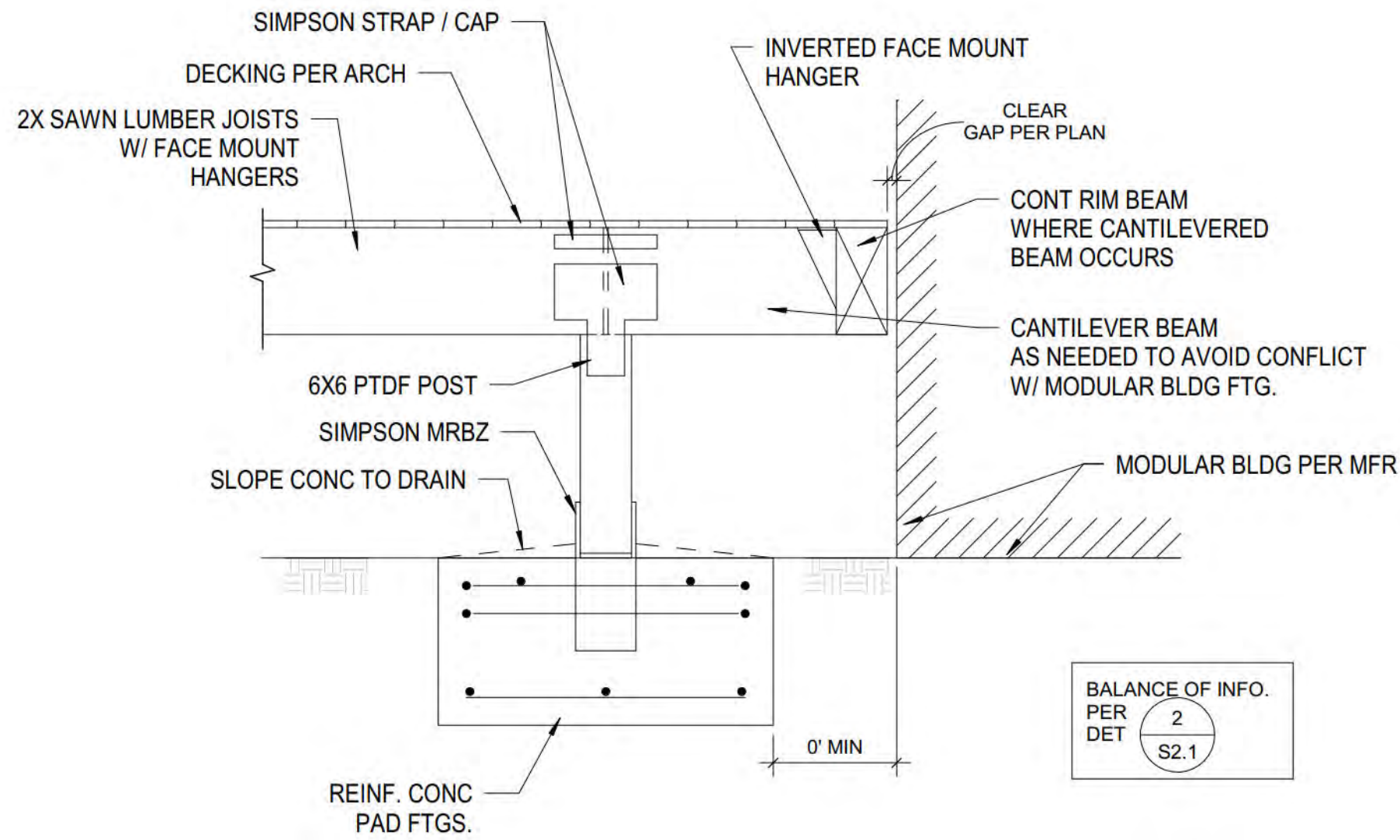
SHEET INDEX

DWG. NO.	DESCRIPTION
E001	ELECTRICAL LEGENDS AND NOTES
E101	ELECTRICAL SYSTEM PICO
E102	ELECTRICAL SYSTEM MIDVALE
E301	ELECTRICAL SITE PLAN

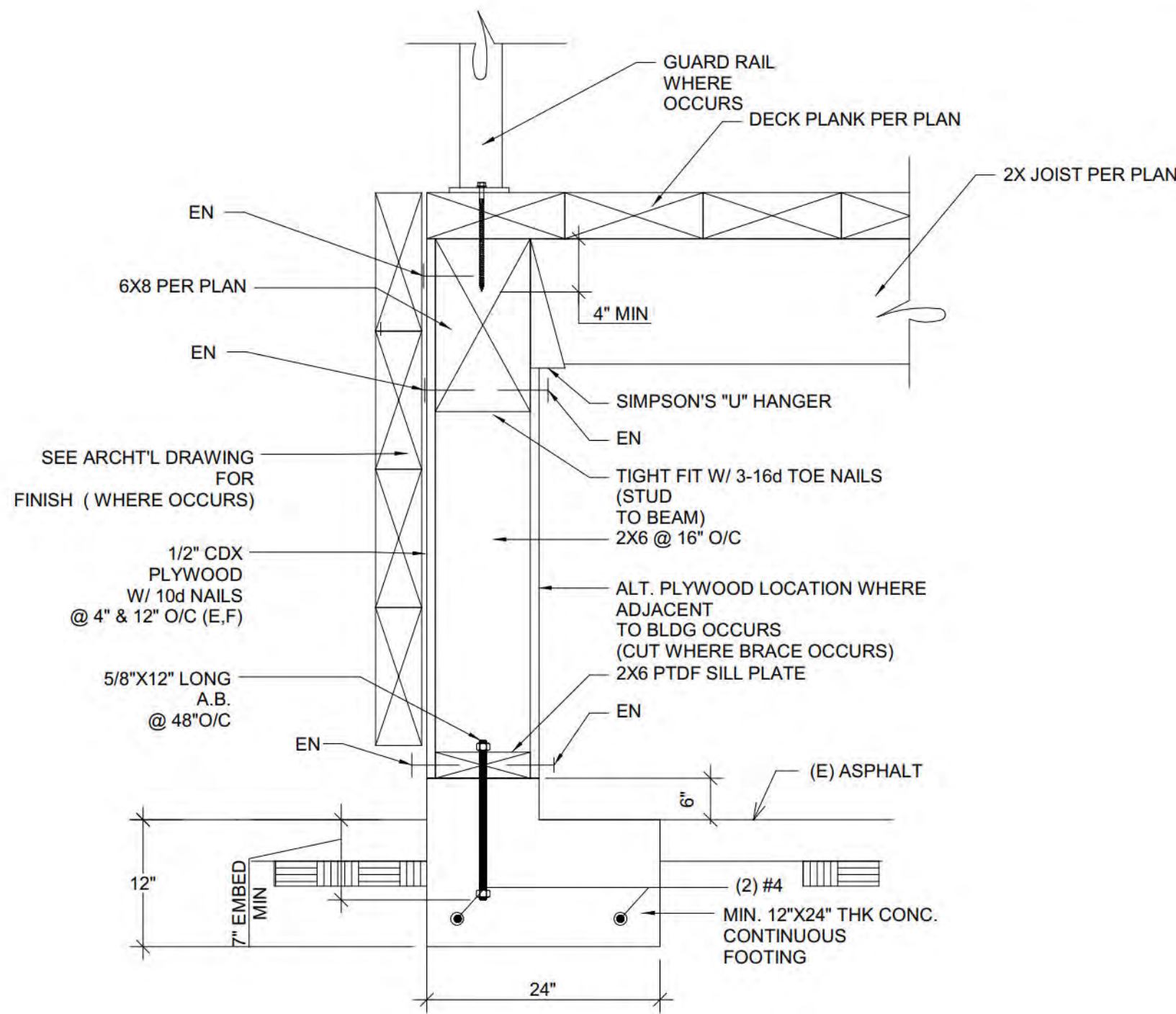
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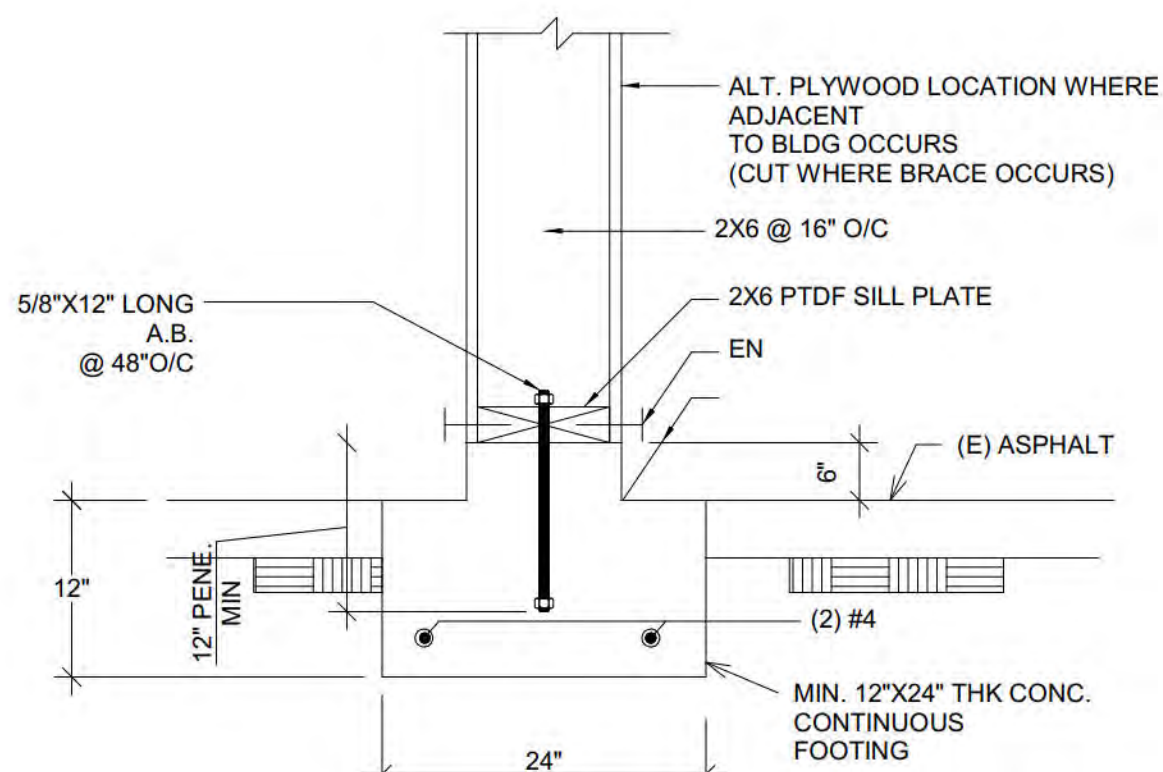
2 DECK POST TO BEAM & FTG DETAIL
S2.1 SCALE : N.T.S.



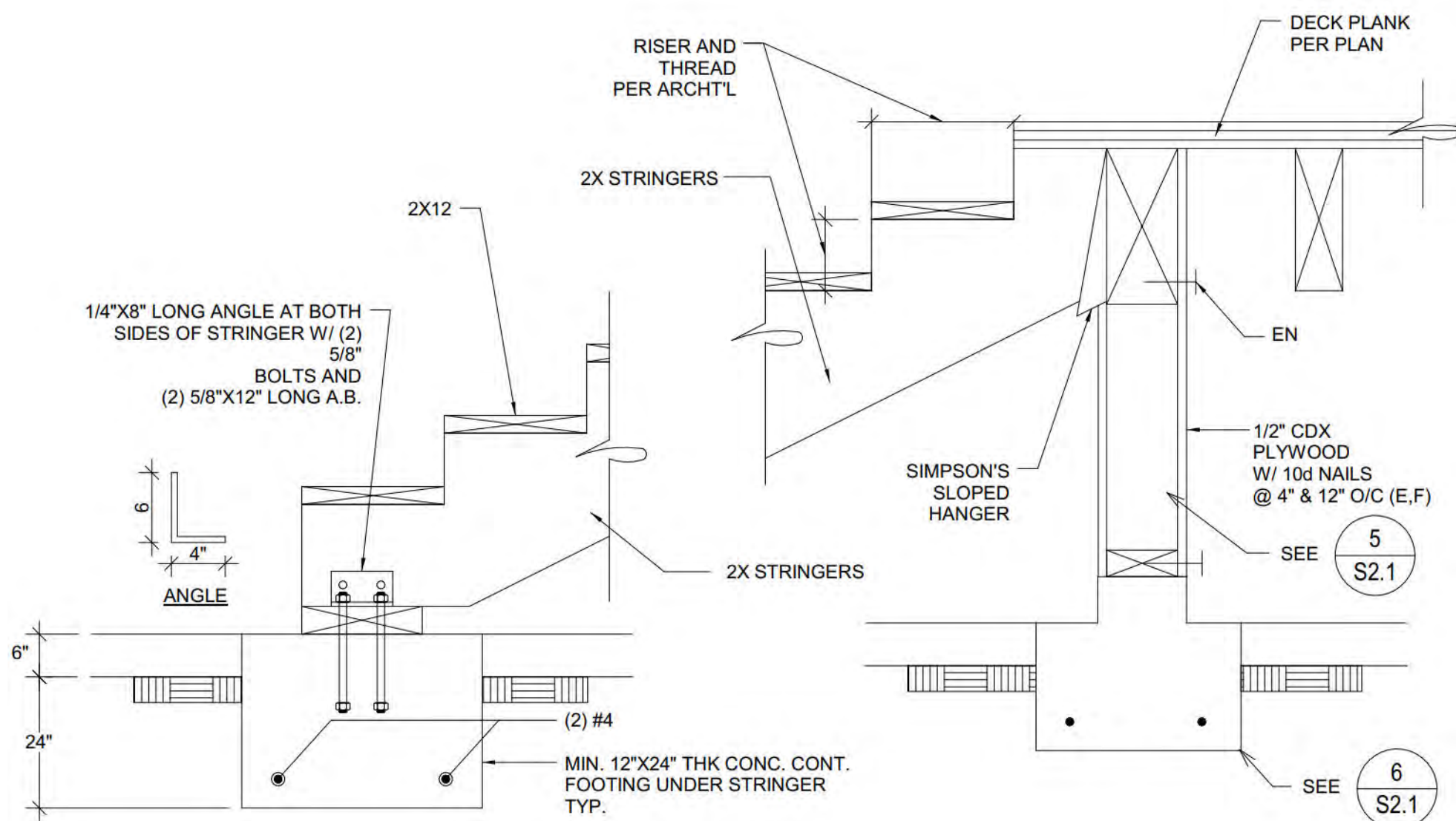
3 DECK @ MODULAR BLDG DETAIL
S2.1 SCALE : N.T.S.



5 PERIMETER WALL AT DECK
S2.1 SCALE : N.T.S.



6 INTERIOR WALL AT DECK
S2.1 SCALE : N.T.S.



7 WOOD STEPS
S2.1 SCALE : N.T.S.

ASHPALT SHEET NOTE:

DESIGNER SHALL CONDUCT DUDILIGENCE WITH THE LOS ANGELES BUILDING AND SAFETY PRIOR TO USING THE ASPHALT AS A BEARING MATERIAL AND ASPHALT ANCHORAGE. SHOULD LADBS NOT ACCEPT ASPHALT AS A BEARING MATERIAL AND ASPHALT ANCHORAGE DESIGNER SHALL DESIGN FOR SHALLOW CONCRETE FOOTINGS.

VCA ENGINEERS INC.
CIVIL • STRUCTURAL
2151 Michelson Dr. #240
Irvine, CA 92612
Tel. 949.679.0870
Fax. 949.679.9370
Project No.: J936

GGA
GGA Architects
135 West Green Street #200
Pasadena, CA 91105

CITY OF LOS ANGELES
GARY LEE MOORE, PE, ENV SP

A Bridge Home

CD5 - MIDVALE TINY HOME VILLAGE

NORTH SITE: 2377 S. MIDVALE AVE
SOUTH SITE: 10909 W. PICO BLVD

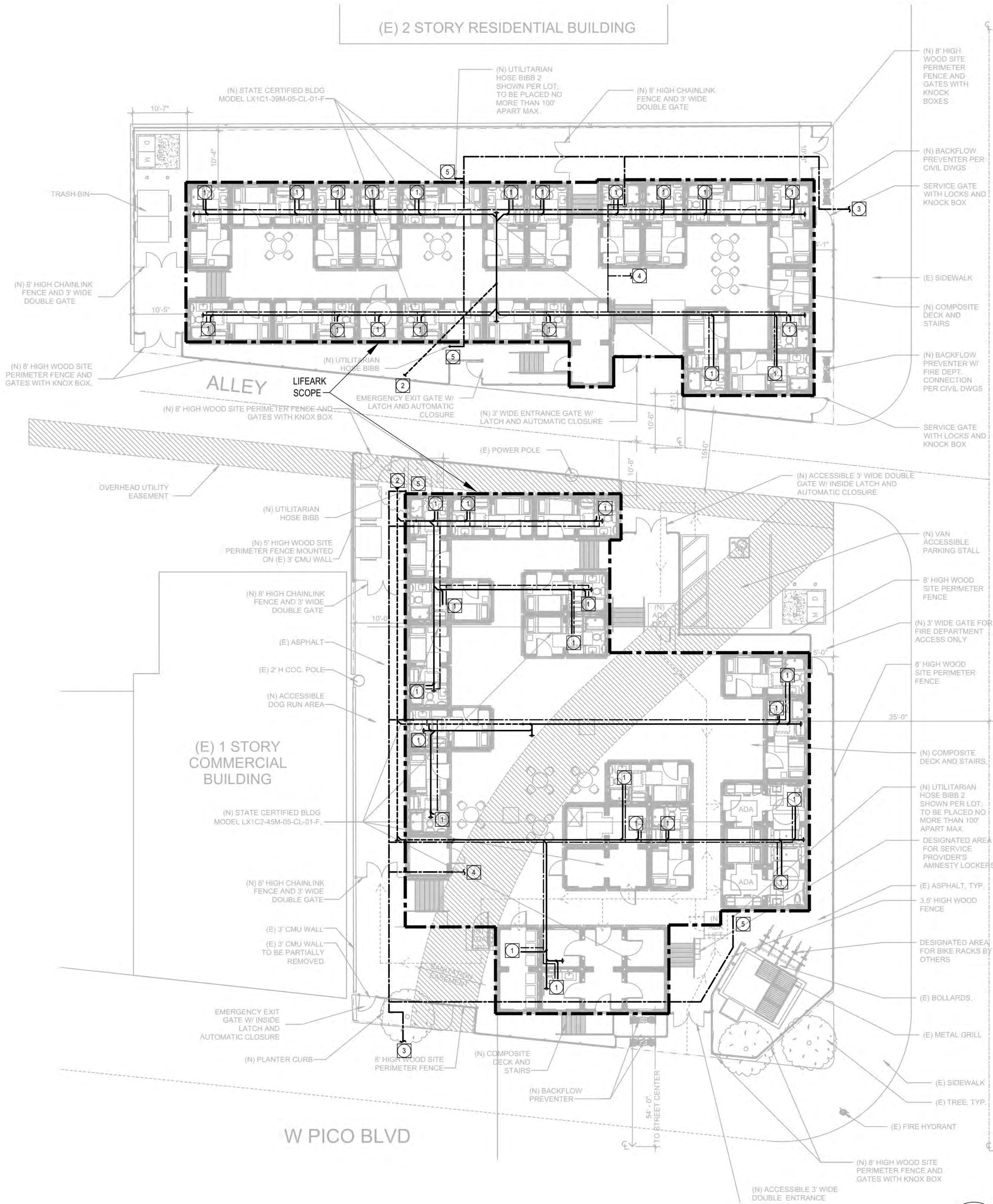
DEPARTMENT OF PUBLIC WORKS

CITY ENGINEER

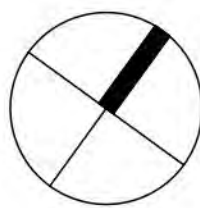
TYPICAL DETAILS Copy 1

COUNCIL DISTRICT:	CD5
DATE:	1.15.24
DRAWN BY:	Author
CHECKED BY:	Checker
Scale:	N.T.S.

PIPING MATERIAL SPECIFICATIONS		GENERAL NOTES		PLUMBING LEGEND	
<div><div>1.</div><div>2 TO 6 INCH SEWER, WASTE AND VENT PIPING BELOW GROUND: ABS SCHEDULE 40 COMPLYING WITH ASTM D2261; F628; CSAB181.1; F1488 STANDARD AND FITTINGS.</div></div> <div><div>2.</div><div>2 TO 4 INCH SEWER, WASTE AND VENT PIPING ABOVE GROUND: HUBLESS CAST IRON SOIL PIPE, HUBLESS CAST IRON SOIL PIPE FITTINGS, CISPI-TYPE COUPLINGS FOR HUBLESS CAST IRON SOIL PIPE AND FITTINGS AND HUBLESS JOINTS.</div></div> <div><div>3.</div><div>WATER DISTRIBUTION PIPING BELOW GRADE. (COMPLY WITH CPC 609.3.2)</div><div><div>A.</div><div>4 TO 6 INCH: PVC SCHEDULE 80 ACCORDING TO ASTM D2648; F441; F442.</div></div><div><div>B.</div><div>3 INCH AND SMALLER: PVC SCHEDULE 80 ACCORDING TO ASTM D2648; F441; F442.</div></div><div><div>A.</div><div>STANDARD OF FITTINGS TO COMPLY WITH TABLE 6-4 OF THE CPC. PROVIDE BLUE INSULATED COPPER TRACER WIRE OR APPROVED CONDUCTOR INSTALLED ADJACENT TO PIPING. TRACER WIRE SHALL BE NO LESS THAN 18 AWG AND INSULATION SUITABLE FOR DIRECT BURIAL. TRACER WIRE SHALL TERMINATE ABOVE GROUND AT EACH END.</div></div></div>	<div><div>4.</div><div>WATER DISTRIBUTION PIPING ABOVE GRADE. (COMPLY WITH CPC 609.3.2)</div><div><div>A.</div><div>4 TO 6 INCH: HARD COPPER TUBE TYPE "L"; WROT COPPER AND BRONZE GROOVED END, COPPER TUBE AND GROOVED END, COPPER FITTINGS AND GROOVED COPPER TUBE AND GROOVED TUBE FITTINGS JOINTS.</div></div><div><div>B.</div><div>HOT WATER, HOT WATER RETURN AND TEMPERED WATER SHALL BE INSULATED AS REQUIRED. ALL CONDENSATE AND INDIRECT DRAIN PIPING WHEN LOCATED ABOVE CEILING SHALL BE INSULATED.</div></div><div><div>C.</div><div>3 INCH AND SMALLER: HARD COPPER TUBE "L" FLANGES; AND SOLDER JOINTS WITH ALLOY NO LEAD CITY OF L.A. APPROVED.</div></div></div>	<div><div>1.</div><div>THE LOCATIONS SHOWN OF THE EXISTING UTILITIES ARE APPROXIMATE AND ARE TO IDENTIFY POINTS OF CONNECTIONS FOR NEW UTILITY SERVICES OR FOR COORDINATION OF CLEARANCES BETWEEN EXISTING AND NEW UTILITIES. INDICATION OF EXISTING UTILITIES SHALL NOT BE CONSIDERED AS AN EXACT LOCATION OR A COMPLETE SURVEY OF EXISTING UTILITIES.</div></div> <div><div>2.</div><div>EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES ARE FROM BEST AVAILABLE RECORDS AND SHALL BE CONSIDERED AS APPROXIMATE AND INCOMPLETE. BEFORE ANY WORK IS STARTED, VERIFY AND COORDINATE ELEVATIONS AND SIZES OF EXISTING UTILITIES. DISCREPANCIES BETWEEN FIELD DATA AND DATA ON PLANS AND SPECIFICATIONS SHALL BE REPORTED TO THE ARCHITECT. DO NOT PROCEED WITH INSTALLATION IN AREAS OF DISCREPANCIES UNTIL DISCREPANCIES HAVE BEEN RESOLVED.</div></div> <div><div>3.</div><div>THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED WORK. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. SUPERVISE AND DIRECT THE WORK FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.</div><div>VALVES SHALL BE LINE SIZE UNLESS OTHERWISE NOTED.</div></div> <div><div>4.</div><div>CUTTING, BORING, SAWCUTTING OR DRILLING THRU THE NEW OR EXISTING STRUCTURAL ELEMENTS TO BE DONE ONLY WHEN SO DETAILED IN THE DRAWINGS OR ACCEPTED BY THE ARCHITECT AND STRUCTURAL ENGINEER WITH THE APPROVAL OF CITY OF LOS ANGELES.</div></div> <div><div>5.</div><div>SLEEVE AND GROUT ALL PIPE PENETRATIONS THROUGH FLOOR OR WALLS. USE CALIFORNIA FIRE MARSHALL APPROVED SEALANT FOR THE RATED FLOOR OR WALL PENETRATIONS.</div></div> <div><div>6.</div><div>AS A MINIMUM STANDARD, ALL WORK SHALL COMPLY WITH THE LATEST REQUIREMENTS OF THE 2022 CALIFORNIA PLUMBING CODE, AND CALIFORNIA STATE ADMINISTRATIVE CODE TITLE 24.</div></div> <div><div>7.</div><div>FIELD OBSERVATION AND SUPPORT SERVICES PERFORMED BY THE ENGINEER PRIOR TO, DURING, OR AFTER CONSTRUCTION, ARE PERFORMED FOR THE PURPOSE OF ACHIEVING QUALITY CONTROL AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.</div></div> <div><div>8.</div><div></div></div> <div><div>9.</div><div>MANUFACTURERS AND MODEL NUMBERS SHOWN ON FIXTURE AND EQUIPMENT SCHEDULES HAVE BEEN UTILIZED FOR DESIGN.</div></div> <div><div>10.</div><div>CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED TEMPORARY AND PERMANENT PERMITS, INCLUDING LICENSES, CERTIFICATES, INSPECTIONS AND TESTS.</div></div> <div><div>11.</div><div>VERIFY ELECTRICAL CHARACTERISTICS WITH ELECTRICAL DRAWINGS PRIOR TO BID AND MATERIAL PURCHASE.</div></div> <div><div>12.</div><div>THE LOCATION OF ALL PIPE RUNS, RISERS AND DROPS SHALL BE COORDINATED WITH THE FINAL LOCATION OF DUCT RUNS.</div></div> <div><div>13.</div><div>PIPING SYSTEMS:<div><div>A.</div><div>SEWER, WASTE, VENT, STORM DRAIN AND OVERFLOW DRAIN PIPE AND FITTINGS MATERIAL REFER TO "PIPING MATERIAL SPECIFICATIONS".</div></div><div><div>B.</div><div>DOMESTIC AND INDUSTRIAL WATER PIPING MATERIAL REFER TO "PIPING MATERIAL SPECIFICATIONS".</div></div></div></div> <div><div>14.</div><div>ALL BRACING OF DUCTS AND PIPING SHALL BE INSTALLED IN ACCORDANCE WITH SMACNA GUIDELINES AS APPROVED BY CITY OF LOS ANGELES.</div></div> <div><div>15.</div><div>WHERE BRACING DETAILS ARE NOT SHOWN ON THE DRAWINGS OR IN THE GUIDELINES, THE FIELD INSTALLATION SHALL BE SUBJECTED TO THE APPROVAL OF THE ARCHITECT, STRUCTURAL ENGINEER AND CITY OF LOS ANGELES ENGINEER.</div></div> <div><div>16.</div><div>A COPY OF THE GUIDELINES PUBLISHED BY SMACNA AND APPROVED BY CITY OF LOS ANGELES SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON THE JOB AT ALL TIMES.</div></div>	<div><div>SYMBOL</div><div>ABBREV.</div><div>IDENTIFICATION</div></div> <div><div><div>OR</div><div></div></div><div>NEW PIPING OR EQUIPMENT</div></div> <div><div>S OR W</div><div>SOIL OR WASTE PIPING ABOVE FLOOR OR CEILING</div></div> <div><div>S OR W</div><div>SOIL OR WASTE PIPING BELOW GRADE OR FLOOR</div></div> <div><div>V</div><div>SANITARY VENT PIPING</div></div> <div><div>V</div><div>SANIRARY VENT PIPING BELOW GRADE OR SLAB</div></div> <div><div>CW</div><div>DOMESTIC COLD WATER PIPING</div></div> <div><div>CWBF</div><div>POTABLE COLD WATER PIPING BELOW GRADE OR SLAB</div></div> <div><div>ICW</div><div>INDUSTRIAL COLD WATER PIPING (NON-POTABLE)</div></div> <div><div>TP</div><div>TRAP PRIMER PIPING</div></div> <div><div>SOV</div><div>GATE VALVE/SHUT-OFF VALVE</div></div> <div><div>RPF</div><div>CHECK VALVE</div></div> <div><div>RPF</div><div>REDUCE PRESSURE BACKFLOW PREVENTER (SEE DWG FOR TYPE)</div></div> <div><div></div><div>UNION</div></div> <div><div></div><div>FLANGE</div></div> <div><div></div><div>PIPE END CAPPED</div></div> <div><div></div><div>PIPE RISER UP</div></div> <div><div></div><div>PIPE RISER UP</div></div> <div><div></div><div>PIPE RISER FROM BELOW</div></div> <div><div></div><div>PIPE RISER FROM BELOW</div></div> <div><div></div><div>VALVE IN PIPE RISER</div></div> <div><div></div><div>FLOW IN DIRECTION OF ARROW</div></div> <div><div></div><div>INCREASER OR DECREASER</div></div> <div><div>VTR</div><div>VENT THRU ROOF</div></div> <div><div>COTG</div><div>CLEANOUT TO GRADE</div></div> <div><div>FCO</div><div>FLOOR CLEANOUT</div></div> <div><div>POC</div><div>POINT OF CONNECTION</div></div> <div><div>POD</div><div>POINT OF DISCONNECTION</div></div> <div><div>XXX</div><div>PLUMBING DETAIL NUMBER</div></div> <div><div>XXX</div><div>PLUMBING DETAIL SYMBOL</div></div> <div><div>XXX</div><div>PLUMBING DRAWING NUMBER WHERE DETAIL IS SHOWN</div></div> <div><div>XX</div><div>PLUMBING EQUIPMENT OR FIXTURE ABBREVIATION</div></div> <div><div>XX</div><div>PLUMBING EQUIPMENT OR FIXTURE SYMBOL</div></div> <div><div>XX</div><div>PLUMBING EQUIPMENT OR FIXTURE DESIGNATED NUMBER</div></div> <div><div>ABV</div><div>ABOVE</div><div>FR</div><div>FROM</div></div> <div><div>AFF</div><div>ABOVE FINISHED FLOOR</div><div>FT</div><div>FEET</div></div> <div><div>AP</div><div>ACCESS PANEL</div><div>HB</div><div>HOSE BIBB</div></div> <div><div>BEL</div><div>BELOW</div><div>HP</div><div>HORSEPOWER</div></div> <div><div>CLG</div><div>CEILING</div><div>HZ</div><div>HERTZ</div></div> <div><div>CO</div><div>CLEANOUT</div><div>IWR</div><div>INDIRECT WASTE RECEPTOR</div></div> <div><div>CONC.</div><div>CONCRETE</div><div>KW</div><div>KILOWATTS</div></div> <div><div>CONN</div><div>CONNECTION</div><div>L OR LAV</div><div>LAVATORY</div></div> <div><div>D</div><div>DRAIN</div><div>LBS.</div><div>POUNDS</div></div> <div><div>DN</div><div>DOWN</div><div>MAX</div><div>MAXIMUM</div></div> <div><div>DSN</div><div>DOWNSPOUT NOZZLE</div><div>MFGR</div><div>MANUFACTURER</div></div> <div><div>EA</div><div>EACH</div><div>MIN</div><div>MINIMUM</div></div> <div><div>EXIST. OR (E)</div><div>EXISTING</div><div>NO.</div><div>NUMBER</div></div> <div><div>FD</div><div>FLOOR DRAIN</div><div>PH</div><div>PHASE</div></div> <div><div>FF</div><div>FINISH FLOOR</div><div>RPM</div><div>REVOLUTION PER MINUTE</div></div> <div><div>FS</div><div>FLOOR SINK</div><div>SOV</div><div>SHUTOFF VALVE</div></div> <div><div>FLR</div><div>FLOOR</div><div>TP</div><div>TRAP PRIMER</div></div> <div><div></div><div></div><div>TYP.</div><div>TYPICAL</div></div> <div><div></div><div></div><div>V</div><div>VOLTS</div></div>		
			SHEET INDEX		PLUMBING GENERAL NOTES, LEGEND AND SPECIFICATIONS
<div><div>DWG. NO.</div><div>P001</div><div>P101</div><div>P201</div><div>P202</div><div>P203</div><div>P204</div></div> <div><div>DESCRIPTION</div><div>PLUMBING GENERAL NOTES, LEGEND AND SPECIFICATIONS</div><div>PLUMBING SITE PLAN</div><div>PLUMBING SANITARY WASTE RISER DIAGRAM - NORTH LOT</div><div>PLUMBING SANITARY WASTE RISER DIAGRAM - SOUTH LOT</div><div>PLUMBING COLD WATER DIAGRAM - NORTH LOT</div><div>PLUMBING COLD WATER RISER DIAGRAM - SOUTH LOT</div></div>	<div><div>COUNCIL DISTRICT:</div><div>CD5</div></div> <div><div>DATE:</div><div>01/15/24</div></div> <div><div>DRAWN BY:</div><div>dHA+CALPEC</div></div> <div><div>CHECKED BY:</div><div>KC/AI</div></div>	CD5 - MIDVALE TINY HOME VILLAGE		NORTH SITE: 2377 S. MIDVALE AVE SOUTH SITE: 10909 W. PICO BLVD	
FTC-02-009576		<div><div>23028</div><div>150 S. ARROYO PARKWAY SUITE NO. 100 PASADENA, CA. 91105 TEL: (626) 445-8580 FAX: (626) 445-8081</div></div>		<div><div>23028</div><div>150 S. ARROYO PARKWAY SUITE NO. 100 PASADENA, CA. 91105 TEL: (626) 445-8580 FAX: (626) 445-8081</div></div>	



1 PLUMBING SITE PLAN
3/32" = 1'-0"



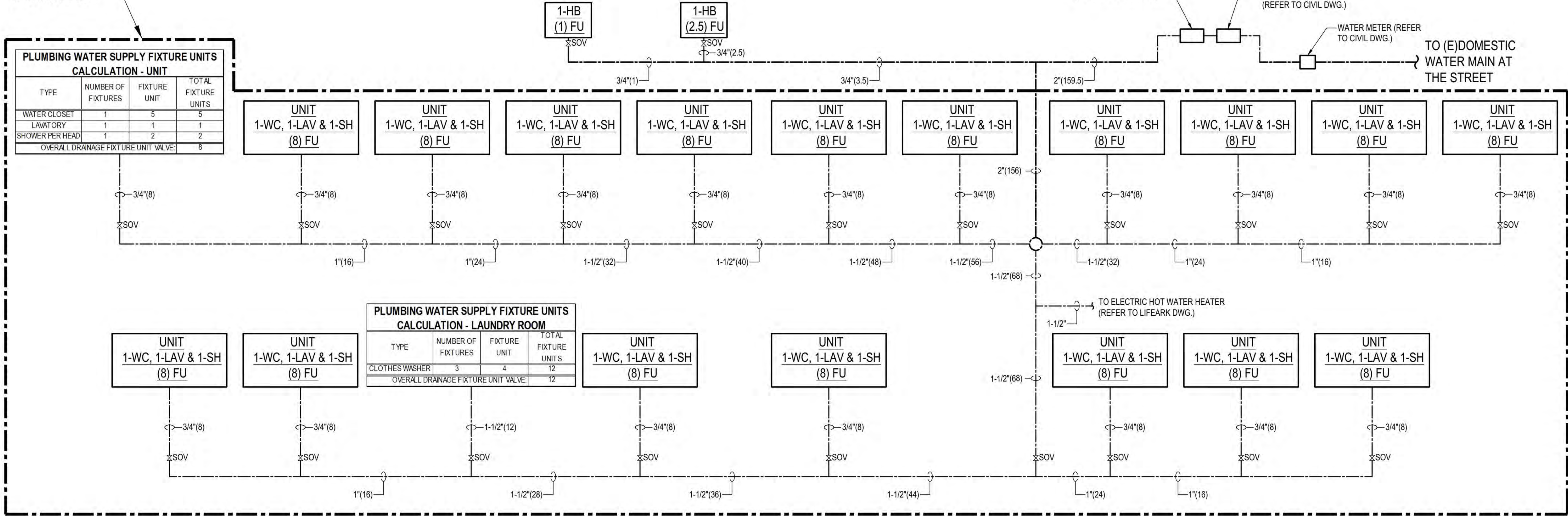
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GENERAL NOTES	
1.	REFER TO P201 AND P-202 FOR SANITARY WASTE RISER DIAGRAMS.
2.	REFER TO P203 AND P-204 FOR COLD WATER RISER DIAGRAMS.
REFERENCE NOTES	
1	POC CONNECTIONS TO UNITS' PLUMBING UTILITIES BELOW THE UNIT CRAWL SPACE.
2	FOR CONTINUATION OF UNDERGROUND SEWER PIPING REFER TO TO CIVIL DRAWINGS.
3	FOR CONTINUATION OF UNDERGROUND SEWER PIPING REFER TO TO CIVIL DRAWINGS.
4	TO ELECTRIC HOT WATER HEATERS REFER TO LIFEARK DRAWINGS.
5	HOSE BIBB REFER TO ARCHITECTURAL DRAWINGS.

BUREAU OF ENGINEERING		ENGINEERING		CITY OF LOS ANGELES	
DEPARTMENT OF PUBLIC WORKS		PLUMBING SITE PLAN		CD5 - MIDVALE TINY HOME VILLAGE	
CITY ENGINEER		COUNCIL DISTRICT: CD5		NORTH SITE: 2377 S. MIDVALE AVE	
		DATE: 01/15/24		SOUTH SITE: 10909 W. PICO BLVD	
		DRAWN BY: dHA+CALPEC		A Bridge Home	
		CHECKED BY: KC/AI		GARY LEE MOORE, PE, ENV SP	
		Scale: As indicated		P101	

PIPING IS APART OF
LIFEARK SCOPE

PLUMBING WATER SUPPLY FIXTURE UNITS CALCULATION - UNIT			
TYPE	NUMBER OF FIXTURES	FIXTURE UNIT	TOTAL FIXTURE UNITS
WATER CLOSET	1	5	5
LAVATORY	1	1	1
SHOWER PER HEAD	1	2	2
OVERALL DRAINAGE FIXTURE UNIT VALVE: 8			



COLD WATER RISER DIAGRAM - NORTH LOT

NOTE:

- NUMBERS IN () PARENTHESES INDICATES COLD WATER & HOT WATER FIXTURE UNITS.
- REFER TO PLUMBING FIXTURE SCHEDULE ON DRAWING P-0.02 FOR BRANCH CONNECTIONS FOR CW & HW SIZES TO EACH FIXTURE.
- FIXTURE UNITS INDICATED ARE FOR PUBLIC USE, TABLE APPENDIX 103.1, OF THE 2022 PLUMBING CODE

NOTE:

THE HOT WATER SYSTEM SHALL NOT ALLOW MORE THAN 0.6 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURE BEFORE HOT WATER ARRIVES PER 2019 LAPC, SECTION 610.4.1.2., THE HOT WATER PIPING FROM MAIN HOT WATER RE-CIRCULATION LOOP TO THE PLUMBING FIXTURE SHALL NOT MORE THAN 15 FT.

POTABLE WATER HYDRAULIC CALCULATIONS
NORTH LOT

STREET PRESS MAX.: 107 PSIG		
STREET PRESS MIN.: 93 PSIG		
CW FIXTURE UNIT = 163 = 84 GPM	PRESSURE LOSS (PSIG)	PRESSURE AVAILABE (PSIG)
MIN. PRESSURE AT CITY MAIN	-	93.0
SET PRESSURE AT PRESSURE REDUCING VALVE		80.0
WATER METER: 2"	5.3	74.7
BACKFLOW PREVENTER	14.0	60.7
PRESSURE REDUCING VALVE	5.0	55.7
ELEVATION:		
3 FEET DEEP PIPE TRENCH		
30 FEET TO HIGHTEST POINT		
33 TOTAL ELEVATION EQUAL (=)		
14 PSIG	14.3	46.4
MINIMUM RESIDUAL PRESSURE REQ'D	25.0	21.4
AVAILABLE PRESSURE FOR FRICTION LOSS		21.4
MAX PIPE LENGTH INCLUDE FITTINGS		
130 FT. X1.25= 163 FT	-	-
ALLOWABLE FRICTION LOSS:		
(21 PSIG / 163 FT. X100)=		
= 13.2 PSI G / 100FT.	-	13.2

POTABLE WATER HW PIPE SIZING CHART

SIZE	MAXIMUM GPM/FU ALLOWABLE			SIZE	MAXIMUM GPM/FU ALLOWABLE		
	GPM	FLUSH TANK FU			GPM	FLUSH TANK FU	
1/2"	3	3	-	2"	48	119	-
3/4"	7	8	-	2-1/2"	74	245	-
1"	12	16	-	3"	105	406	-
1-1/4"	19	28	-	3-1/2"	140	585	-
1-1/2"	27	46	-	4"	185	840	-

POTABLE WATER CW PIPE SIZING CHART

SIZE	MAXIMUM GPM/FU ALLOWABLE			SIZE	MAXIMUM GPM/FU ALLOWABLE		
	GPM	FLUSH TANK FU	FLUSH VALVE FU		GPM	FLUSH TANK FU	FLUSH VALVE FU
1/2"	4	4	0	2"	76	254	132
3/4"	18	13	0	2-1/2"	115	455	329
1"	20	30	0	3"	165	719	666
1-1/4"	31	56	14	3-1/2"	220	1091	1091
1-1/2"	44	103	35	4"	290	1668	1668

NEW LADWP OVERHEAD SERVICE FROM EXISTING DWP TRANSFORMER POLE #370555M

THRU CUSTOMER 20'-0" AFG POLE WITH CUSTOMER DROP SERVICE CONDUIT WITH TOP WEATHER-HEAD

3" PVC SCHEDULE 80 - UNDERGROUND MIN. 36" BELOW FINISH GRADE

LADWP SHORT CIRCUIT CONTRIBUTION: MAX. 42,000 AMP

MAIN SERVICE TCHBOARD 1"PS 600A-240/120V 3WIRE+GND (MIN) = 42,000 AMP NEMA 3R

UG-PULL SECTION

LADWP METER & CT SECTION

SECTION-1

600A 2P MAIN SERVICE BREAKER

125A PHASE A-B 2" C-2#1+1#6EG 115' - VD = 1.25%

90A PHASE A-B 11/2" C - 2#2+1#6EG 50' - VD = 0.8%

90A PHASE A-B 11/2" C - 2#2+1#6EG 70' - VD = 0.8%

40A PHASE A-B 1" C - 2#6+1#6EG 95' - VD = 0.7%

40A PHASE A-B 1" C - 2#8+1#10EG 135' - VD = 1.5%

40A PHASE A-B 1" C - 2#6+1#6EG 70' - VD = 0.5%

125A PHASE A-B 2" C - 3#1+1#6EG 90' - VD = 1%

50A PHASE A-B 1" C - 3#6+1#6EG 50' (ASSUMPTION) - VD = 0.7%

50A PHASE A-B 1" C - 3#6+1#6EG 70' (ASSUMPTION) - VD = 0.9%

50A PHASE A-B 1" C - 3#6+1#6EG 130' (ASSUMPTION) - VD = 1.8%

20A PHASE A-N SPARE

20A PHASE B-N SPARE

SPACE

SPACE

SPACE

3/4" C, 1#1/0 AWG

LAEC COMPLIANT COLUMBIA, SC

ED 24K 200AS/2P 125AF WP-TYPE F Is < 10KA

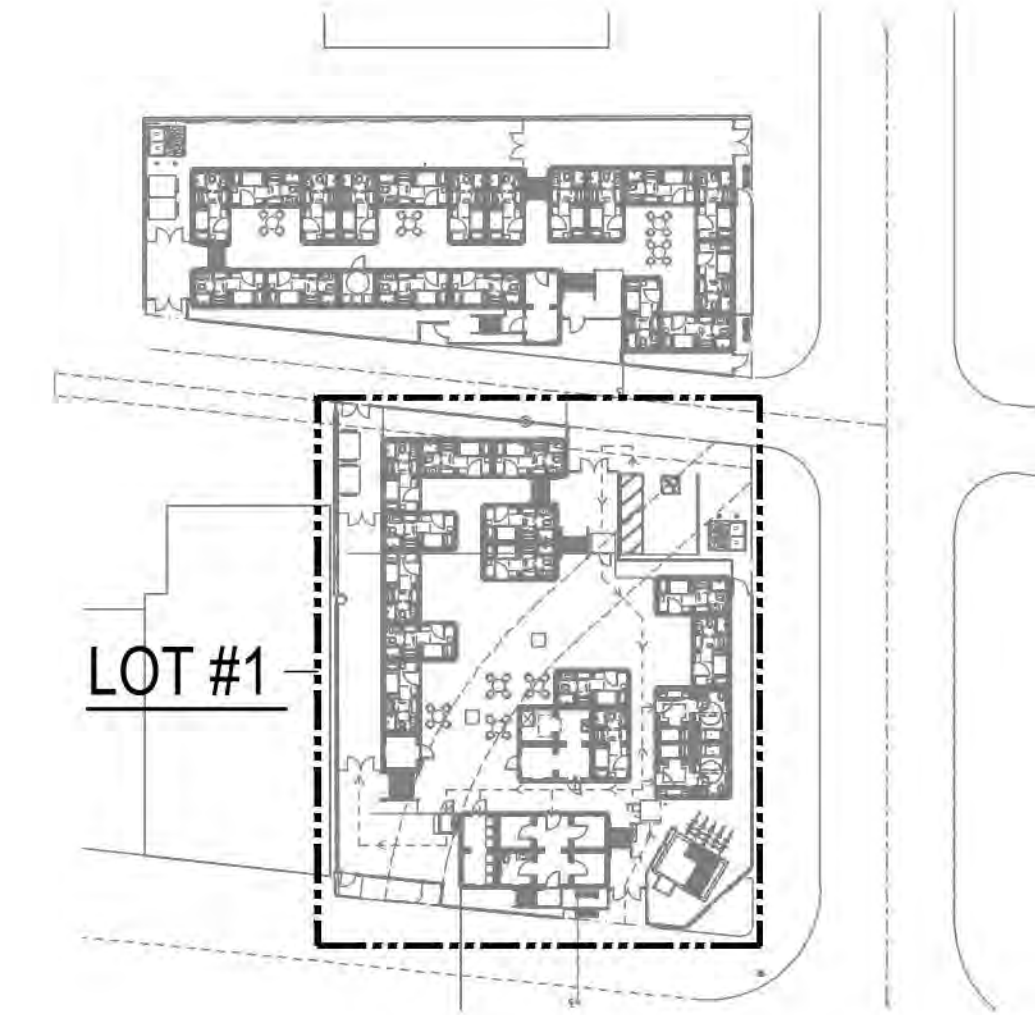
10907-109

The diagram illustrates the power distribution for Lot #1. It starts with a main bus (125A 2P MAIN) connected to a panel box (6) labeled "PANEL*1PL* 240/120V, 1 PH AIC = 22,000 A". This panel box feeds two EWH units (9) and a heat pump (HP-4). The EWH units are connected via a circuit breaker (F) with a rating of "ED-18K 100AS/2P 90AF" and a type of "WP-TYPE". The heat pump is connected via a circuit breaker (F) with a rating of "AD-4T 60AS/2P 40AF" and a type of "WP-TYPE". The diagram also shows a second main bus (50A 2P MAIN) connected to a panel box (7) labeled "PANEL*1PS1* 240/120V, 1 PH AIC = 10,000 A". This panel box feeds two more EWH units (9) and a heat pump (HP-6). The EWH units are connected via a circuit breaker (F) with a rating of "ED-18K 100AS/2P 90AF" and a type of "WP-TYPE". The heat pump is connected via a circuit breaker (F) with a rating of "AD-4T 60AS/2P 40AF" and a type of "WP-TYPE". The diagram includes labels for "PICO BLVD - CA 90064 - SINGLE LINE DIAGRAM (LOT #1)".

- SWITCHGEAR PRODUCTS, INCLUDING PANELBOARDS AND LOAD CENTERS ARE BASED ON THE SCHNEIDER ELECTRIC-SQUARE D PRODUCTS, UNLESS NOTED OTHERWISE.
- SQUARE D ELECTRICAL PRODUCT CHARACTERISTICS ARE SELECTED TO DESIGN THE ELECTRICAL DISTRIBUTION SYSTEM SCCR RATINGS AND OTHERS AS REQUIRED.
- ELECTRICAL DISTRIBUTION SYSTEM SHALL BE BASED ON THE FULLY RATED SHORT CIRCUIT CURRENT RATINGS OF THE OVERLOAD CIRCUIT PROTECTIONS, SERIES RATED IS NOT ACCEPTABLE.
- OVERSIZED FEEDER CONDUCTOR (TO REDUCE VOLTAGE DROP) THAT DOES NOT CONFORM TO STANDARD LUG SIZE SPECIFIED WITH SWITCHGEAR SHALL BE SPLICED BY CONTRACTOR UTILIZING THE POLARIS TYPE INSULATED LUGS WITH APPROPRIATE NUMBER OF PORTS (OR EQUAL) - CONTRACTOR SHALL PROVIDE REQUIRED SPLICINGS, J-BOX AND OR GUTTER SPACE AS REQUIRED ACCORDINGLY.

1. PROVIDE CUSTOMER SERVICE DROP POLE (20FT AFG.) WITH 3" RGS RISER CONDUIT AND TOP WEATHER-HEAD. COORDINATE SERVICE FEEDER INTO UNDERGROUND PULL SECTION OF THE SERVICE SWITCHBOARD "1PS". COORDINATE WITH LADWP SERVICE - CUSTOMER REQUIREMENTS PLANS. REFER TO SINGLE LINE DIAGRAM FOR DETAILS.
2. PROVIDE SINGLE METER 600A-MIN, 240/120V-1PH, 60HZ SERVICE SWITCHBOARD, WITH U-PULL, METER & CT COMPARTMENT IN SECTION 1, AND MAIN SERVICE BREAKER AND DISTRIBUTION IN SECTION 2 - WEATHER-PROOF ENCLOSURE. SITE COORDINATE WITH DWP SERVICE INSPECTOR FOR DETAIL REQUIREMENTS. FIELD COORDINATE WITH MODULAR BUILDING INSTALLER FOR METER PANEL "1PS" EXACT MOUNTING LOCATION.
3. PROVIDE (4) GROUND ROD 5/8"D x 8' -304 SST LAD AND 80FT-10 Cu GROUND WIRE BARE TINNED. INSTALL GROUND WIRE IN EARTH 18" BELOW FINISH GRADE, ALL CONNECTION SHALL BE WITH AN EXOTHERMIC WELD.
4. GROUNDING BUS TERMINAL RESISTANCE VALUES TO GROUND SHALL BE TESTED AND THE VALUES SHALL BE LESS THAN 5.0 OHMS, ADDITIONAL GROUND ELECTRODES/RODS MAY BE REQUIRED TO MEET THE REQUIREMENT.
5. FEEDER BREAKER / OPD (OVERLOAD PROTECTION DEVICE) SERVING HVAC EQUIPMENT SHALL ALSO BE "HCCR" RATING CIRCUIT BREAKER.
6. PROVIDE 125A-MIN-240/120V, 1PHASE, PANEL 1PRLS WITH NEMA-3R ENCLOSURE FOR LAUNDRY ROOM DRYING (6) ELECTRIC DRYERS AND WASHERS. PANEL SHALL BE PROVIDED WITH MINIMUM (7) 30A-2P AND (10) 20A-1P BRANCH CIRCUIT BREAKERS. FIELD COORDINATE FOR EXACT LOCATION WITH MODULAR BUILDING INSTALLATION CONTRACTOR.
7. LOAD CENTER PANEL 100A BUS, 240/120V-1PH-3WG SERVING MAX. (8) ENSURE MODULAR BUILDING, WITH ASSUMPTION OF 1000W-WATT (3/4)SFS PER EACH UNIT AS PER SEC 412.02 PART II, TABLE 220.12, AND NO OTHER ADDITIONAL OUTLETS LOAD REQUIRED AS PER ARTICLE 220.14 (4). LOAD CENTER PANEL TO BE SUPPLIED AND INSTALLED BY MODULAR BUILDING CONTRACTOR.
8. PROVIDE FUSE DISCONNECT SWITCH IN NEMA-3R RATING. FUSES SHALL BE DUAL ELEMENT TIME-DELAY, CURRENT LIMITING AND REJECTION STYLE.
9. STORAGE TANK ELECTRIC WATER HEATER INPUT VOLTAGE RATING 240VAC-1PHASE, 60HZ SUPPLIED BY OTHERS SUITABLE FOR THE OUTDOOR INSTALLATION.

DESCRIPTION	MODEL #	V - PH RATING	ELEC RATINGS	
4TON HEAT PUMP	LG ARUM048GSS5 4.0 TON HP8HR OUTDOOR UNIT	208-230VAC 60HZ/1PH	MOP MCA RLA	40.0 AMP 24.0 AMP 19.4 AMP
3TON HEAT PUMP	LG ARUM036GSS5 3.0 TON HP8HR OUTDOOR UNIT	208-230VAC 60HZ/1PH	MOP MCA RLA	40.0 AMP 23.5 AMP 19.0 AMP
EWHP 24 KW	BRADFORD- WHITE CEHD - 24KW 6-ELEMENTS	240VAC - 1PH	100 AMP	
EWHP 18 KW	BRADFORD- WHITE CEHD - 18KW 3-ELEMENTS	240VAC - 1PH	72 AMP	



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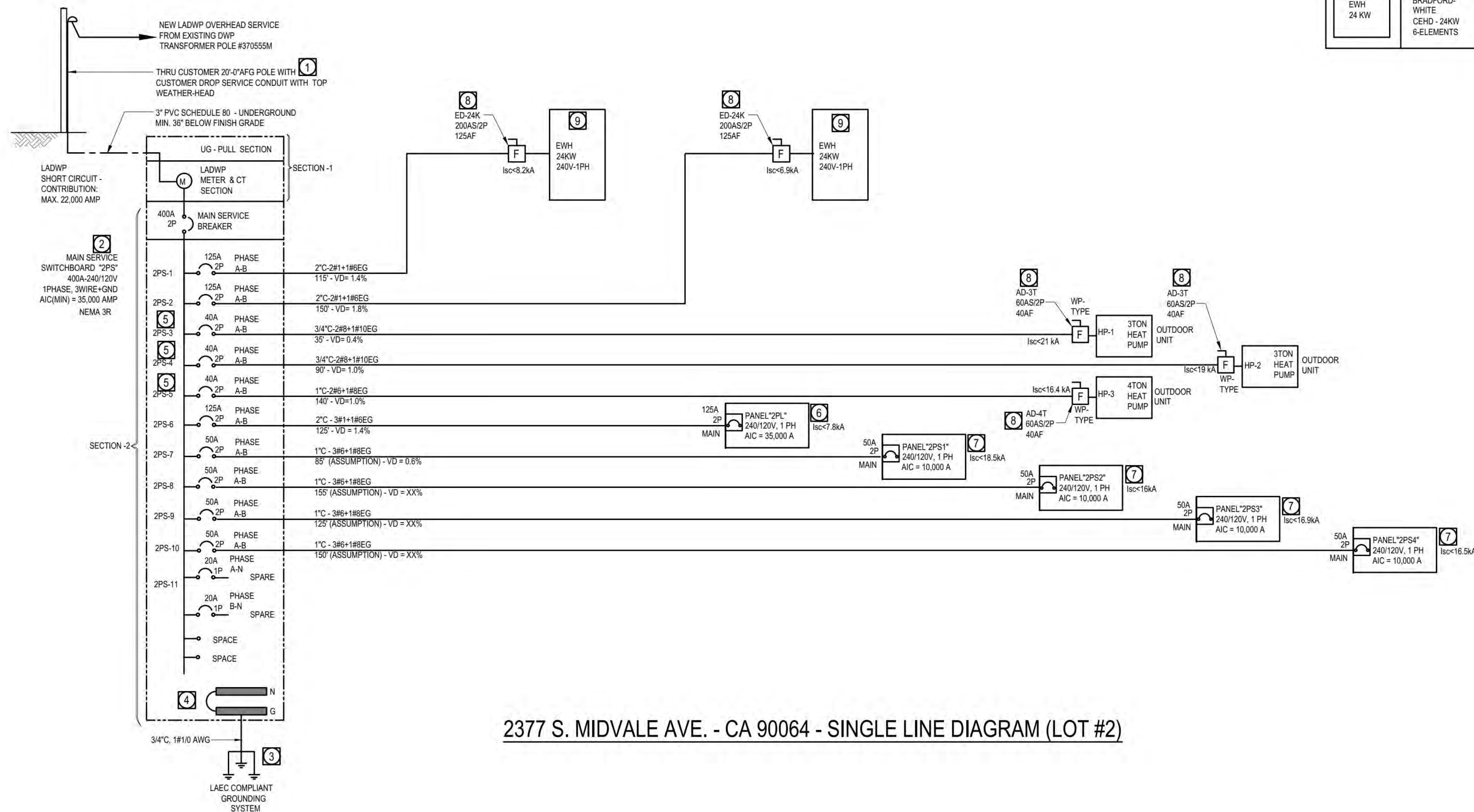
SERVICE PANEL: 2PL (NEMA 3R) (LAUNDRY)		LOCATION: OUTDOOR SUPPLY FROM: 3P5S MOUNTING: SURFACE ENCLOSURE: NEMA 3R				VOLTS: 120/240 SINGLE PHASE PHASES: 1 WIRES: 3		A.I.C. RATING (OVRG): 22KA BUS RATING: 22KA MAINS RATING: 22KA MAINS TYPE: BREAKER			
NOTE: ALL BLISSING SHALL BE COPPER, ENTIRE PANEL SHALL BE FULLY RATED TO THE MINIMUM A.I.C. RATING.											
CONDUCTOR QUANTITY - MIN, MAX (MILGAL OR IN, G)	MIN CODE	CIRCUIT DESCRIPTION	TRIP	POLE	A	B	POLE	TRIP	CIRCUIT DESCRIPTION	CONDUCTOR QUANTITY - MIN, MAX (MILGAL OR IN, G)	
1	3	SPARE (FOR E-DRYER)	30A	2	0	0	2	30A	SPARE (FOR E-DRYER)	2	
3	3				0	0	2	30A		4	
5	3	SPARE (FOR E-DRYER)	30A	2	0	0	2	30A	SPARE (FOR E-DRYER)	6	
7	3				0	0	2	30A		8	
9	3	SPARE	30A	2	0	0	2	30A	SPARE	10	
1 #1/2, 1 #1/2, 1 #1/2	3/4"	13 GE COMBO WASHER/DRYER	20A	1	1320	1320	1	20A	GE COMBO WASHER/DRYER	14 3/4"	
1 #1/2, 1 #1/2, 1 #1/2	3/4"	25 GE COMBO WASHER/DRYER	20A	1	0	1820	1	20A		25	
17	SPARE	17	SPARE	1	0	1	20A	SPARE	18		
19	SPARE	19	SPARE	1	0	0	1	20A	SPARE	20	
21	SPARE	21	SPARE	1	0	0	1	20A	SPARE	22	
23	SPARE	23	SPARE	1	0	0	1	20A	SPARE	24	
25	SPARE	25	SPARE	1	0	0	1	20A	SPARE	26	
27	SPARE	27	SPARE	1	0	0	1	20A	SPARE	28	
29	SPARE	29	SPARE	1	0	0	1	20A	SPARE	30	
31	SPARE	31	SPARE	1	0	0	1	20A	SPARE	32	
TOTAL LOAD (VA):			2840 VA		1320 VA						
TOTAL AMPS:			22 A		11 A						
LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	CALCULATED DEMAND		PANEL TOTALS						
ELC LOAD	0 VA	40%	0 VA	TOTAL CONNECTED LOAD	3660 VA						
	VA	%	VA	TOTAL CALCULATED W/DEM.	3660 VA						
	VA	%	VA	TOTAL CALCULATED WITH DEMAND:	17 A @ 240VAC, 3PH, 3W, 3Ø						

GENERAL NOTES

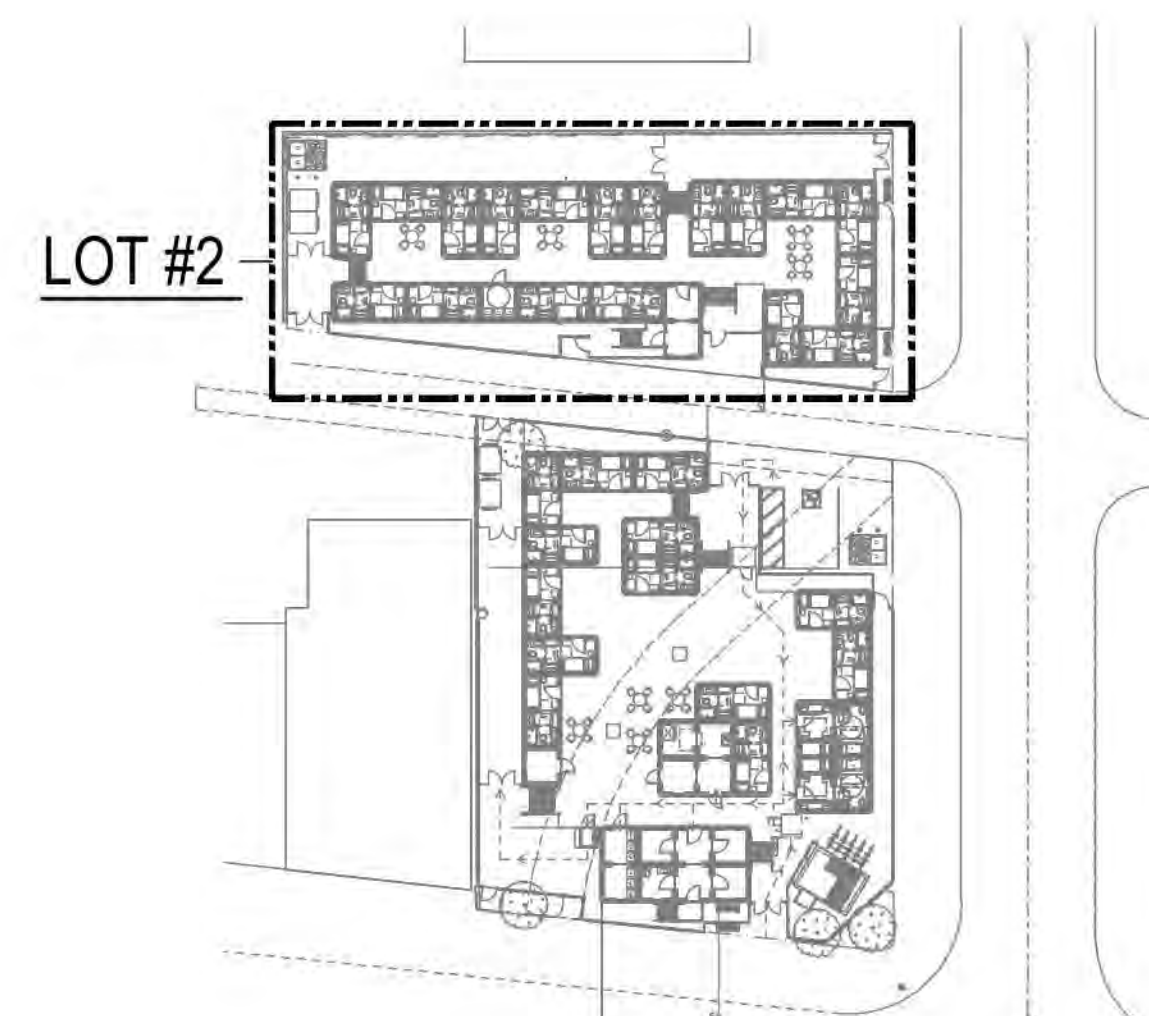
REFERENCE NOTES

POWER REQUIREMENTS

DESCRIPTION	MODEL #	V - PH RATING	ELEC RATINGS	
4TON HEAT PUMP	LG ARUM048GSS5 4.0 TON HP&HR OUTDOOR UNIT	208-230VAC 60HZ/1PH	MOP MCA RLA	40.0 AMP 24.0 AMP 19.4 AMP
3TON HEAT PUMP	LG ARUM036GSS5 3.0 TON HP&HR OUTDOOR UNIT	208-230VAC 60HZ/1PH	MOP MCA RLA	40.0 AMP 23.5 AMP 19.0 AMP
EWB 24 KW	BRADFORD- WHITE CEHD - 24KW 6-ELEMENTS	240VAC - 1PH	100 AMP	

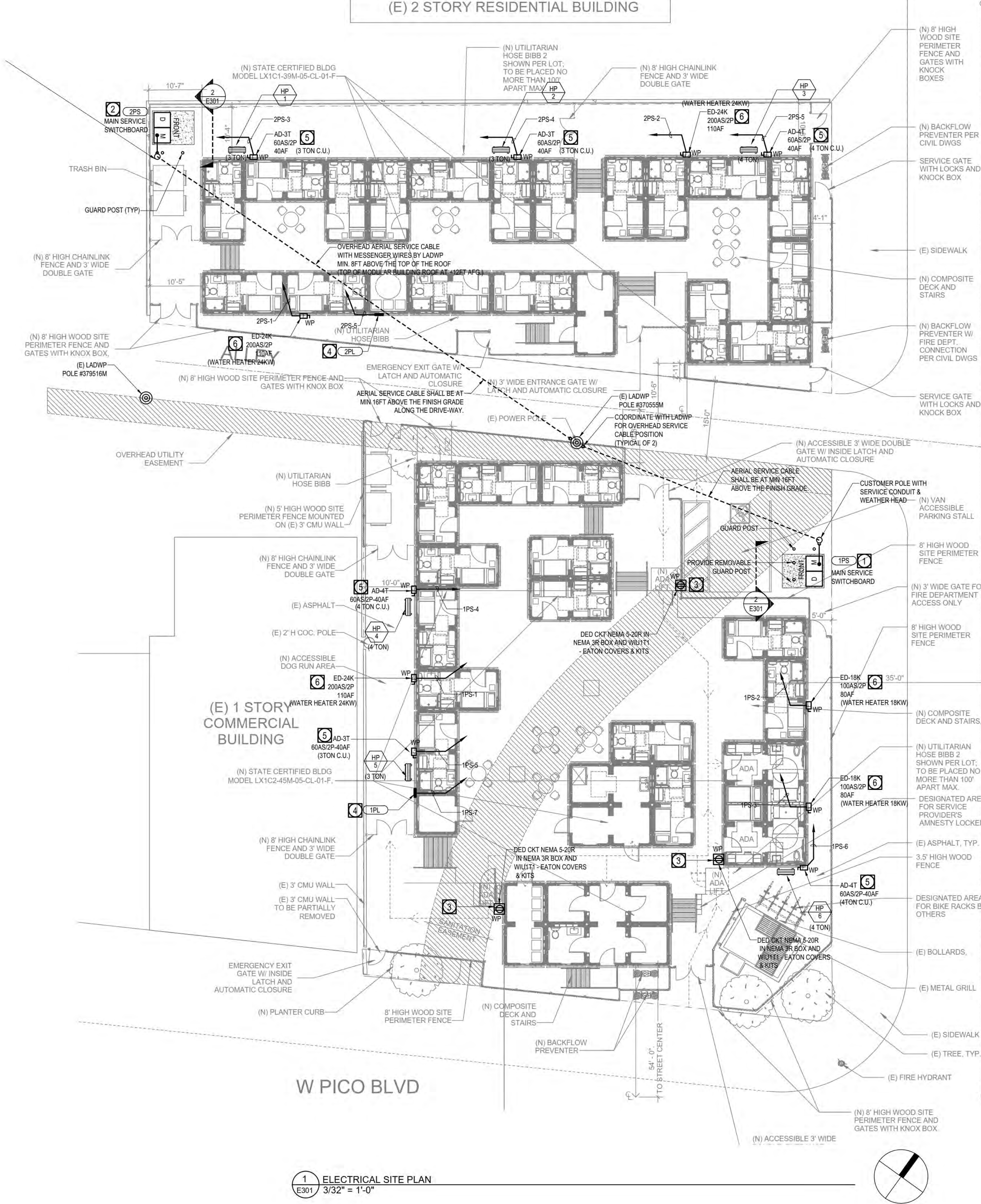


2377 S. MIDVALE AVE. - CA 90064 - SINGLE LINE DIAGRAM (LOT #2)



23028

dHA + CALPEC
150 S. ARROYO PARKW
SUITE NO. 100
PASADENA, CA. 91105
TEL: (626) 445-8580
FAX: (626) 445-8081



1 ELECTRICAL SITE PLAN
3/32" = 1'-0"

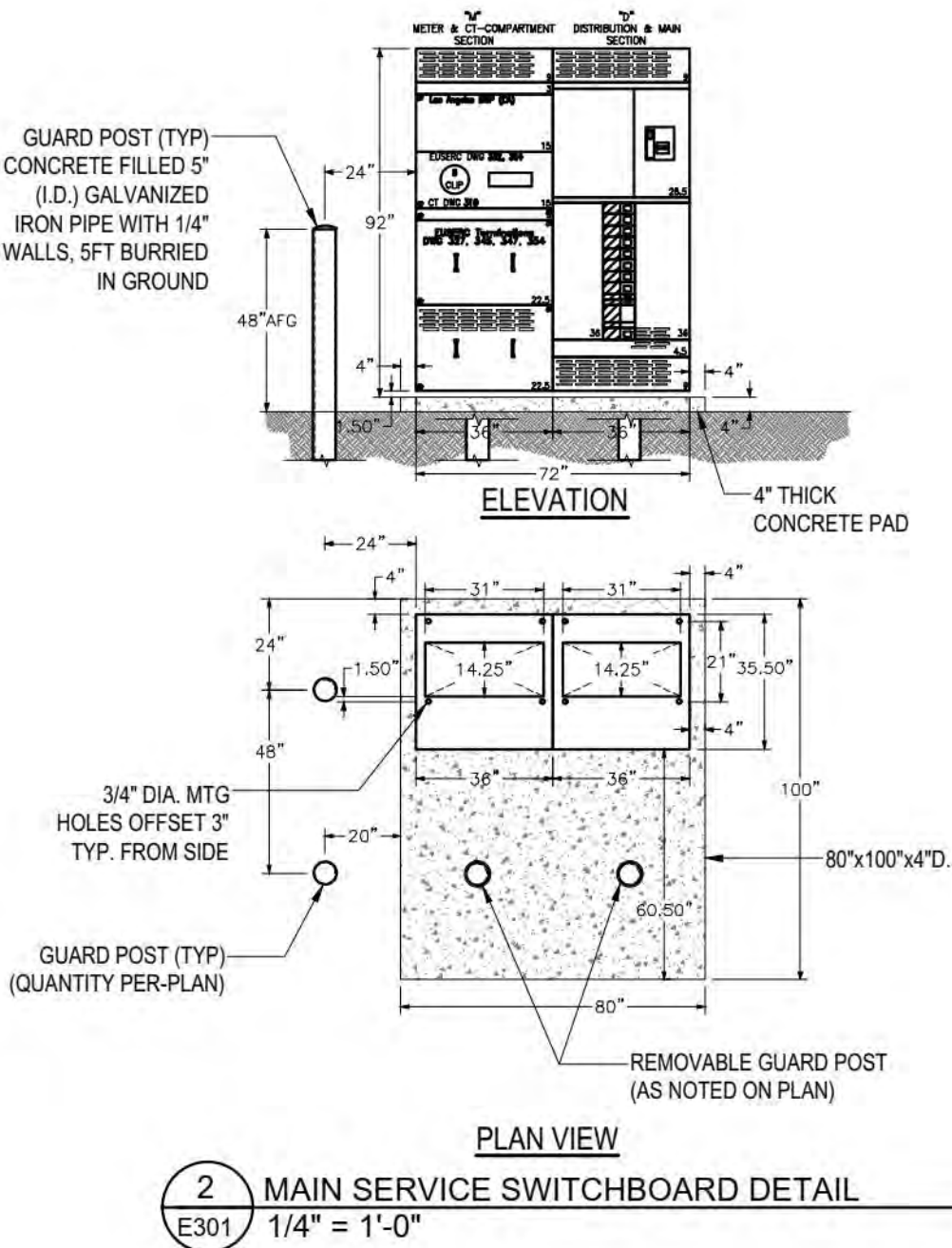
GENERAL NOTES

- LOCATION OF OUTDOOR CONDENSING UNIT AND ELECTRIC WATER HEATER SHALL BE COORDINATED ON SITE WITH THE MODULAR UNIT BUILDERS. SERVICE DISCONNECT SWITCH SHALL BE ADJACENT TO THE UNIT ITS SERVED, MAINTAINED MINIMUM 3-FT FRONT ACCESS CLEARANCE.
- NORTH LOT/LOT #2 (2377 S. MIDVALE AVE):
STATE CERTIFIED MODULAR STRUCTURE,
MODEL LA2X1C1-39M-05-CL-01-F.

SOUTH LOT/LOT #1 (10907-10909 W. PICO BLVD):
STATE CERTIFIED MODULAR STRUCTURE,
MODEL LA2X1C2-45M-05-CL-01-F.

REFERENCE NOTES

- LADWP SERVICE SWITCHBOARD "1PS" WITH THE UNDERGROUND PULL SECTION UNDER THE METER SECTION. PROVIDE CUSTOMER 20FT -POLE WITH 3-RGS RISER WITH WEATHER-HEAD TOP. CONNECT SERVICE FEEDER TO SWITCHBOARD "1PS" THRU UNDERGROUND PULL SECTION. - COORDINATE WITH LADWP - CUSTOMER SERVICE REQUIREMENTS PLAN. REFER TO SINGLE LINE DIAGRAM FOR DETAILS.
- LADWP SERVICE SWITCHBOARD "2PS" WITH UNDERGROUND PULL SECTION BELOW THE METER SECTION. PROVIDE CUSTOMER 20FT -POLE WITH 3' RGS RISER WITH WEATHER-HEAD TOP. CONNECT SERVICE FEEDER TO SERVICE SWITCHBOARD "2PS" THRU UNDERGROUND PULL SECTION - COORDINATE WITH LADWP - CUSTOMER SERVICE REQUIREMENTS PLAN. REFER TO SINGLE LINE DIAGRAM FOR DETAILS.
- PROVIDE NEMA 5-20R DUPLEX RECEPTACLE IN NEMA 3R BOX WITH IN-USE WP COVER FOR THE ADA-LIFT POWER - RECEPTACLE SHALL BE LOCATED WITHIN 6FT FROM ADA LIFT TOWER - FIELD COORDINATE FOR EXACT LOCATION. RECEPTACLE SHALL BE WIRED TO NEAREST LOAD CENTER PANEL PROVIDED WITH THE MODULAR UNIT. WITH 34°C 2W12-1W12EG TO A DEDICATED 20A-1P BRANCH CIRCUIT BREAKER.
- PROVIDE BRANCH CIRCUIT PANEL "PL" FOR THE LAUNDRY WASHER AND DRYER. REFER TO SINGLE LINE DIAGRAM FOR CONNECTION REQUIREMENTS. FIELD COORDINATE EXACT LOCATION WITH THE MODULAR UNIT BUILDER.
- SERVICE DISCONNECT SWITCH FOR HP-CONDENSING UNIT. FURNISH AND INSTALL BY THE MODULAR BUILDER - PROVIDE UNI-STRUT SUPPORT STRUCTURE AND MIN. 3FT ACCESS WORKING CLEARANCE IN FRONT OF THE SWITCH. TYPICAL FOR EACH CONDENSING UNIT.
- SERVICE DISCONNECT SWITCH FOR ELECTRIC WATER HEATER UNIT. FURNISH AND INSTALL BY THE MODULAR BUILDER - PROVIDE UNI-STRUT SUPPORT STRUCTURE AND MIN. 3FT ACCESS WORKING CLEARANCE IN FRONT OF THE SWITCH.



2 MAIN SERVICE SWITCHBOARD DETAIL
E301 1/4" = 1'-0"

23028
dHA + CALPEC
150 S. ARROYO PARKWAY
SUITE NO. 100
PASADENA, CA 91105
TEL: (626) 445-8580
FAX: (626) 445-8081

REGISTERED PROFESSIONAL ENGINEER
E-13884
Exp. 06/30/2025
STATE OF CALIFORNIA

BUREAU OF ENGINEERING

ENGINEERING

CITY OF LOS ANGELES

ELECTRICAL SITE PLAN

COUNCIL DISTRICT: CD5

DATE: 01/15/24

DRAWN BY: dHA+CALPEC

CHECKED BY: KC/AI

Scale: As indicated

E301

DEPARTMENT OF PUBLIC WORKS

CITY ENGINEER

CD5 - MIDVALE TINY HOME VILLAGE

NORTH SITE: 2377 S. MIDVALE AVE
SOUTH SITE: 10909 W. PICO BLVD

GARY LEE MOORE, PE, ENV SP

A Bridge Home

EXHIBIT 82



MICHAEL N. FEUER
CITY ATTORNEY

REPORT NO. R 1 5 - 0 2 8 7
NOV 1 9 2015

REPORT RE:

**A DECLARATION OF A STATE OF EMERGENCY REGARDING HOMELESSNESS
AND A DECLARATION OF A SHELTER CRISIS; AMENDMENTS TO LOS ANGELES
MUNICIPAL CODE SECTIONS 12.03, 12.80 AND 12.81; AND SAFE PARKING
PROGRAMS TO PROVIDE SHELTER FOR THE HOMELESS**

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Council File No. 15-1138

Honorable Members:

At a special joint meeting on October 14, 2015, the Housing and Homelessness and Poverty Committees (the Committees) requested a report from the City Attorney's Office on several options to address the homelessness crisis in the City of Los Angeles.

This report addresses the following options discussed by the Committees and the related legal issues:

- declaring a state of emergency under the state Government Code Section 8630, City Charter Section 231(i) and the Los Angeles Administrative Code (LAAC) Section 8.27 to address the homelessness crisis and identifying the resources available to a municipality resulting from such declarations;

- declaring a shelter crisis under Government Code Section 8698, et seq., and the Los Angeles Municipal Code (LAMC) Sections 12.80 and 12.81;
- amending LAMC Sections 12.03, 12.80 and 12.81 to allow the City to exercise the full authority granted to a municipality in declaring a shelter crisis under Government Code Section 8698, et seq.; and
- establishing a "Safe Parking Program" to be utilized during a shelter crisis.

A separate, confidential report has been provided to the Council discussing the applicability of the California Environmental Quality Act (CEQA) to the options explored in this report.

I. State and Local Laws Provide Authority for the Declaration of a Local Emergency

Government Code Section 8630 confers upon the City the ability to declare a local emergency, and that authority is codified in the City's own regulations in City Charter Section 231(i) and LAAC Section 8.27. As explained in the attached chart, the Mayor may declare a local emergency pursuant to these authorities.¹ "Local emergency" is defined by the LAAC as "an occurrence which by reason of its magnitude is or is likely to become beyond the control of the normal services, personnel, equipment and facilities of the regularly constituted branches and departments of the City government." LAAC Sec. 8.22. Within seven days of the Mayor's declaration, City Council must ratify the declaration. LAAC Sec. 8.27. The Council must reaffirm the need for the state of emergency every fourteen days thereafter until the state of emergency is terminated. LAAC Secs. 8.27 and 8.31.

The declaration of a local emergency has certain benefits. It activates the Emergency Operations Organization (EOO) and personnel are called into active service by the Mayor. LAAC Sec. 8.28. As the director of the EOO, the Mayor may "promulgate, issue and enforce rules, regulations, orders and directives he considers necessary for the protection of life and property." LAAC Sec. 8.29. The Mayor may also requisition supplies and personnel he deems necessary for the protection of life or property. LAAC Sec. 8.30. During a declared local emergency, the Council may suspend the requirements related to competitive bidding under Charter Section 371 by a resolution adopted by a two-thirds vote and approved by the Mayor. Charter Sec. 371(e)(6). It should be noted that the declaration of a local emergency does not

¹ We have been asked whether it would be appropriate for Council to adopt a resolution acknowledging the severity of the homeless crisis in Los Angeles and classifying it as an emergency to underscore the severity of the crisis and the import in the City taking all possible actions to address it. We conclude that the Council may do so without violating the City Charter, because the effect of such a resolution would not activate emergency responses under the LAAC.

necessarily suspend the application of CEQA to projects implemented in response to the emergency.

If the declaration of a local emergency triggers the declaration of an emergency at the state and federal level, there are other possible benefits. We have summarized in the attachment the benefits that arise from such declarations.

The City's emergency power has been historically utilized in cases of natural disasters and other discrete emergencies.² There is limited precedent of the City declaring a local emergency to address issues surrounding homelessness.³ However, there is language in the authorizing statutes which could support that application.

II. State Law Grants the City the Authority to Declare a Shelter Crisis

A. The declaration of a shelter crisis under Government Code Section 8698, et seq., enables the City to allow shelters for the homeless to be established and operate in public facilities⁴.

Separate and distinct from the declaration of a local emergency, under California Government Code Sections 8698-8698.2, the Mayor and/or the City Council have the authority to declare a shelter crisis. To declare a shelter crisis, the City must make a finding that "a significant number of persons within the jurisdiction of the governing body are without the ability to obtain shelter, and that the situation has resulted in a threat to the health and safety of those persons." Cal. Govt. Code Sec. 8698.2(a)(1). The declaration of a shelter crisis results in three benefits:

1. enabling the City to allow homeless individuals to occupy designated public facilities during the crisis;
2. providing the City with immunity from liability (with some limitations) for ordinary negligence in its provision of emergency housing in public facilities; and
3. suspending state and local regulatory laws "prescribing standards of housing, health, or safety...to the extent that strict compliance would in any way prevent, hinder, or delay the mitigation of the effects of the shelter crisis." In

² Previous declarations of local emergencies have included emergencies relating to earthquakes (January 18, 1994, Council File #94-0081), rainstorms (January 11, 2005, Council File #05-0072), and wildfires (November 17, 2008, Council File #08-3100). Local emergencies have been declared for the effect of cold weather conditions on the homeless (December 24, 1987, Council File #87-0082-S14) and to establish a temporary urban campground for the homeless in downtown Los Angeles (June 26, 1987, Council File #87-0566).

³ Local emergencies have been declared for the effect of cold weather conditions on the homeless (December 24, 1987, Council File #87-0082-S14) and to establish a temporary urban campground for the homeless in downtown Los Angeles (June 26, 1987, Council File #87-0566).

⁴ Again, it should be noted that the declaration of a shelter crisis does not circumvent CEQA.

the absence of adhering to those standards, the City must enact minimal health and safety standards to apply for the duration of the crisis.

Cal. Govt. Code Secs. 8698.1-8698.2.

B. LAMC Sections 12.80 and 12.81 limit the establishment of temporary shelters on public and private property from November through March and impose additional notice and hearing requirements.

1. LAMC Section 12.80 provides for shelters in designated public facilities.

Through LAMC Section 12.80, the City avails itself of the benefits of declaring a shelter crisis under Government Code Sections 8698, et seq., to allow the establishment of temporary shelters on public property. However, in adopting its ordinance the City established health and safety standards more onerous than would otherwise be imposed on homeless shelters by state law. As currently written, Section 12.80 only allows shelters to operate in public facilities for no more than 120 days between November 1 and March 31, and imposes notice and hearing requirements in excess of the Brown Act's seventy-two hour notice requirements. Additionally, Section 12.80 requires Council to approve of each location where temporary shelters will be located. State law does not restrict the declaration of a shelter crisis to a limited period of time or impose any specific notice, hearing or location approval requirements on local legislative bodies. Therefore, LAMC Section 12.80 could be amended to reflect the full authority granted to the City by the state as follows:

Notwithstanding any provisions of this article to the contrary, during any period for which the Mayor and/or the City Council have declared a shelter crisis within the meaning of Government Code Sections 8698, et seq., a shelter for the homeless (as defined in Section 12.03 of this Code) may be established and operated on property owned or leased by a government agency in any zone as a matter of right without regard to the number of beds or number of persons served. Facilities used as a shelter for the homeless under this Section must comply with the minimum building regulations set forth in Section 91.8605 of this Code, as it is currently written or as it may be amended in the future. If the lot on which any such shelter is located does not have sufficient area to provide the number of parking spaces required by Section 12.21.A.4(w) of this Code, then the number of spaces required shall be the number for which adequate area exists. If insufficient area for any parking spaces exists on the lot, no spaces shall be required.

2. LAMC Section 12.81 authorizes the establishment of shelters on private property owned or leased by non-profit, charitable organizations in certain zones.

LAMC Section 12.81 applies the declaration of a shelter crisis to certain private property throughout the City⁵. As currently written, Section 12.81 is similar to Section 12.80 in that it limits the operation of shelters on sites owned or leased by non-profit, charitable organizations to no more than 120 days between November 1 and March 31. Section 12.80 also imposes notice and hearing requirements in excess of the Brown Act's requirements. Moreover, it requires the Council to specifically authorize, by resolution and accompanied by a series of findings, the establishment and operation of each shelter established pursuant to this regulation. Lastly, Section 12.81 requires interested organizations to submit an application to HCID to operate a shelter prior to the requisite public hearing.

Section 12.81 can be amended to allow its authorization to take effect more quickly in the event of a shelter crisis, without seasonal constraints or unnecessary procedure, as follows:

Notwithstanding any provisions of this article to the contrary, during any period for which the Mayor and/or the City Council have declared a shelter crisis within the meaning of Government Code Sections 8698, et seq., a shelter for the homeless (as defined in Section 12.03 of this Code) may be established and operated in the R3, RAS3, R4, RAS4, R5, C2, C4, C5, CM, M1, M2, and M3 zones without regard to the number of beds or number of persons served, if the shelter is operated by a religious institution or a non-profit, charitable organization and the shelter is located on property owned or leased by that institution or organization. If the lot on which any such shelter is located does not have sufficient area to provide the number of parking spaces required by Section 12.21.A.4(w) of this Code, then the number of spaces required shall be the number for which adequate area exists. If insufficient area for any parking spaces exists on the lot, no spaces shall be required.

⁵ Although LAMC Section 12.81 is triggered by the declaration of a shelter crisis, its legal underpinning is not based on the authority granted by the state in Government Code Sections 8698 et seq. Instead, LAMC Section 12.81 was enacted as a direct use of the City's police powers.

With these amendments, LAMC Sections 12.80 and 12.81 could provide virtually the same process for the use of public *and* private sites as locations for homeless shelters as would be triggered under a declaration of shelter crisis. The only difference, as reflected in the draft ordinance language above, is that Government Code Section 8698.1(b) expressly allows cities to relax local and state building and safety regulations for facilities used as homeless shelters on *public* sites.⁶ The Government Code does not provide the City with authority to relax state building code regulations for shelters located on *private* property, absent the City employing the more drawn out process of amending the applicable building code provisions by adopting suitable findings justifying the deviation from the state building code.

As a legislative act, the declaration of a shelter crisis under Government Code Sections 8698, et seq., and LAMC Sections 12.80 and 12.81 is reviewable by ordinary mandate under California Code of Civil Procedure Section 1085 and limited to a determination of whether the City's actions were arbitrary, capricious or entirely lacking in evidentiary support, or whether the City failed to follow the procedure and give the notices required by law. See *Swanson v. Marin Municipal Water District*, 56 Cal.App.3d 512, 519 (1976); see also *Strumsky v. San Diego County Employees Retirement Association*, 11 Cal.3d 28, 34, fn. 2 (1974). Therefore, the Council's declaration of a shelter crisis should be based on facts sufficient to satisfy the standard of review under ordinary mandate, such as information and statistics relating to the number of beds currently available in homeless shelters throughout the City versus the estimated number of homeless people without lodging. Supporting facts may also relate to exacerbating circumstances like weather conditions, air quality, and other environmental considerations.

III. The City Has Several Options for Establishing Parking Programs to Accommodate the Homeless

A. The City could establish a program similar to Santa Barbara's "Recreational Vehicle Accommodation Program" as a response to a declaration of a shelter crisis.

The Committees expressed interest in creating a "Safe Parking Program" similar to Santa Barbara's program allowing recreational vehicles (RVs) to park overnight in certain private or public parking lots. Santa Barbara limits the program to those lots for which the use would not conflict with any express conditions imposed by the city on a permit for the organization's institutional use. Bathroom facilities approved by the Santa Barbara County Health Officer must be made available to RV occupants. Only five RVs are allowed to park overnight at any one time on a church or nonprofit organization's lot; and only one RV per night for sites located in certain areas of certain zones. RVs must be sited no less than fifty feet from any residential property. Most notably, an RV owner

⁶ The reduced building and safety regulations to be applied to public facilities pursuant to the declaration of a shelter crisis under LAMC Section 12.80 are currently codified in LAMC Section 91.8605. The Council may amend those minimal standards as it sees fit.

who seeks to park in a privately owned lot must obtain a permit for the use of the RV as a “transitional housing alternative” from a city-designated non-profit entity that acts as the parking program administrator and also assists RV owners in transitioning to permanent housing.

Santa Barbara’s program runs differently in city owned or controlled parking lots. In order for a city lot to be used by RVs for overnight parking, the lot must be designated by a city council resolution that also expressly establishes conditions and permit restrictions that apply to the use. The resolution also must set forth the criteria and process for certifying the “continuing need for the occupants of a recreational vehicle to use the recreational vehicle as a transitional housing alternative pending an eventual transition to an acceptable and safe housing alternative.”

If the Council decides to adopt a program similar to Santa Barbara’s, it may elect to contract the administration of the program, or task a City department with oversight of the program, including the enforcement of regulations and the issuance of permits to RV owners.

In order for the Council to implement a program similar to the program in Santa Barbara, the Council would need to amend the definition in LAMC 12.03 of “shelter for the homeless”. Currently, the definition of “shelter for the homeless” in LAMC Section 12.03 is limited to a “residential facility operated by a ‘provider’”. A “provider” is “...a government agency or private non-profit organization which provides, or contracts with recognized community organizations to provide, emergency or temporary shelter for the homeless, and which has been certified by [HCID] to meet all applicable requirements as such which are contained in the California Health and Safety Code and the California Administrative Code.” The amendment should remove the reference to “residential facility” from the definition of “shelter for the homeless” and expand the meaning of “provider” to include religious institutions, as well as non-profit, charitable organizations.⁷

B. The City could amend its existing entitlement process allowing trailer parking as a public benefit to remove the limitations and requirements and waive the fee.

City law already provides one model of a safe parking program. LAMC Section 14.00, et seq., authorizes certain uses deemed “public benefit projects” in nearly any zone, subject to certain performance standards.⁸ The Planning Department receives very few applications for public benefits projects under Section 14.00, et seq. – perhaps two a year. LAMC Section 14.00.A.9 provides for trailer parking in lots on the sites of

⁷ The Planning Department may have additional suggestions for an amendment to the definition of “shelter for the homeless” in LAMC Section 12.03.

⁸ LAMC Section 14.00.A.8. deems shelters for the homeless, as defined in LAMC Section 12.03, as public benefit projects and allows them by right, subject to performance standards, in the R3, M1, M2 and M3 zones.

religious or philanthropic institutions as a public benefit project, and imposes performance standards such as a limit on the number of trailers allowed per lot, the erection of a wall or fence around the property, and a minimum proximity from a residential zone or use. This Code section expands the definition of "shelter for the homeless" in LAMC Section 12.03 to include trailers used as temporary accommodations for homeless persons. For purposes of Section 14.00.A.9, neither the height and area regulations in the Zoning Code nor the Code's parking requirements apply to trailers⁹ used as temporary accommodations for the homeless as a public benefit project.

LAMC Section 14.00.B provides alternative compliance procedures from LAMC Section 14.00.A. for projects that cannot meet the minimum performance standards required for a public benefit project. That process includes a noticed public hearing, requires findings to be made, allows conditions to be imposed on the use, and includes an appeal process.

The fee currently charged by the Planning Department for an entitlement pursuant to Section 14.00.A.9 is about \$400. If the project is exempt from CEQA (and most likely would be, according to the Planning Department, if it meets the performance standards), the cost for the environmental clearance is under \$100. However, if the project requires environmental analysis and the publication of a mitigated negative declaration or circulation of an environmental impact report, the cost could increase by about \$3,000. A project that seeks to qualify for the entitlement by using the alternate compliance procedure would likely require additional environmental analysis. If the Council wanted to amend the performance standards, it should consider doing so in a limited way because a more expansive change in performance standards could have impacts on the environment.

With respect to fees, the Council could consider waiving the fees, but would be subject to certain requirements in doing so. Fees are collected by the City to reimburse departments for performing the work required to provide a particular service. *Financial Policies for the City of Los Angeles*, pp. 4-5 (April 2005). If the Council desires to make the policy decision to waive fees associated with LAMC Section 14.00.A.9, it may need to supplement the funds normally collected by the fee with General Fund money or some other source of revenue. *Id.* at p. 5.

⁹ "Trailer" is defined in LAMC Section 12.03 as "a vehicle without motive power, designed to be drawn by a motor vehicle and to be used for human habitation or for carrying persons and property...." The definition does not include mobilehomes. (The definition of "mobilehome" in Section 12.03 does not include recreational vehicles.)

C. The City could adopt an ordinance to allow vehicle lodging on non-residential City streets through a permit process.

On March 26, 2015, the City Attorney's Office transmitted two alternative ordinances to replace LAMC 85.02 (the City's former ban on the use of a vehicle as living quarters), which had been declared unconstitutional by the Ninth Circuit Court of Appeals. One version of a replacement ordinance reinstated the ban, while a second version offered a novel approach to afford permitted vehicle lodging on certain non-residential streets. The second version of the ordinance would require anyone seeking to dwell in a vehicle on a public street to obtain a permit for a limited time frame subject to renewal after receiving homeless outreach services from regional homeless services providers, including the Los Angeles Homeless Services Authority. The City would be able to designate streets (and provide a map to permit holders) suitable for dwelling and also would be able to place restrictions on the number of vehicles used for dwelling on any designated street.

IV. Ordinances Amending Sections 12.03, 12.80, et seq., 14.00.A.9, and 85.02, Or Establishing a New Safe Parking Program Are Zoning Regulations Subject to Review by the City Planning Commission

Ordinances to amend the current Code or to establish new programs discussed in this report are zoning regulations concerning permissible uses, and therefore would first need to be considered by the City Planning Commission (CPC) pursuant to Charter Section 558.¹⁰ LAMC Section 12.32 sets forth the notice and hearing requirements for consideration of a zoning regulation, which include a public hearing and notice of the hearing by publication and by mailing to owners of surrounding property at least twenty-four days in advance.¹¹

¹⁰ Under Charter Section 559, the CPC can delegate its authority under Section 558 to the Director of Planning, subject to the same notice and hearing requirements established in LAMC Section 12.32.

¹¹ The Council may, for policy reasons, retain the practice of separately designating public and private sites by way of resolution for the operation of shelters under LAMC Sections 12.80 and 12.81. Those resolutions would also fall within the zoning regulations that are subject to CPC review under Charter Section 558, and would consequently also be entitled to notice and hearing pursuant to LAMC Section 12.32.

V. Conclusion

If you have any questions regarding this matter, please contact Deputy City Attorney Adrienne Khorasanee at (213) 978-8120 or Chief Assistant City Attorney David Michaelson at (213) 978-7100. A member of this Office will be present when you consider this matter to answer any questions you may have.

Very truly yours,

MICHAEL N. FEUER, City Attorney

By



ADRIENNE KHORASANEE
Deputy City Attorney
Land Use Division

AK:pj

cc: Eric Garcetti, Mayor
Ron Galperin, Controller
Miguel Santana, City Administrative Officer
Sharon Tso, Chief Legislative Analyst
Michael LoGrande, Director, Planning Department
Charlie Beck, Chief of Police
Raymond Chan, General Manager, Department of Building and Safety

DECLARATION OF EMERGENCY PURSUANT TO LOCAL, STATE, AND FEDERAL LAW

AUTHORITY	PROCESS	REQUIRED FINDINGS	BENEFITS*	EXAMPLES
Local Emergency Pursuant to Los Angeles Administrative Code ("LAAC") § 8.21 et seq.	Mayor has the power to declare a local emergency. Los Angeles Charter § 231(i) and LAAC § 8.27. After the Mayor's declaration, Council must approve or disapprove the resolution within seven days. Thereafter, Council must reaffirm the need for a state of emergency every 14 days unless the local emergency is terminated sooner. LAAC § 8.27.	The existence of any occurrence which by reason of its magnitude is or is likely to become beyond the control of the normal services, personnel, equipment and facilities of the regularly constituted branches and departments of the City government. LAAC § 8.22.	A declaration of local emergency under the Administrative Code (or an official warning of an impending or threatened emergency) activates the Emergency Operations Organization ("EOO") and all of its personnel the Mayor calls into active service. LAAC § 8.28. As Director of the EOO, the Mayor may "promulgate, issue and enforce rules, regulations, orders and directives he considers necessary for the protection of life and property." LAAC § 8.29. The Mayor may also requisition supplies and personnel he deems necessary for the protection of life and property. LAAC § 8.30. During times of declared local emergency, Council may suspend any and all restrictions of Charter § 371 (addressing competitive bidding and competitive sealed proposals) or their applicability to specific boards, officers or employees. Any such resolution must be adopted by two-thirds vote and approved by the Mayor. Charter § 371(e)(6).*	<ul style="list-style-type: none"> • 11/17/2008. Local declaration of emergency relating to wildfire. CF# 08-3100 • 1/11/2005. Local declaration of emergency relating to rain storms. CF# 05-0072. • 1/18/1994. Local declaration of emergency relating to Northridge Earthquake. CF# 94-0081 • 12/24/1987. Local declaration of emergency relating to effect of cold on homeless population. CF# 87-0082-S14. • 6/26/1987. Local declaration of emergency relating to housing homeless persons in downtown Los Angeles and establishing a temporary urban campground. CF# 87-0566.
Local Emergency Under California Emergency Services Act (Cal. Gov. Code § 8630)	While under state law local emergency may be proclaimed by the local governing body or by an official designated by ordinance (Cal. Gov. Code § 8630), in Los Angeles, local emergency must be proclaimed by the Mayor as the official designated by Charter and by ordinance. Charter § 231(i) and LAAC § 8.27. Local emergency must be ratified by local governing body within 7 days. Cal. Gov. Code § 8630(b). Local governing body must review need for continuing the local emergency every 30 days. Cal. Gov. Code § 8630(c).	The duly proclaimed existence of conditions of disaster or of extreme peril to the safety of persons and property within the territorial limits of a county, city and county, or city, caused by such conditions as air pollution, fire, flood, storm, epidemic, riot, drought, sudden and severe energy shortage, plant or animal infestation or disease, the Governor's warning of an earthquake or volcanic prediction, or an earthquake, or other conditions, other than conditions resulting from a labor controversy, which are or are likely to be beyond the control of the services, personnel, equipment, and facilities of that political subdivision and require the combined forces of other political subdivisions to combat. Cal. Gov. Code § 8558(c).	A proclamation of local emergency accords political subdivisions full power to provide mutual aid to each other for any affected area. Cal. Gov. Code § 8631. State agencies may also provide mutual aid, including personnel, equipment, and other available resources to assist during a local emergency pursuant to mutual aid agreements or at the direction of the Governor. Cal. Gov. Code § 8632. During a local emergency the City's designated official may promulgate orders and regulations necessary to provide for the protection of life and property, including orders and regulations establishing a curfew. Cal. Gov. Code § 8634.*	<ul style="list-style-type: none"> • In 2002 the San Diego City Council declared a local emergency pursuant to the California Emergency Services Act to address a lack of affordable housing. San Diego Resolution R-296982, adopted August 6, 2002. It is unclear what benefits, if any, San Diego received from declaring the local emergency. In addition, every two weeks since the original declaration to present, San Diego City Council has renewed the declaration - citing the continued existence of conditions which gave rise to the original declaration. • In 2007 Humboldt County proclaimed a local emergency with regard to the closure of the Martins Ferry Bridge because of issues with its structural stability.

* We have been asked whether the City's declaration of emergency would facilitate access to FEMA emergency assistance funds. It appears that FEMA emergency funds are only available pursuant to a presidential declaration of emergency, which as discussed on page 2 of this attachment, could be based on a local declaration but would need to be requested by the Governor. It would be at the discretion of the President to determine if the homeless crisis, either on its own or coupled with the upcoming severe weather predicted with El Nino, constitutes an emergency and whether the other statutory findings can be made.

DECLARATION OF EMERGENCY PURSUANT TO LOCAL, STATE, AND FEDERAL LAW

AUTHORITY	PROCESS	REQUIRED FINDINGS	BENEFITS	EXAMPLES
State of Emergency under California Emergency Services Act (Cal. Gov. Code § 8625)	Governor is empowered to proclaim a state of emergency in an area affected or likely to be affected thereby when: He finds that circumstances described in Gov. Code § 8558(b) exist; and either (i) He is requested to do so by a mayor; or (ii) He finds that local authority is inadequate to cope with the emergency. Cal. Gov. Code § 8625.	The duly proclaimed existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by such conditions as air pollution, fire, flood, storm, epidemic, riot, drought, sudden and severe energy shortage, plant or animal infestation or disease, the Governor's warning of an earthquake or volcanic prediction, or an earthquake, or other conditions... which by reason of their magnitude, are or are likely to be beyond the control of the services, personnel, equipment, and facilities of any single county, city and county, or city and require the combined forces of a mutual aid region or regions to combat...". Cal. Gov. Code § 8558(b).	Governor may: • Make, amend, and rescind orders and necessary regulations, Cal. Gov. Code § 8567; • Mitigate emergency using the property, services, resources of the state as necessary, Cal. Gov. Code § 8570(c); • Plan for the use of any private facilities, services and property, Cal. Gov. Code § 8570; • Suspend regulatory statutes and rules of agency, Cal. Gov. Code § 8571; • Commandeer or utilize private property or personnel, Cal. Gov. Code § 8572; • Exercise authority over all agencies of the state government and promulgate and enforce necessary orders and regulations, Cal. Gov. Code § 8627; • Suspend nonsafety related restrictions on delivery of emergency necessities, Cal. Gov. Code § 8627.5; • Utilize state personnel, equipment and facilities to prevent or alleviate actual and threatened damage due to an emergency, Cal. Gov. Code § 8628; • Direct agencies to provide supplemental services and equipment to political subdivision to restore services, Cal. Gov. Code § 8628.	<ul style="list-style-type: none"> • On July 31, 2015, the Governor proclaimed a state of emergency in California due to wildfires. The Governor suspended statutes, rules, regulations and requirements related to the removal of hazardous and nonhazardous materials. The Governor further suspended specific portions of the Government Code, Public Contract Code, Health and Safety Code, Penal Code, Vehicle Code, and Unemployment Insurance Code. • On January 17, 2014 the Governor proclaimed a state of emergency due to severe drought conditions. On April 25, 2014 the Governor issued an executive order wherein he promulgated certain rules and regulations and suspended certain provisions of the Water Code, Government Code, Public Contract Code, and California Environmental Quality Act. • On April 21, 2009 the Governor proclaimed a state of emergency due to dangers posed to Chinook Salmon. • On October 4, 2006 the Governor proclaimed a state of emergency with regard to prison overcrowding.
Presidential Declaration of Emergency (42 U.S.C. 5191)	Only the Governor of an affected state may make a request for a presidential declaration of emergency or major disaster. 42 U.S.C. 5191, 5170.	<ul style="list-style-type: none"> • An emergency is "any occasion or instance for which [the President determines] Federal assistance is needed to supplement State and local efforts and capabilities to save lives and to protect property and public health and safety, or to lessen or avert the threat of a catastrophe in any part of the United States." 42 U.S.C. 5122. • A request for presidential declaration of emergency must be based "on a finding that the situation is of such severity and magnitude that the effective response is beyond the capabilities of the State and the local governments and that Federal Assistance is necessary." 42 U.S.C. 5191. • A major disaster is "any natural catastrophe..., or regardless of cause, any fire, flood, or explosion... which [the President determines] causes damage of sufficient severity and magnitude to warrant major disaster assistance... to supplement the efforts and available resources of States, local governments, and disaster relief organizations in alleviating the damage, loss, hardship, or suffering caused thereby." 42 U.S.C. 5122. 	<p>In an emergency the President may:</p> <ul style="list-style-type: none"> • Direct any Federal agency with or without reimbursement, to utilize its authorities and resources in support of State and local emergency assistance efforts to save lives, protect property and public health and safety, and lessen or avert the threat of a catastrophe; • Coordinate all disaster assistance; • Provide technical and advisory assistance; • Provide emergency assistance through Federal agencies; • Remove debris; • Assist the State and local governments in the distribution of medicine, food, and other consumable supplies, and emergency assistance. 42 U.S.C. 5192. <p>The Federal share for provided assistance is 75% of the eligible costs. However, total assistance provided for a single emergency is generally limited to \$5,000,000 or less. 42 U.S.C. 5193.</p>	<ul style="list-style-type: none"> • No instances have been identified in which a presidential declaration has been made in response to a chronic, ongoing situation such as the homeless crisis. • A declaration of a local emergency and corresponding declaration and request by the Governor based on the threat raised by the predicted El Niño, with an emphasis of the risk it will pose to the homeless population, would provide a stronger basis for a Presidential declaration of emergency.

DECLARATION OF SHELTER CRISIS PURSUANT TO LOCAL AND STATE LAW

AUTHORITY	PROCESS	REQUIRED FINDINGS	BENEFITS
Declaration of Shelter Crisis Pursuant to Cal. Gov. Code § 8698 et seq.	Declared by governing body (such as the legislative body for a city) or official designated by ordinance or resolution adopted by governing body. Cal. Gov. Code § 8698(b). Through ordinance the Council has allowed the Mayor to declare a shelter crisis in addition to Council.	A significant number of persons within the jurisdiction of the governing body are without the ability to obtain shelter, and that the situation has resulted in a threat to health and safety of those persons. Cal. Gov. Code § 8698.2(a)(1).	Upon declaration of shelter crisis the City may allow persons unable to obtain housing to occupy designated <i>public facilities</i> during the duration of the crisis. Cal. Gov. Code § 8698.2. The City is immune from liability for ordinary negligence for providing emergency housing pursuant to § 8698 et seq. Cal. Gov. Code § 8698.1(a). The provisions of any state or local regulatory statute, regulation, or ordinance prescribing standards of housing, health, or safety shall be suspended to the extent that strict compliance would in any way prevent, hinder, or delay the mitigation of the effects of the shelter crisis. Cal. Gov. Code § 8698.1(b). (Note: the benefits in § 8698.1(a) and (b) apply only to usage of public facilities. See Cal. Gov. Code § 8698.1(b).)
Establishment of Emergency Homeless Shelters Pursuant to Los Angeles Municipal Code ("LAMC") §12.80	Becomes operable upon Mayor and/or City Council declaring a "shelter crisis" as defined in Cal. Gov. Code § 8698 et seq. Precise location of each shelter subject to Council approval. Prior to Council action, notice of public hearing before Council shall be mailed to abutting properties at least seven days prior to Council consideration of the matter. LAMC § 12.80	Mayor and/or Council must have declared a "shelter crisis" as defined in Cal. Gov. Code § 8698: "the duly proclaimed existence of a situation in which a significant number of persons are without the ability to obtain shelter, resulting in a threat to their health and safety." LAMC § 12.80.	For a period of no more than 120 days between November 1 and March 31, a shelter for the homeless (as defined in LAMC § 12.03) may be established and operated on property owned or leased by a government agency in any zone as a matter of right without regard to the number of beds or number of persons served. LAMC § 12.80.
Establishment of Emergency Homeless Shelters Pursuant to Los Angeles Municipal Code ("LAMC") § 12.81	Becomes operable upon Mayor and/or City Council declaring a "shelter crisis" as defined in Cal. Gov. Code § 8698 et seq. Before a shelter may be established or operated, City Council, City official, or body authorized by Council must by resolution make certain findings. LAMC § 12.81.	Mayor and/or Council must have declared a "shelter crisis" as defined in Cal. Gov. Code § 8698 (see above). Additional findings are required before a shelter may be operated pursuant to LAMC § 12.81: 1. An emergency exists which affects the health and safety of homeless persons; 2. Shelter for the homeless in the proposed location would contribute to alleviation of effects of shelter crisis. 3. Project is consistent with elements and objectives of General Plan. 4. Project would have no substantial adverse impact on properties or improvements in surrounding neighborhood. 5. There is not an over-concentration of shelters for the homeless in the surrounding area. 6. Land uses and development in immediate vicinity of site will not constitute an immediate or potential hazard to occupants of shelter. LAMC § 12.81.	For a period of no more than 120 days between November 1 and March 31, a shelter for the homeless (as defined in LAMC § 12.03) may be established and operated by a non-profit charitable organization, on property owned or leased by that organization, in the R3, RAS3, R4, RAS4, R5, C2, C4, C5, CM, M1, M2, and M3 Zones without regard to the number of beds or number of persons served. LAMC § 12.81.

EXHIBIT 83

Sec. 240. Legislative Power.

All legislative power of the City except as otherwise provided in the Charter is vested in the Council and shall be exercised by ordinance, subject to the power of veto or approval by the Mayor as set forth in the Charter. Other action of the Council may be by **order or resolution**, not inconsistent with the duties and responsibilities set forth in the Charter or ordinance. Except as otherwise specifically provided in the Charter, the Council shall have full power to pass ordinances upon any subject of municipal concern.

EXHIBIT 84

Sec. 2.1. Legislative Power Vested in Council.

All legislative power of the City except as otherwise provided in the Charter is vested in the Council and shall be exercised by ordinance, subject to the power of veto or approval by the Mayor as set forth in the Charter. Other action of the Council may be by order or resolution, **upon motion.**

SECTION HISTORY

Based on Charter, Sec. 21.

EXHIBIT 85



Fire Sprinkler
Apartment
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR FIRE SPRINKLER
PLAN CHECK AND INSPECTION**

Issued On: 10/16/2024
Last Status: Issued
Status Date: 10/16/2024

1. PROPERTY OWNER
L A CITY200 MAIN ST CHE 1700LOS ANGELES CA 90012

2. APPLICANT INFORMATION (Relationship: Agent)
VICK BALAYAN -11100 SHELDON STGlendale 91208(818)926-0301

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT & ENGINEER NAME (C)
ADDRESS
CLASS C16
LICENSE # 807691
PHONE #

5. APPLICATION COMMENTS
Per state approved plans require BOR of 56 GPM at 67.2 PSI and are meeting this by providing a BOR of 58 GPM at 61.29 PSI.

6. DESCRIPTION OF WORK
Plan check for emergency homeless shelter. Underground only. 4-inch Fire Meter and 4" DC backflow.

7. CHECKLIST ITEMS: Electronic Plan

8. COUNCIL DISTRICT: 5

9. APPLICATION PROCESSING INFORMATION
Plan Check By: Paulina Figueroa
OK for Cashier: Internet Permit
Signature: PAULINA FIGUEROA Date: 10/16/2024

For inspection requests, call toll-free (888) LA4BUILD (524-2845), or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

For Cashier's Use Only W/O #: 44303681

NOTICE:
The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that

<u>11. PROJECT VALUATION & FEE INFORMATION</u>	
<u>Permit Valuation</u>	<u>Final Fee Period</u>
<u>PC Valuation:</u>	
FINAL TOTAL Fire Sprinkler	209.28
Permit Total	209.28
Permit Fee Subtotal Fire Sprinkler	168.00
Permit D.S.C. Surcharge	5.76
Permit Sys. Development Surcharge	11.52
Permit Issuing Fee	24.00
Permit Supp. Issuing Fee	0.00
Plan Check Balance	0.00
Plan Check Subtotal Fire Sprinkler	0.00
Plan Check D.S.C. Surcharge	0.00
P. C. Sys. Development Surcharge	0.00
Underground Piping	0.00
Backflow Device > 2	0.00

Payment Date: 10/16/2024
Receipt No.: 1949255
Amount: \$209.28
Method: ECHECK

12. ATTACHMENTS



* 0 8 0 0 1 2 4 0 4 3 1 0 0 0 0 0 3 6 8 1 F N *

11. FEE ITEM INFORMATION**SYSTEM AND DEVICES**

Backflow Device > 2	(1)	0.00	Underground Piping	(1)	0.00
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PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

12. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **C16** License No.: **807691** Contractor: **ALBERT AGHAKHANI**

13. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **State fund** Policy Number: **9337842**

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE. INTEREST, AND ATTORNEY'S FEES.

14. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

15. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

16. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: *Albert Aghakhani*

Sign: *Albert Aghakhani*

Date: 10/16/2024

☒ Contractor ☐ Authorized Agent



Fire Sprinkler
Commercial
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety

Issued On: 10/22/2024

APPLICATION FOR FIRE SPRINKLER

Last Status: Issued

PLAN CHECK AND INSPECTION

Status Date: 10/22/2024

1. PROPERTY OWNER

L A CITY

200 MAIN ST CHE 1700

LOS ANGELES CA 90012

2. APPLICANT INFORMATION (Relationship: Agent)

JACK KHACHATRYAN -

11100 SHELDON ST.

Sun Valley 91352

(818)395-9360

3. TENANT INFORMATION**4. CONTRACTOR, ARCHITECT & ENGINEER NAME****ADDRESS****CLASS LICENSE # PHONE #**

(C)

C16 807691

5. APPLICATION COMMENTS

High/Low = 90/106 [psi] per DWP BOR Demand per state approved
plans: 54.2 gpm @ 68.2 psi

6. DESCRIPTION OF WORK

FIRE UNDERGROUND ONLY. SPRINKLER SYSTEM APPROVED BY
THE STATE. 4" FIRE METER, 4" DC BACKFLOW. BUILDING PERMIT
UNDER #24010-10000-03639.

7. CHECKLIST ITEMS:

Electronic Plan

8. COUNCIL DISTRICT:

5

9. APPLICATION PROCESSING INFORMATION

Plan Check By: Nizelle Fajardo

OK for Cashier: Internet Permit

Signature: NIZELLE FAJARDO Date: 10/22/2024

For inspection requests, call toll-free (888) LA4BUILD (524-2845),
or request inspections via www.ladbs.org. To speak to a Call Center
agent, call 311. Outside LA County, call (213) 473-3231.

For Cashier's Use Only**W/O #: 44304167****NOTICE:**

The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that

11. PROJECT VALUATION & FEE INFORMATION

Final Fee Period

Permit Valuation**PC Valuation:**

FINAL TOTAL Fire Sprinkler	377.14
Permit Total	275.77
Permit Fee Subtotal Fire Sprinkler	229.00
Permit D.S.C. Surcharge	7.59
Permit Sys. Development Surcharge	15.18
Permit Issuing Fee	24.00
Permit Supp. Issuing Fee	0.00
Plan Check Balance	101.37
Plan Check Subtotal Fire Sprinkler	93.00
Plan Check D.S.C. Surcharge	2.79
P. C. Sys. Development Surcharge	5.58
Add/Replace Valves/Devices	0.00
Underground Piping	0.00
Backflow Device > 2	24.00

Payment Date: 10/22/2024

Receipt No.: 1953992

Amount: \$377.14

Method: ECHECK

12. ATTACHMENTS

* 0 8 0 0 1 2 4 0 4 3 1 0 0 0 0 0 4 1 6 7 F N *

11. FEE ITEM INFORMATION**SYSTEM AND DEVICES**

Add/Replace Valves/Devices	(1)	0.00	Backflow Device > 2	(1)	24.00	Underground Piping	(1)	0.00
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PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

12. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **C16** License No.: **807691** Contractor: **ALBERT AGHAKHANI**

13. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **state fund** Policy Number: **9337842**

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE. INTEREST, AND ATTORNEY'S FEES.

14. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

15. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

16. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- This permit is being obtained with the consent of the legal owner of the property.

Print Name: *Albert Aghakhani*

Sign: *Albert Aghakhani*

Date: **10/22/2024**

☒ Contractor ☐ Authorized Agent

Los Angeles Department of Building and Safety

Certificate Information: 2377 S MIDVALE AVE 90064

Application / Permit	24041-10000-37601
Plan Check / Job No.	E24LA17940
Group	Electrical
Type	Electrical
Sub-Type	Apartment
Primary Use	()
Work Description	FURNISH AND INSTALL A DEDICATED FUNCTION SMOKE ALARM SYSTEM WITH OFF-SITE MONITORING IN ACCORDANCE WITH STATE, LOCAL AND AHJ REQUIREMENTS AS SHOWN.
Permit Issued	No
Current Status	PC Info Complete on 10/31/2024

Permit Application Status History

Submitted	8/14/2024	APPLICANT
Assigned to Plan Check Engineer	9/18/2024	FRANCIS YSAGUIRRE
Corrections Issued	9/19/2024	FRANCIS YSAGUIRRE
Quality Review Completed	9/23/2024	ISAAC ALMARAZ
Plan Check Approved	10/31/2024	ISAAC ALMARAZ

Permit Application Clearance Information

No Data Available.

Contact Information

Contractor	Advanced Cable Solutions Inc; Lic. No.: 930210-C10	28343 KELLY JOHNSON PARKWAY UNIT 100 VALENCIA, CA 91355
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Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.

Los Angeles Department of Building and Safety

Certificate Information: 2377 S MIDVALE AVE 90064

Application / Permit	24041-10000-37550
Plan Check / Job No.	E24LA17903
Group	Electrical
Type	Electrical
Sub-Type	Apartment
Primary Use	()
Work Description	[ePlanLA] Fire Alarm System, 45 Fire Alarm Devices and 1 FACP FURNISH AND INSTALL A DEDICATED FUNCTION SMOKE ALARM SYSTEM WITH OFF-SITE MONITORING IN ACCORDANCE WITH STATE, LOCAL AND AHJ REQUIREMENTS AS SHOWN.
Permit Issued	No
Current Status	Verifications in Progress on 10/28/2024

Permit Application Status History

Submitted	8/14/2024	APPLICANT
Assigned to Plan Check Engineer	8/19/2024	RICCO LACHANCE
Corrections Issued	8/20/2024	RICCO LACHANCE
Applicant returned to address corrections	10/28/2024	RICCO LACHANCE

Permit Application Clearance Information

No Data Available.

Contact Information

No Data Available.

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.

EXHIBIT 86

Fwd: 2377 Midvale THV project - meeting follow up**marina.quinonez@lacity.org Marina Quinonez**Wednesday, May 17, 2023 at 10:46:15 AM Pacific Daylight
Time

To: Menoa.Aghajani@lacity.org Menoa Aghajani, pejman.noori@lacity.org Pejman Noori, Eugene.Barbeau@lacity.org Eugene Barbeau, kevin.morales@lacity.org Kevin Morales, hani.malki@lacity.org Hani Malki, faruk.sezer@lacity.org Faruk Sezer
Cc: Erik.Villanueva@lacity.org Erik Villanueva

Hi everyone,

CD 5 will be meeting with two vendors and will likely be asking for your feedback in reviewing proposals the week of June 5th. I am sending you some preliminary information we received. Let me know if you have any preliminary comments. These will be used for Interim Housing under the current temporary homeless shelters section 12.80.

Thank you

Marina Quiñónez, AIA
Architectural Division I Senior Architect
Bureau of Engineering | Department of Public Works
1149 S. Broadway St., suite 830
Los Angeles, CA 90015
O: (213) 485-4378 | F: (213) 485-4836
marina.quinonez@lacity.org



EXHIBIT 87

for their technical expertise, superior unit design, in-depth understanding of the state and local building codes, and a highly competitive cost per unit calculation."

[Quoted text hidden]

[Quoted text hidden]

Zachary Warma <zachary.warma@lacity.org>

Thu, Jul 27, 2023 at 2:19 PM

To: Marina Quinonez <marina.quinonez@lacity.org>

Cc: Nathan Ho <nathan.ho@lacity.org>, Jose FUENTES <jose.fuentes@lacity.org>, Erik Villanueva <erik.villanueva@lacity.org>, Gary Gero <gary.gero@lacity.org>

Marina:

See my additional comments below.

On Thu, Jul 27, 2023 at 1:45 PM Marina Quinonez <marina.quinonez@lacity.org> wrote:

Thanks for the update.

i. Layout: Yesterday, we had a robust discussion between LA Family Housing and LifeArk concerning the facility layout and site plan. Charles and his team are hoping to have the updated files circulated to the group by EOD tomorrow; the files will be promptly transmitted to all of you thereafter. The major issues that we're currently contending with that could substantially impact the layout are the following:

- Permissibility of encroaching on the storm drain easement (which you and your team have already been working on) **Working on it. There is a round of rather nice cocktails (or non-alcoholic beverages) I owe your team once this thing opens.**
- Questions around LADWP demands over transformers and possible additional setbacks (emailing Albert HA/DWP this afternoon) **Our Electrical Engineer can assist as needed, we have collaborated with DWP substantially. Fantastic - at what point can we start engaging / what is the appropriate process to begin this?**
- Ensuring that this project is not required to conform to the city's Accessible Housing Program (AcHP) **None of the interim housing shelters have had to comply with the Accessible Housing Program, not even our residential housing site. Who flagged this for you? Oh this is absolutely huge. LA Family Housing's head of Real Estate mentioned AcHP was a major issue at an IH site of theirs; Tricia Keane at LAHD preliminarily indicated we would need to comply. We have an 11:30am meeting on 8/3 with Tricia, Joel Launchbaugh, Jorge Alcantar? How can we put this issue to rest? Should I send correspondence connecting all of us with LAHD? We very much need this item to be put to rest, otherwise the project may not pencil out.**

Is there a way where the ROM and project budget can begin to be developed while these issues are resolved? Though again, we don't want to cause any duplicative work. **without knowing the info that is outstanding, it is challenging to start an estimate. Especially if there is a change in the number of units, this affects utilities and all other site improvements..Understood. Hope to have what we feel is the final layout on our end very shortly.**

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

Marina Quinonez <marina.quinonez@lacity.org>

Thu, Jul 27, 2023 at 2:39 PM

To: Zachary Warma <zachary.warma@lacity.org>

Cc: Nathan Ho <nathan.ho@lacity.org>, Jose FUENTES <jose.fuentes@lacity.org>, Erik Villanueva <erik.villanueva@lacity.org>, Gary Gero <gary.gero@lacity.org>

- Permissibility of encroaching on the storm drain easement (which you and your team have already been working on) **Working on it. There is a round of rather nice cocktails (or non-alcoholic beverages) I owe your team once this thing opens. This is an exciting project, we will definitely celebrate!**
- Questions around LADWP demands over transformers and possible additional setbacks (emailing Albert HA/DWP this afternoon) **Our Electrical Engineer can assist as needed, we have collaborated with DWP substantially. Fantastic - at what point can we start engaging / what is the appropriate process to begin this? Once you have an idea of the power requirements, we can assess if a transformer is needed and what kind of clearances will apply.**
- Ensuring that this project is not required to conform to the city's Accessible Housing Program (AcHP) **None of the interim housing shelters have had to comply with the Accessible Housing Program, not even our residential**

housing site. Who flagged this for you? Oh this is *absolutely* huge. LA Family Housing's head of Real Estate mentioned ACHP was a major issue at an IH site of theirs; Tricia Keane at LAHD preliminarily indicated we would need to comply. We have an 11:30am meeting on 8/3 with Tricia, Joel Launchbaugh, Jorge Alcantar? How can we put this issue to rest? Should I send correspondence connecting all of us with LAHD? We very much need this item to be put to rest, otherwise the project may not pencil out.

[Not sure why LA Family Housing is involved, your site will be a temporary interim housing project, built under section 12.80. Unless you have now decided to build a permanent interim housing project. I have attached the ordinance that lists the only requirements that must be met.]

[Quoted text hidden]

[Quoted text hidden]



Homeless Ordinance.pdf

3284K

EXHIBIT 88

COUNCIL FILE	ADDRESS/PROJECT NAME	INITIATING MOTION LINK
CF 20-0841-S49	3248 Riverside Drive	https://clkrep.lacity.org/online/docs/2019/19-0126_mot_02-06-2019.pdf
CF 19-1350	1479 S. La Cienega Blvd.	https://clkrep.lacity.org/online/docs/2019/19-1350_mot_11-01-2019.pdf
CF 20-0841-S7	1455 N. Alvarado St.	https://clkrep.lacity.org/online/docs/2020/20-0841-S7_rpt_MFC_01-14-2021.pdf
CF 23-0792 S4	Mayfair Hotel	https://clkrep.lacity.org/online/docs/2023/23-0792_misc_mo_her_blu_8-18-23.pdf
CF 20-1350	1060 N. Vignes St.	https://clkrep.lacity.org/online/docs/2020/20-1350_mot_10-20-2020.pdf
CF 20-0841-S40	406 N. Bonnie Brae St.	https://clkrep.lacity.org/online/docs/2020/20-0841-S40_misc_12-1-23.pdf
CF 20-0841	1818 S. Manhattan Place	https://clkrep.lacity.org/online/docs/2020/20-0841_mot_06-24-2020.pdf
CF 20-0841	668 S. Hoover Street	https://clkrep.lacity.org/online/docs/2020/20-0841_mot_06-24-2020.pdf
CF 20-0841	11471 Chandler Blvd.	https://clkrep.lacity.org/online/docs/2020/20-0841_mot_06-24-2020.pdf
CF 19-0877	1215 N. Lodi Place	https://clkrep.lacity.org/online/docs/2019/19-0877_mot_08-02-2019.pdf
CF 18-0510	100 E. Sunset Blvd.	https://clkrep.lacity.org/online/docs/2018/18-0510_mot_06-01-2018.pdf
CF 15-1138	407 N. Beacon Street	https://clkrep.lacity.org/online/docs/2018/18-0651-s3_rpt_CAO_05-24-2019.pdf
CF 07-1161	499 N. San Fernando Road	https://clkrep.lacity.org/online/docs/2007/07-1161_mot_4-13-07.pdf
20-0841-S3	850 N. Mission Road	https://clkrep.lacity.org/online/docs/2015/15-1138-s21_mot_03-08-2017.pdf
CF 20-0841	600 E. 116th Place	Cal Trans
CF 20-0841-S16	7570 N. Figueroa Street	https://clkrep.lacity.org/online/docs/2020/20-0841-S16_rpt_MFC_10-01-21.pdf
CF 20-0841	2301 West 3rd St.	Meetings8180Agenda_20210527221505404
CF 20-0841-S22	Compton Ave. & Nevin Avenue	https://clkrep.lacity.org/online/docs/2020/20-0841-S22_misc_3-31-22.pdf
CF 20-0841	9700 San Fernando Road	https://clkrep.lacity.org/online/docs/2020/20-0841-s23_misc_sub_KDL-Blumenfield_7-1-22.pdf
CF 18-0352-S1	1533 N. Schrader Blvd.	https://clkrep.lacity.org/online/docs/2018/18-0352-s1_mot_09-18-2018.pdf
CF 18-0941	1920 W. 3rd St.	https://clkrep.lacity.org/online/docs/2018/18-0941_mot_10-03-2018.pdf
CF 15-1138-S21	850 N. Mission Road	https://clkrep.lacity.org/online/docs/2015/15-1138-s21_mot_03-08-2017.pdf

MOTION

The novel coronavirus (COVID-19) has claimed the lives of over 3,120 people in Los Angeles County as of June 21, 2020. The City's most vulnerable population during this pandemic is the homeless population. The latest Los Angeles Homeless Services Authority (LAHSA) 2020 Point-in-Time (PIT) Count found that 41,290 people are homeless in the City, 70 percent of these are unsheltered. In addition, persons experiencing homelessness who are 62 years of age or older increased by 20 percent from the 2019 PIT.

The City in partnership with the State of California and the County of Los Angeles has responded to the COVID-19 by establishing shelters, using State trailers and leasing hotel rooms, through Project RoomKey, to house the homeless during the early stages of this crisis.

This COVID crisis, unfortunately, continues. In order to accomplish this task and as part of the COVID-19 Homelessness Roadmap, each Council District has started to develop plans to create a total of 6,000 beds as part of the COVID-19 Homelessness Roadmap, in partnership with the County of Los Angeles and LAHSA. The Council District-specific interventions will include interim housing facilities, such as a Bridge Home sites, pallet shelters, rapid rehousing, shared housing, safe camping plans, hotel leasing, acquisitions, and the repurposing of state trailers being used for the COVID-19 response. Beds in existing facilities that become available will also be prioritized for this population. In addition, A Bridge Home interim facilities and Proposition HHH units that are coming on line within the next several months will be also available and will count for this effort.

In order to implement these plans, the City Administrative Officer (CAO) is requesting that up to \$100 million in Coronavirus Relief Fund (CRF) dollars be reserved for this purpose. The (CAO) will report back in 30 days on the overall plan and costs. The CAO is requesting that \$25 million of the \$100 million in CRF monies be allocated immediately so that the Bureau of Engineering (BOE) and the Department of General Services (GSD) may begin to hire staff and consultants, conduct site assessments and environmental studies, order shelters structures, hygiene trailers, and other supplies needed for this effort. This motion also requests that all requirements for design, engineering and management support for construction contract awards be removed given the urgency of this process, which would permit BOE to award construction contracts following a negotiation. In addition, the motion requests that the competitive bidding for procurement be suspended for the GSD Procurement Division.

I THEREFORE MOVE that the City Council reserve up to \$100 million in COVID -19 Federal Relief Fund monies for this initial effort, which is part of the COVID-19 Homelessness Roadmap;

I FURTHER MOVE that \$25 million of the \$100 million reservation from the COVID-19 Federal Relief Fund be allocated immediately to the Bureau of Engineering for staff and consultants, to initiate site assessment and environmental analyses, and to order shelter, hygiene trailers and other supplies;

I FURHTER MOVE that the City Clerk be instructed to place on the agenda on the first regular meeting on July 1, 2020, or shortly thereafter, the following instructions:

Authorize the Controller, subject to the Mayor to:

- a. Establish a new accounts and appropriate funds within the COVID-19 Federal Relief Fund No. 63 M as follows:

Account	Account Name	Amount
TBD	CIEP/Homelessness Roadmap/Capital	\$22,500,000

JUN 24 2020



- b. To transfer and appropriate the COVID Federal Relief Fund No. 63M to the Bureau of Engineering Fund 100/78 for staff and consultants, associated studies and supplies:

Account No	Amount
001010	\$500,000
003040	\$2,000,000

I FURTHER MOVE that the City Council find and declare, pursuant to Los Angeles Administrative Code Section 10.15(a)(5), that contracts for the procurement of items and contracts for construction necessary to construct temporary housing for people experiencing homelessness, and for those who are at risk of contracting COVID-19 and spreading the virus to others are of urgent necessity for the preservation of life, health and property, and that there is an immediate need to make housing available to the homeless.

I FURTHER MOVE that the Council hereby resolve that, during the time of the declared COVID-19 emergency, it suspends the competitive bidding requirements of Los Angeles Administrative Code Section 10.15 for the Department of Public Works, Bureau of Engineering, for the award of design, project and construction management, construction and related services consulting contracts, and for the Department of General Services, Procurement Division, for the award of procurement contracts for temporary housing for people experiencing homelessness who are at risk of contracting COVID-19 spreading the virus to others.

I FURTHER MOVE that the City Administrative Officer, with the assistance of the Chief Legislative Analyst, the Bureau of Engineering, the Department of General Services, the Housing and Community Investment Department, and the Los Angeles Homeless Services Authority, report back within 30 days on the overall plan, including the estimated cost and strategies for implementing the plan, including a status update of HHH projects that would contribute to this effort and recommendations to ensure these projects stay on track.

I FURTHER MOVE that the CAO be authorized to prepare additional Controller instructions or make any necessary technical adjustments, consistent with the Mayor and Council action on this matter, and authorize the Controller to implement these instructions.

PRESENTED BY: _____

NURY MARTINEZ
Councilmember, 6th District

SECONDED BY: _____

ORIGINAL

INFORMATION TECHNOLOGY & GENERAL SERVICES

The City-owned property at 499 North San Fernando Road is currently an undeveloped lot that is being used by the Bureau of Street Services, Urban Forestry Division for the storage of trees for the Million Trees Project. The Mountains Recreation Conservation Authority (MRCA), a regional park authority, has agreed to buy the property for \$1,595,000 and convert the property into a Park which will enhance the area surrounding the Los Angeles River.

As the property is no longer required for City use, the Department of General Services (GSD) has determined that the public interest and necessity is best served by the direct sale of the Property. The Conservancy has agreed to allow the Urban Forestry Division to remain on the property until the Bureau can find a suitable site for relocation and secure the necessary funds. To facilitate this arrangement, GSD has negotiated a Sale and Leaseback agreement with the MRCA.

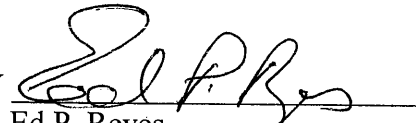
In order to enhance the areas surrounding the Los Angeles River and to show continued support for the Urban Forestry Division's Million Tree Project, the Department of General Services should declare the property located at 499 North San Fernando Road surplus and negotiate a sale and lease-back agreement with the Mountains Recreation Conservation Authority for \$1,595,000.

I THEREFORE MOVE that Council:

1. Authorize the General Manager of the Department of General Services, or designee, to prepare and process an ordinance declaring that the City property with Assessor Parcel numbers 5415-002-901, 5415-002-903 (portion), 5415-003-906, 908, 909, and 910 commonly known as 499 North San Fernando Road, is no longer required for City use and that the public interest and necessity is served by the direct sale of the Property;
2. Authorize the General Manager of the General Services Department, or designee, to prepare Controller instructions for any technical adjustments that may be necessary and are consistent with the Mayor and Council action on this matter, subject to the approval of the City Administrative Officer, and that the Controller be instructed to implement those instructions.

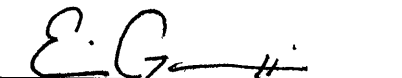
I FURTHER MOVE that Council, subject to the approval of the Mayor, authorize the General Manager of the Department of General Services, or designee, to negotiate and execute a Sale and Lease-back Agreement with the Mountains Recreation Conservation Authority or its nominees or lawful successors in interest thereof, for the sum of One Million Five Hundred Ninety-Five Thousand Dollars (\$1,595,000.00).

PRESENTED BY


Ed P. Reyes
Councilmember, 1st District

APR 13 2007

SECONDED BY



07-1161
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E66

EG

Motion


The City owns underutilized property located at 850 N. Mission Road in Boyle Heights. The site is approximately 50,000 square feet, largely vacant, and in close proximity to the Los Angeles County + USC Medical Center.

As part of the City's Comprehensive Homeless Strategy and its commitment to addressing housing affordability, the City has identified Housing Opportunity Sites at which it is exploring possible development strategies. There is a need to identify additional sites throughout the City to decrease homelessness and increase affordable housing.

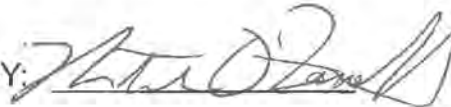
While potentially appropriate for economic development, the 850 N. Mission Road site also presents an opportunity for housing for people experiencing homelessness. It is in the City's interest to identify higher and better uses for its properties in order to maximize the value of City assets and to address priority concerns like homelessness and job creation.

I THEREFORE MOVE that the City Administrative Officer and the General Services Department initiate a review to determine higher and better use of the City owned property at 850 N. Mission Road to provide housing for those experiencing homelessness, and report to Council on the viability of including the property in any forthcoming evaluation of Housing Opportunity Sites.

PRESENTED BY:


JOSE HUIZAR,
Councilmember, 14th District

SECONDED BY:



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118 - 8 007

HOMELESSNESS AND POVERTY

MOTION

The City's Asset Evaluation Framework (Framework) (C.F. 12-1549-S3) is intended to help advance the City's economic development and housing efforts. The Framework establishes a uniform procedure to evaluate and designate City-owned properties for economic development, housing opportunities and/or other City purposes. Furthermore, the Framework helps to identify the highest and best uses of property to maximize the value of City assets and to address priority concerns such as housing affordability and homelessness.

The City property located at 1533 Schrader Blvd. in Council District 13, which is currently designed to function as a temporary Crisis and Bridge Housing Facility may also be suitable for development as permanent supportive housing in the future. As such, an evaluation of this site should be conducted in accordance with the Framework to further the City's efforts to address the homelessness and housing crisis.

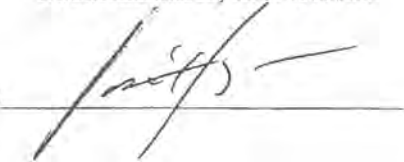
I THEREFORE MOVE that the City Administrative Officer, with the assistance of the Chief Legislative Analyst, the Bureau of Engineering, Housing and Community Investment Department, Los Angeles Homeless Services Authority, and any other affected stakeholders, be directed to initiate a review of City property located at 1533 Schrader Blvd. in Council District 13, to determine the suitability of the site to be developed for permanent supportive housing in conformance with the procedure set forth in the City's Asset Evaluation Framework, given that the site will operate as a temporary Crisis and Bridge Housing facility for a three year period.

PRESENTED BY:



MITCH O'FARRELL
Councilmember, 13th District

SECONDED BY:



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MOTION

According to the 2018 Homeless Count released by the Los Angeles Homeless Services Authority (LAHSA), the City has experienced a decrease in homelessness for the first time in four years. Overall homelessness decreased by five percent in the City, by 18 percent in Venice, and by 18 percent among veterans. While these numbers are a hopeful sign that efforts like Proposition HHH, Measure H, and the work of our service providers are beginning to have a positive impact, the fact remains that three out of four people experiencing homelessness in Los Angeles remain unsheltered. On any given night in the City, more than 23,000 people sleep on sidewalks, in tents, in cars, or in other makeshift shelters, and nearly 2,000 people are unsheltered in Council District 11 alone. The affordable and permanent housing solutions that are so desperately needed simply cannot be built fast enough to address this humanitarian crisis.

The Los Angeles County Metropolitan Transportation Authority ("Metro") owns a now-vacant bus yard located at 100 Sunset Avenue in Venice. The 3.15-acre site is close to where many people experiencing homelessness in Venice are encamped. At a recent meeting, Metro's Board of Directors identified the bus yard site as one of several Metro-owned sites that could be used to provide services or temporary housing for the County's growing homeless population. Near the Brentwood community, the U.S. Department of Veterans Affairs also owns a significant amount of land that may also be feasible for crisis and bridge housing to serve the many veterans experiencing homelessness in the area.

In order to best address the continuing homeless crisis in the City, and help those experiencing homelessness to make the transition to stable housing, crisis and bridge housing capacity must be expanded Citywide. Therefore, City staff should evaluate the Metro bus yard site and report on its feasibility as crisis and bridge housing. City staff should also work with the U.S. Department of Veterans Affairs to determine whether there are suitable sites on the VA's West Los Angeles campus for 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 Los Angeles County Metropolitan Transportation Authority to evaluate the property located at 100 Sunset Avenue in Venice to determine if the property is suitable for development as a crisis and bridge housing facility.

I FURTHER 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 U.S. Department of Veterans Affairs to determine if there are any suitable locations on the VA's West Los Angeles campus that could be used for crisis and bridge housing.

I FURTHER MOVE that if either site is determined suitable for development as crisis and bridge housing, the City Council instruct the City Homeless Coordinator to coordinate with Los Angeles County to identify funds for development and/or operations of the sites, including, but not limited to County Measure H revenue.

PRESENTED BY:


 MIKE BONIN

Councilmember, 11th District

SECONDED BY:



JUN 01 2018



ORIGINAL

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 Manager, 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 03 2018



MOTION

HOMELESSNESS AND POVERTY
~~INFORMATION, TECHNOLOGY AND GENERAL SERVICES~~

In April of this year, the City Council and the Mayor declared a shelter crisis in the City of Los Angeles. According to the 2018 Greater Los Angeles Point in Time Homeless Count released by Los Angeles Homeless Services Authority (LAHSA), there are a total of 31,516 homeless individuals residing within the City, of which 23,114 are unsheltered. To respond to this crisis and the immediate need for shelter, the Mayor and Council as part of the 2018-19 Adopted Budget established the Crisis and Bridge Housing Fund, which allocates \$20 million towards temporary crisis and bridge housing facilities, with a goal of adding 50 to 100 new beds per Council District. The Budget also includes \$10M in the Unappropriated Balance that can be used to address homelessness, including augmenting sites that exceed the \$1.33M limit set by the Crisis and Bridge Housing Fund. In addition to these funds, the State created the Homeless Emergency Aid Program (HEAP) which will allocate \$85M for homeless services to the City, of which Council Offices will each be provided \$3M of these funds to develop Crisis and Bridge Housing Program sites.

To help address the homeless crisis, Council District 1 is proposing to lease the property located at 1920 West 3rd Street to be used for bridge housing for women and families who are homeless to be operated by People Assisting the Homeless (PATH). The property is owned by Los Angeles Mission and was most recently operated as a shelter by LAMP Community until December 2017.

Staff, including the City Administrative Officer, Bureau of Engineering, and other appropriate City departments has determined that this property is suitable as bridge housing for approximately 28 individual women and five (5) families. The facility will also include storage for residents, personal hygiene and laundry facilities, supportive and community engagement services, and 24-hour security. Upon execution of a lease with LA Mission, the City will sub-lease with PATH to operate the facility. Additionally, the Los Angeles Homeless Services Authority (LAHSA) is currently negotiating a contract with People Assisting the Homeless to manage and operate the site.

I THEREFORE MOVE that the City Council:

1. Authorize the General Manager of the General Services Department to submit to Council for approval a report relative to the following actions:
 - a. Negotiating a three-year lease agreement with the Los Angeles Mission for the property located at 1920 West 3rd Street for bridge housing, with the option to renew at the discretion of the City Council;
 - b. Negotiating a three year sub-lease agreement with People Assisting the Homeless to operate a bridge housing facility at this site, with the option to renew at the discretion of the City Council; and
 - c. With assistance of the City Administrative Officer, identifying resources to support leasing and furniture, fixtures and equipment costs to establish a bridge housing facility on this site .

I FURTHER MOVE that the City Council instruct the City Homeless Coordinator to coordinate with Los Angeles County to identify funds for bridge housing operations at this site, including, but not limited to County Measure H revenue.

PRESENTED BY: 

GILBERT CEDILLO
Councilmember 1st District

SECONDED BY: 

OCT 03 2018



ORIGINAL

MOTION HOMELESSNESS AND POVERTY

In response to the homeless crisis affecting all residents and stakeholders in the City, including almost 23,000 unsheltered homeless individuals, the Council and Mayor, as part of the FY 2018-19 Adopted Budget established the \$20 million Crisis and Bridge Housing Program (also known as A Bridge Home) to support the development of approximately 50-100 shelter beds in each Council District citywide.

In order to best address this issue and the approximately 750 unsheltered homeless persons in Council District 4, the property located at 3210 and 3248 W. Riverside Drive in Los Feliz, in Griffith Park owned by the Department of Recreation and Parks, should be evaluated by staff to determine the feasibility of development as A Bridge Home facility.

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 Department of Recreation and Parks to evaluate the site located at 3210 and 3248 W. Riverside Drive in Los Feliz, near Griffith Park (APNs 5434016900 and 5434016901) to determine if the property is suitable for development as a Crisis and Bridge Housing Program facility.

I FURTHER MOVE that if a property is determined to be suitable for development as a Crisis and Bridge Housing Program facility, the City Council instruct the City Homeless Coordinator to coordinate with Los Angeles County to identify funds for operations at the site, including, but not limited to, State funding and County Measure H revenue.

PRESENTED BY: _____

DAVID RYU
Councilmember, 4th District

SECONDED BY: _____

ORIGINAL

FEB 08 2013



MOTION HOMELESSNESS AND POVERTY

There is a homelessness crisis in the state of California and in the City of Los Angeles. According to the 2019 Point-in-time (PIT) Homeless Count, there are approximately 36,300 homeless individuals in the City of Los Angeles. To address this need, the City has established A Bridge Home program that serves as an interim housing strategy for unsheltered homeless individuals in the City.

The Young Women's Christian Association (YWCA) has collaborated with the City to establish and operate a bridge housing site at 1215 Lodi Place in Council District 13. It has been in operation since November of 2018. The site currently includes 64 beds and is in the process of expanding. The expansion will include 60 additional beds, 30 for transition age youth (TAY) and 30 for adult women. The Los Angeles Homeless Services Authority (LAHSA) is working with the County to contract with the service provider for the operations of the beds. Los Angeles County will provide funding for the 30 TAY beds and has committed to provide funding for the adult women beds once funds are identified. The County has requested that the City provide funding for the adult women beds in the interim.

In order to effectuate the additional floor expansion, the City should instruct staff to negotiate a lease with YWCA for an additional floor in the existing bridge home site and a sublease with People Assisting the Homeless (PATH) for the 60 new beds. In addition, funds should be identified for operations of 30 adult women beds and for the lease with YWCA for the second and third floors.


I THEREFORE MOVE that the City Council:

1. AUTHORIZE the General Manager of the General Services Department, with the assistance of City Homeless Coordinator, to negotiate and submit to Council for approval a report relative to the following actions:
 - a. A lease agreement with the Young Women's Christian Association (YWCA) for the property located at 1215 Lodi Place for second and third floors which will accommodate an additional 60 beds; and
 - b. A sub-lease agreement with the People Assisting the Homeless (PATH) to operate a bridge housing facility at this site.

I FURTHER MOVE that the City Council instruct the City Administrative Officer and Chief Legislative Analyst to identify interim operational funding for 30 adult women beds and for the lease of the second and third floors; and

I FURTHER MOVE that the City Council instruct the City Administrative Officer and the Chief Legislative Analyst to work with Los Angeles County to determine timeline for on-going funding for the beds and ensure a smooth transition.

PRESENTED BY:


MITCH O'FARRELL
Councilmember, 13th District

AUG 02 2019

SECONDED BY:



ORIGINAL

Motion

According to the 2019 Greater Los Angeles Point in Time Homeless Count released by the Los Angeles Homeless Services Authority (LAHSA), there are a total of 36,165 homeless individuals residing within the City of Los Angeles, of which, 27,221 are unsheltered.

The privately-owned property located at 1479 S. La Cienega Boulevard in Council District 5 should be evaluated for the crisis and bridge housing program. The existing building on the lot is a recently renovated motel in a C2-1-0 zone and would allow for by-right use as a shelter.

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 property and report on its 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, the General Services Department, the Los Angeles Homeless Services Authority, and any other affected City stakeholders, to evaluate the property at 1479 S. La Cienega Boulevard to determine if the property is suitable and could be available for use as emergency shelter as part of the "A Bridge Home" program;

I FURTHER MOVE that the General Manager, General Services Department, be authorized to submit a report to Council relative to negotiating a lease agreement for the property located at 1479 La Cienega Boulevard, with the option to renew at the discretion of the City Council; and

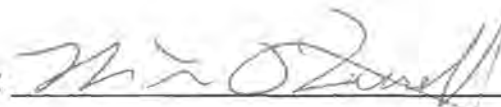
I FURTHER MOVE that if the property is determined to be suitable and available for this use that the City Council instruct the City Homeless Coordinator to coordinate with the County of Los Angeles to identify funds for operations at the site, including, but not limited to County Measure H funds.

PRESENTED BY:



PAUL KORETZ
Councilmember 5th District

SECONDED BY:



PK
NOV 01 2019

ORIGINAL

MOTION

The novel coronavirus (COVID-19) has claimed the lives of over 3,120 people in Los Angeles County as of June 21, 2020. The City's most vulnerable population during this pandemic is the homeless population. The latest Los Angeles Homeless Services Authority (LAHSA) 2020 Point-in-Time (PIT) Count found that 41,290 people are homeless in the City, 70 percent of these are unsheltered. In addition, persons experiencing homelessness who are 62 years of age or older increased by 20 percent from the 2019 PIT.

The City in partnership with the State of California and the County of Los Angeles has responded to the COVID-19 by establishing shelters, using State trailers and leasing hotel rooms, through Project RoomKey, to house the homeless during the early stages of this crisis.

This COVID crisis, unfortunately, continues. In order to accomplish this task and as part of the COVID-19 Homelessness Roadmap, each Council District has started to develop plans to create a total of 6,000 beds as part of the COVID-19 Homelessness Roadmap, in partnership with the County of Los Angeles and LAHSA. The Council District-specific interventions will include interim housing facilities, such as a Bridge Home sites, pallet shelters, rapid rehousing, shared housing, safe camping plans, hotel leasing, acquisitions, and the repurposing of state trailers being used for the COVID-19 response. Beds in existing facilities that become available will also be prioritized for this population. In addition, A Bridge Home interim facilities and Proposition HHH units that are coming on line within the next several months will be also available and will count for this effort.

In order to implement these plans, the City Administrative Officer (CAO) is requesting that up to \$100 million in Coronavirus Relief Fund (CRF) dollars be reserved for this purpose. The (CAO) will report back in 30 days on the overall plan and costs. The CAO is requesting that \$25 million of the \$100 million in CRF monies be allocated immediately so that the Bureau of Engineering (BOE) and the Department of General Services (GSD) may begin to hire staff and consultants, conduct site assessments and environmental studies, order shelters structures, hygiene trailers, and other supplies needed for this effort. This motion also requests that all requirements for design, engineering and management support for construction contract awards be removed given the urgency of this process, which would permit BOE to award construction contracts following a negotiation. In addition, the motion requests that the competitive bidding for procurement be suspended for the GSD Procurement Division.

I THEREFORE MOVE that the City Council reserve up to \$100 million in COVID -19 Federal Relief Fund monies for this initial effort, which is part of the COVID-19 Homelessness Roadmap;

I FURTHER MOVE that \$25 million of the \$100 million reservation from the COVID-19 Federal Relief Fund be allocated immediately to the Bureau of Engineering for staff and consultants, to initiate site assessment and environmental analyses, and to order shelter, hygiene trailers and other supplies;

I FURHTER MOVE that the City Clerk be instructed to place on the agenda on the first regular meeting on July 1, 2020, or shortly thereafter, the following instructions:

Authorize the Controller, subject to the Mayor to:

- a. Establish a new accounts and appropriate funds within the COVID-19 Federal Relief Fund No. 63 M as follows:

Account	Account Name	Amount
TBD	CIEP/Homelessness Roadmap/Capital	\$22,500,000

JUN 24 2020



- b. To transfer and appropriate the COVID Federal Relief Fund No. 63M to the Bureau of Engineering Fund 100/78 for staff and consultants, associated studies and supplies:

Account No	Amount
001010	\$500,000
003040	\$2,000,000

I FURTHER MOVE that the City Council find and declare, pursuant to Los Angeles Administrative Code Section 10.15(a)(5), that contracts for the procurement of items and contracts for construction necessary to construct temporary housing for people experiencing homelessness, and for those who are at risk of contracting COVID-19 and spreading the virus to others are of urgent necessity for the preservation of life, health and property, and that there is an immediate need to make housing available to the homeless.

I FURTHER MOVE that the Council hereby resolve that, during the time of the declared COVID-19 emergency, it suspends the competitive bidding requirements of Los Angeles Administrative Code Section 10.15 for the Department of Public Works, Bureau of Engineering, for the award of design, project and construction management, construction and related services consulting contracts, and for the Department of General Services, Procurement Division, for the award of procurement contracts for temporary housing for people experiencing homelessness who are at risk of contracting COVID-19 spreading the virus to others.

I FURTHER MOVE that the City Administrative Officer, with the assistance of the Chief Legislative Analyst, the Bureau of Engineering, the Department of General Services, the Housing and Community Investment Department, and the Los Angeles Homeless Services Authority, report back within 30 days on the overall plan, including the estimated cost and strategies for implementing the plan, including a status update of HHH projects that would contribute to this effort and recommendations to ensure these projects stay on track.

I FURTHER MOVE that the CAO be authorized to prepare additional Controller instructions or make any necessary technical adjustments, consistent with the Mayor and Council action on this matter, and authorize the Controller to implement these instructions.

PRESENTED BY: _____

NURY MARTINEZ
Councilmember, 6th District

SECONDED BY: _____

ORIGINAL

TRANSMITTAL

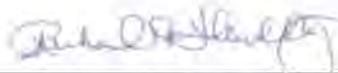
TO Council	DATE 01-14-21	COUNCIL FILE NO. 20-0841
FROM Municipal Facilities Committee		COUNCIL DISTRICT 13

The attached report from the General Services Department (GSD) was waived by the Municipal Facilities Committee (MFC) and is hereby transmitted for Council consideration.

Adoption of the report recommendations would authorize GSD to negotiate and execute a lease with Kirby Properties c/o Reliable Properties, Inc., for property located at 1455-1461 N. Alvarado St., Los Angeles, CA, 90026, in Council District 13, for use as an interim housing facility. The proposed lease rate is \$10,500 per month, subject to a 3% annual increase.

This Tiny Home Village Interim Housing site is part of the COVID-19 Homelessness Roadmap. A total of \$5,695,000 is approved for construction costs for 74 beds. On December 10, 2020, the following funding was approved for construction of the project: \$5,255,000 from the Homeless Housing, Assistance, and Prevention Program and \$440,000 from the COVID-19 Federal Relief Fund. An additional \$218,800 was approved from the Homelessness Efforts - County Funding Agreement for the cost of operations, including services, through June 30, 2021 and for furniture, fixtures, and equipment.

There is no anticipated impact to the General Fund at this time. In Fiscal Year 2021-22, the annual cost to operate the site is \$1,485,550. The City portion of this cost after the County Commitment to Roadmap operations will be \$742,775. Funding for these costs will be considered through the City's annual budget process, which is subject to Mayor and Council approval.



Richard H. Llewellyn, Jr.
City Administrative Officer
Chair, Municipal Facilities Committee

CAO 649-d

RHL
RHL:YC:JVW:NSH 15210053

CITY OF LOS ANGELES

CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



ERIC GARCETTI
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX NO (213) 928-9515

December 29, 2020

Honorable City Council
City of Los Angeles
c/o City Clerk
Room 395, City Hall
Los Angeles, California 90012

Attention: Armando Bencomo, Legislative Assistant

**REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE A GROUND LEASE AT
1455 – 1461 N. ALVARADO ST. LOS ANGELES, CA 90026
WITH RELIABLE PROPERTIES, INC.**

The Department of General Services (GSD) requests authority to negotiate and execute a new lease with Kirby Properties c/o Reliable Properties (Landlord), for property located at 1455-1461 N. Alvarado St., Los Angeles, CA 90026 for use as an interim housing facility.

BACKGROUND

On December 10, 2020 the Mayor and City Council authorized GSD to negotiate and execute a 39-month agreement with Landlord for an open surface lot located on Alvarado and Scott Avenue (CF 20-0841). The site located in Council District 13 consists of an open lot to construct and establish interim housing. To determine the site's feasibility, the Bureau of Engineering (BOE) surveyed the site, assessed utility and sewer accessibility, and prepared site plans and a rough order of magnitude estimate to establish 74 beds for adults on this site. Under the direction of BOE, the project is ready to go to bid.

FUNDING

The estimated capital costs are approximately \$5,695,000. On December 10, 2020 the Mayor and City Council approved a CAO Report (CF 20-0841) authorizing \$440,000 from the COVID-19 Federal Relief Fund and \$5,255,000 from the Homeless Housing, Assistance, and Prevention Program. Additionally, \$218,800 was approved from the Homelessness Efforts – County Funding Agreement for the cost of operations, including services, through June 30, 2021 and for furniture, fixtures, and equipment. There is no impact to the General Fund.



SHELTER SERVICES

The service provider will be determined on a later date and memorialized with a sublease agreement in a separate report.

MAINTENANCE

The CAO advised that the A Bridge Home Maintenance Fund will be utilized for the City to maintain major building systems of the shelter sites including heating, ventilation, air conditioning, water heater, fire alarm, and sprinkler system. The City will also maintain the exterior walls, structural condition of interior walls, exterior roof, plumbing and electrical systems.

LAHSA and its selected provider will directly set up utility services with utility providers as well as be responsible for maintenance of light fixtures, smoke detectors, provide fire extinguishers, maintenance of exterior lighting, and basic maintenance of plumbing such as clogged drains.

It is noted there is no landscaping to maintain at this site.

ENVIRONMENTAL

On December 9, 2020, City Council determined that the pallet shelter project involved in this approval was exempt from the California Environmental Quality Act (CEQA) and approved the project (CF No. 20-0841). Although the documents in this action refer to 1455 Alvarado Blvd., the location includes a range of addresses 1455 – 1461 Alvarado Blvd., and the project to be leased, constructed, and operated is the same as that referenced by City Council as 1455 N. Alvarado St., Los Angeles, CA (CF No. 20-0841). In its action, Council determined the City's activities related to the homeless shelter at this site are statutorily exempt from CEQA under Public Resources Code Section 21080(b)(4) as a specific action necessary to prevent or mitigate an emergency, as set forth in the Notice of Exemption in the Council's prior action.

TERMS AND CONDITIONS

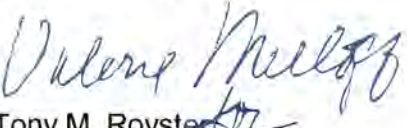
Landlord is requiring that the lease terminate on April 30, 2024. The commencement of the lease term will be upon execution of the lease; therefore, if the lease is executed after February 1, 2021, the lease term will be less than 39 months. The lease is subject to Council's approval, which includes no termination-for-convenience option in favor of the City and provides holdover rent that is five times the base rent. Additional terms and conditions are outlined on the attached term sheet.

FISCAL IMPACT

There is no impact to the General Fund. The cost to construct this project is estimated to be \$5,695,000. The Council and Mayor previously approved funding to finance this project as follows: \$440,000 from the COVID-19 Federal Relief Fund and \$5,255,000 from the Homeless Housing, Assistance, and Prevention Program.

RECOMMENDATION

That the Los Angeles City Council, subject to the approval of the Mayor, authorize the General Services Department to negotiate and execute a lease with Kirby Properties c/o Reliable Properties, Inc. for property located at 1455 – 1461 N. Alvarado St., Los Angeles, CA for a temporary homeless housing site under the terms and conditions substantially outlined in this report.


Tony M. Royster
General Manager

Attachment: Term Sheet

LEASING TERM SHEET

MFC DATE 01/28/2021

LANDLORD Kirby Properties c/o Reliable Properties, Inc.

ADDRESS 6420 Wilshire Blvd. Ste. 1500 Los Angeles, CA 90048

TENANT City of LA - GSD

ADDRESS 111 E. First St. 2nd Floor Los Angeles, CA 90012

LOCATION 1455 - 1461 N. Alvarado St. Los Angeles, CA 90026

AGREEMENT TYPE Lease

USE Interim Housing

SQUARE FEET Approximately 23,000 SF

TERM Lease Start Date - 4/30/24

RENT START DATE 05/01/21

LEASE START DATE Upon City Clerk's Attestation Date

OPTION TERM None

HOLDOVER 5 times Base Rent

SUBLET/
ASSIGNMENT Right to Sublease 

TERMINATION Landlord Right to Terminate after 4/30/24

RENTAL RATE \$10,500/mo. - Modified Gross

ESCALATION 3% Annual Increase

RENTAL ABATEMENT From Lease Start Date to Rent Start Date

ADDITIONAL RENT None

PROPERTY TAX None

OPEX None

CAM None

OTHER	<div>None</div>
SECURITY DEPOSIT	<div>\$0</div>
MAINTENANCE/ REPAIR	<div>Tenant</div> <div></div>
MAINTENANCE/ REPAIR DETAILS	<div>Tenant shall be responsible for all build, repairs and maintenance.</div>
TENANT IMPROVEMENTS	<div>City through BOE shall manage and perform all work.</div>
PARKING	<div>None, subject to availability</div>
UTILITIES	<div>Tenant shall be responsible</div>
CUSTODIAL	<div>Tenant shall be responsible</div>
SECURITY	<div>Tenant shall be responsible</div>
PROP 13 PROTECTION	<div>Landlord will provide Prop 13 protection.</div> <div></div>
INSURANCE (City)	<div>City is self insured</div>
OTHER:	<div>Restoration: Tenant shall remove all improvements constructed by Tenant at termination of the lease, except for any utility infrastructure (which shall be left in place and capped off) and asphalt.</div>

0220-05896-0000

TRANSMITTAL


TO Council	DATE 10-07-21	COUNCIL FILE NO. 20-0841
FROM Municipal Facilities Committee		COUNCIL DISTRICT 14

The attached report from the General Services Department (GSD) was approved by the Municipal Facilities Committee (MFC) on September 30, 2021, and it is hereby transmitted for Council consideration.

Adoption of the report recommendations would authorize GSD to negotiate and execute a license agreement with Union Station Homeless Services (USHS) for the property located at 7570 North Figueroa Street, Los Angeles, CA 90041, in Council District 14, to operate an interim housing site. GSD is requesting a three-year no-cost license agreement with USHS, to commence upon final issuance of the Certificate of Occupancy.

This interim housing site is part of the COVID-19 Homelessness Roadmap (Roadmap). On June 3, 2021, the Council and Mayor approved the Office of the City Administrative Officer (CAO) Roadmap Funding Recommendations, which included funding to establish a Tiny Home Village with up to 93 beds at 7570 North Figueroa Street. The following funding was approved for operating costs: \$1,288,934 from Homeless Efforts – County Funding Agreement Fund for furniture, fixtures, and equipment (\$5,069) and operations/services through June 30, 2022 (\$1,283,865).

There is no anticipated impact to the General Fund at this time. In Fiscal Year 2022-23, the annual cost to operate this site will be \$1,866,975. The City portion of this cost after the County of Los Angeles commitment to Roadmap operations will be \$933,487.50. Funding for these costs will be considered through the City's annual budget process, which is subject to Council and Mayor approval.



Matthew W. Szabo
City Administrative Officer
Chair, Municipal Facilities Committee

MWS:PJH:AW: 16220119

CAO 649-d

CITY OF LOS ANGELES

CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



ERIC GARCETTI
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

September 30, 2021

Honorable City Council
City of Los Angeles
c/o City Clerk
Room 305, City Hall
Los Angeles, CA, 90012

Attention: Armando Bencomo, Legislative Assistant

**REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE
A LICENSE AGREEMENT WITH UNION STATION HOMELESS SERVICES
AT 7500 - 7570 N. FIGUEROA STREET TO OPERATE INTERIM HOUSING**

The Department of General Services (GSD) requests authority to negotiate and execute a license - operating agreement with Union Station Homeless Services (USHS or Licensee) to operate a Tiny Home Village interim housing site on property which includes parcels owned by the City's Recreation and Parks (RAP) – 7570 N. Figueroa, Southern California Edison (SCE) – APN: 5691-017-803, and the County of Los Angeles (County) located at 7500 N. Figueroa St, Los Angeles, CA 90041 all located in Council District 14 (CD14).

BACKGROUND

This project is also identified as 7541 North Figueroa Street in the original Motion from CD14 and 7570 N Figueroa Street in previously approved reports from the City Administrative Office (CAO) and Bureau of Engineering (BOE). The County identifies the site address as 7500 North Figueroa Street, which will be the address used in this agreement.

On March 17, 2021, the City Council approved a Motion from CD14 requesting various City Departments to begin working on the coordination and design process for this temporary interim housing site (CF 19-0774-S1). The Department of Recreation and Parks (RAP) was instructed to execute agreements with SCE and the County because RAP had existing agreements for use of the respective parcels as overflow parking. However, GSD will execute a separate lease agreement with the County for the revised use for interim housing. Furthermore, execution of the USHS license agreement is subject to RAP's execution of the SCE agreement. Therefore, a license agreement which will serve as an operative agreement with USHS will be executed for the site for all three parcels mentioned above.

Subsequently, on June 17, 2021 the Board of Recreation and Park Commissioners approved a report to utilize a portion of the City owned and RAP controlled Eagle Rock Recreation Center and convert it from an underutilized parking lot to a temporary housing site (No 21-105).



The report also authorized RAP's General Manager, or designee, which may include another City Department, to issue a license to a housing operator for the operation, security, and maintenance of the project. Therefore, GSD will execute an agreement with USHS allowing them to operate the site with a LAHSA service contract under the COVID-19 Homeless Roadmap Program.

The Tiny Home Village project, encompassing parcels from the County, Southern California Edison and RAP, includes perimeter fencing, sewer lines, utilities, and a pet area. The site will include 48 pallet shelters, two mobile hygiene stations, two administrative pallet offices, one laundry station, one pallet shelter for security, and one food preparation pallet servicing up to 93 homeless individuals. A large gathering space outside of the administrative offices includes a dining area, picnic tables, and umbrellas for shade.

The Bureau of Engineering (BOE) is providing project design and construction management oversight with an expected construction start date in early August 2021.

TERMS AND CONDITIONS

The three-year license agreement with USHS will have no rent and no renewal options. The term will be concurrent with the other agreement between RAP, County of Los Angeles and Southern California Edison commencing upon the final approval and issuance of the Certificate of Occupancy. A complete set of terms and conditions are outlined on the attached term sheet.

SHELTER SERVICES

Union Station Homeless Services (USHS) is the non-profit service provider selected by CD14 to operate the site. USHS was started in 1970 and has grown to be one of the pre-eminent homeless services agencies in the San Gabriel Valley due to the quality of their service and practice of the Housing First Model. This approach prioritizes providing permanent housing and then offering, but not mandating, wrap-around services to help people experiencing homelessness stabilize and improve their quality of life.

LAHSA will execute a service contract with USHS to operate the site.

BUILDING MAINTENANCE/UTILITIES/LANDSCAPING

The City will maintain major building systems including plumbing, electrical, roof, mechanical systems, and all doors including hardware, door frames, and door openers, except for reasonable use and wear and damage resulting from negligent or other acts or omissions of the USHS or USHS's Parties. The City will also maintain fire, life, safety compliance and other regulatory requirements.

USHS will directly set up utility services with utility providers as well as provide routine daily maintenance including interior and exterior light fixture lamps, interior paint, smoke detectors, fire extinguishers, localized plumbing drain backups which do not affect the mainline, and damage resulting from negligent or other acts or omissions of USHS and its parties. This includes replacement or repair of fixtures, electrical outlets, plumbing, and HVAC damaged as a result of intentional destruction of such property. USHS will provide fire watch at a level approved by the Los Angeles Fire Department. Landscaping, if any, will be maintained by USHS.

The CAO advises A Bridge Home Maintenance Fund through the CIEP was established with GSD for bridge home and homeless navigation site maintenance costs. The CAO is working with GSD to confirm ongoing costs and funding source for Tiny Home and additional Roadmap sites which will be recommended in a subsequent report.

ENVIRONMENTAL

On June 2, 2021, the City Council determined that the pallet shelter project involved in this approval was exempt from the California Environmental Quality Act (CEQA) and approved the project (CF 20-0841-S2). In its action, the City Council determined that the project is statutorily exempt under Public Resources Code Section 21080(b)(4) as a specific action necessary to prevent or mitigate an emergency as also reflected in CEQA Guideline Section 15269(c); Public Resources Code section 21080.27 (AB 1197) applicable to City of Los Angeles bridge homeless shelters; and, because the project uses "Homeless Emergency Aid Program funds," it is exempt under Governor's order N-32-20, as set forth in the Notice of Exemption in the City Council's prior action. Environmental testing has not been performed at this site leaving unknown subterranean risks.

COMMUNITY BENEFIT ANALYSIS

Inasmuch as the COVID-19 Homelessness Roadmap Project formed to facilitate temporary housing and social services for homeless individuals, the proposed license, being necessary for implementation of the subject "Tiny Home Village" project, does not require further analysis of community benefits in support of the license.

FUNDING

This Tiny Home Village site is part of the COVID-19 Homelessness Roadmap.

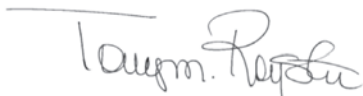
On June 2, 2021, the Mayor and Council approved \$1,288,934 from Homeless Efforts – Counting Funding Agreement Fund for furniture, fixtures, and equipment (\$5,069) and operations/services through June 30, 2022 (\$1,283,865).

FISCAL IMPACT

There is no anticipated impact on the General Fund at this time. In Fiscal Year 2022-23, the annual cost to operate this site will be \$1,866,975. The City portion of this cost after the County Commitment to Roadmap operations will be \$933,487.50. Funding for these costs will be considered through the City's annual budget process, which is subject to Mayor and Council approval.

RECOMMENDATION

That the Los Angeles City Council, subject to the approval of the Mayor, authorize GSD to negotiate and execute this license-operating agreement with Union Station Homeless Services at 7570 N. Figueroa St., Los Angeles, CA 90041 for an interim housing site under the terms and conditions substantially outlined in this report.



Tony M. Royster
General Manager

Attachment: Term Sheet

LEASING TERM SHEET

MFC DATE	09/30/2021
LANDLORD	City Of Los Angeles
ADDRESS	111 E. 1st Street Room 201, Los Angeles, CA 90012
TENANT	Union Station Homeless Services
ADDRESS	825 E. Orange Grove Blvd, Pasadena, CA 91104
LOCATION	7570 N. Figueroa St, Los Angeles, CA 90041
AGREEMENT TYPE	Zero dollar receivable license/operating agreement
USE	Operation of an interim housing facility
SQUARE FEET	Approximately 42,900 sq ft
TERM	3 years from final issuance of Certificate of Occupancy
RENT START DATE	Final issuance of Certificate of Occupancy
LEASE START DATE	Lease execution date and attestation by the City Clerk's Office
OPTION TERM	None
HOLDOVER	Month to month
SUBLET/ ASSIGNMENT	RIGHT TO ASSIGN - LANDLORD APPROVAL
TERMINATION	Upon uncured default
RENTAL RATE	\$0.00
ESCALATION	N/A
RENTAL ABATEMENT	N/A
ADDITIONAL RENT	N/A
PROPERTY TAX	N/A
OPEX	USHS
CAM	N/A

OTHER	
SECURITY DEPOSIT	N/A
MAINTENANCE/ REPAIR	TENANT
MAINTENANCE/ REPAIR DETAILS	USHS, except Building Systems under warranty and limited to City's purview
TENANT IMPROVEMENTS	BOE will provide design and construction management
PARKING	A minimum of 2 parking spaces
UTILITIES	USHS responsible to directly contract utility services
CUSTODIAL	USHS
SECURITY	USHS
PROP 13 PROTECTION	*Other
INSURANCE	TENANT shall indemnify and hold harmless the City
OTHER:	<p>City is self insured</p> <p>City has the right to terminate the contract for convenience with 30 day notice.</p> <p>RAP will continue to maintain landscaping in Southern California Edison Parcel. USHS will maintain landscaping within perimeter fencing.</p>

0220-05952-0000

TRANSMITTAL

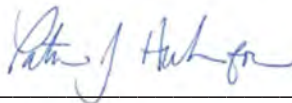
TO Council	DATE 04-06-22	COUNCIL FILE NO. 20-0841
FROM Municipal Facilities Committee	COUNCIL DISTRICT 9	

The attached report from the General Services Department (GSD) was approved by the Municipal Facilities Committee (MFC) on March 31, 2022, and it is hereby transmitted for Council consideration.

Adoption of the report recommendations would authorize GSD to negotiate and execute a lease agreement with the Los Angeles Metropolitan Transportation Agency (Metro) for the operation of a Tiny Home Village located at the intersection of Compton Avenue and Nevin Avenue, Los Angeles, CA 90011, in Council District 9. GSD is requesting a 60-month lease with Metro, to commence upon final issuance of the Certificate of Occupancy. This is a no cost lease.

This interim housing site is part of the COVID-19 Homelessness Roadmap (Roadmap). On September 30, 2021, the Council and Mayor approved the Office of the City Administrative Officer (CAO) Roadmap Funding Recommendations, which included funding to establish a Tiny Home Village with up to 144 beds at the property located at the intersection of Compton Avenue and Nevin Avenue. The following funding was approved for construction costs: \$7,194,335 from the Additional Homeless Services General City Purpose Fund and \$10,000 from the Homeless Housing, Assistance, and Prevention (HHAP) Grant Fund.

There is no anticipated impact to the General Fund.



Matthew W. Szabo
City Administrative Officer
Chair, Municipal Facilities Committee

MWS:PJH:BB:MAG 16220161

CAO 649-d

CITY OF LOS ANGELES

CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



ERIC GARCETTI
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

March 31, 2022

Honorable City Council
City of Los Angeles
c/o City Clerk
Room 395, City Hall
Los Angeles, CA, 90012

Attention: Michael Espinosa, Legislative Assistant

**REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE
A LEASE LOCATED AT RIGHT OF WAY BETWEEN COMPTON AVENUE AND
NEVIN AVENUE, LOS ANGELES, CA 90011 WITH LOS ANGELES METROPOLITAN
TRANSPORTATION AGENCY TO OPERATE AN INTERIM HOUSING SITE**

The Department of General Services (GSD) requests authority to negotiate and execute a lease with Los Angeles Metropolitan Transportation Agency (Metro) for the operation of a Tiny Home Village located at the intersection of Compton and Nevin Los Angeles, CA 90011 in Council District 9 for interim housing.

BACKGROUND

The City's Homeless Coordinator requested GSD proceed with the negotiation of a 60-month lease with Metro for the use of an undeveloped lot that is approximately 48,838 square feet in order to design, construct, establish and operate an interim housing project. The site is located in Council District 9.

Through this lease with Metro, the site shall establish an interim housing project with up to 144-bed capacity, that will include tiny homes (including Americans with Disabilities Act compliant single beds), administration offices, two hygiene mobile units with restrooms, showers, and lavatories, drinking fountains, seating areas with mobile shade umbrellas for food distribution services, laundry utilities, a guard booth, individual storage bins, a pet area, staff parking, and site perimeter fencing with privacy slats.

TERMS AND CONDITIONS

The lease will commence upon final approval and issuance of the Certificate of Occupancy and will last for approximately 60 months. A complete set of terms and conditions are outlined on the attached term sheet.



BUILDING MAINTENANCE, UTILITIES, AND LANDSCAPING

The City shall construct, operate, and maintain major building systems, including plumbing, electrical, roofing, mechanical systems, and all doors including hardware, door frames, and door openers. The City shall not be liable for any damage resulting from the active negligence or willful misconduct of Metro.

Subsequently, a nonprofit provider will provide routine daily maintenance including interior and exterior light fixture lamps, interior paint, smoke detectors, fire extinguishers, localized plumbing drain backups which do not affect the mainline, and damage resulting from negligent or other acts or omissions of the nonprofit operator and its parties. This includes replacement or repair of fixtures, electrical outlets, plumbing, and HVAC damaged as a result of intentional destruction of such property.

Furthermore, the nonprofit provider will also maintain any landscaping, if any.

The Office of the City Administrative Officer (CAO) advises an A Bridge Home Maintenance Fund through the CTIEP was established with GSD for bridge home and homeless navigation site maintenance costs. The CAO is working with GSD to confirm ongoing costs and funding source for Tiny Home Villages and additional Roadmap sites, which will be recommended in a subsequent report.

ENVIRONMENTAL

On September 30, 2021, City Council determined that the pallet shelter project involved in this approval was exempt from the California Environmental Quality Act (CEQA) and approved the project (CF No. 20-0841). In its action, Council determined the City's activities related to the homeless shelter at this site are statutorily exempt from CEQA under Public Resources Code Section 21080(b)(4) as a specific action necessary to prevent or mitigate an emergency; Public Resources Code section 21080.27 (AB 1197) applicable to City of Los Angeles emergency homeless shelters; and, because the project uses "Homeless Housing, Assistance and Prevention Program funds," it is exempt under Governor's Order N-32-20; as set forth in the Notice of Exemption in the Council's prior action.

FUNDING

The estimated project costs for construction are approximately \$7.2 million. On September 30, 2021, the Mayor and City Council approved CAO funding recommendations (CF 20-0841) authorizing \$7,194,335 from the Additional Homeless Services General City Purpose Fund and \$10,000 from the Homeless Housing, Assistance, and Prevention (HHAP) Grant Fund for the construction of this Tiny Home Village.

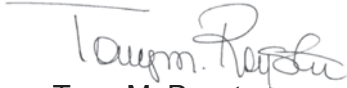
An operational budget will be recommended in a future funding report.

FISCAL IMPACT

There is no anticipated impact to the General Fund at this time. In Fiscal Year 2022-23, the annual cost to operate this site will be \$2,890,800. The City's portion of this cost after the County of Los Angeles commitment to Roadmap operations will be \$1,445,400. Funding for these costs will be considered through the City's annual budget process, which is subject to Council and Mayor approval.

RECOMMENDATION

That the Los Angeles City Council, subject to the approval of the Mayor, authorize GSD to negotiate and execute a lease with Los Angeles Metropolitan Transportation Agency for the undeveloped lot located between the intersection of Compton Avenue and Nevin Avenue in Los Angeles 90011 for an interim housing site under the terms and conditions substantially outlined in this report.

A handwritten signature in black ink, appearing to read "Tony M. Royster".

Tony M. Royster
General Manager

Attachments: Term Sheet

LEASING TERM SHEET

MFC DATE	03/31/2022
LANDLORD	Los Angeles County Metropolitan Transportation Agency
ADDRESS	Compton and Nevin - Address TBD
TENANT	City of Los Angeles - GSD
ADDRESS	111 E 1st Street, Room 201, Los Angeles, CA 90012
LOCATION	Compton and Nevin - Intersection in CD 9
AGREEMENT TYPE	Lease
USE	Interim Housing
SQUARE FEET	Approximately 48,838 SF lot
TERM	60 months from Certificate of Occupancy
RENT START DATE	Upon final issuance of the Certificate of Occupancy
LEASE START DATE	Date Attested
OPTION TERM	None
HOLDOVER	Month-to-Month
SUBLET/ ASSIGNMENT	Right to Sublease
TERMINATION	MTA may terminate w/ 90 days notice for a public project
RENTAL RATE	\$0
ESCALATION	N/A
RENTAL ABATEMENT	None
ADDITIONAL RENT	N/A
PROPERTY TAX	None
OPEX	Tenant and subsequent operator shall be responsible for repairs and maintenance
CAM	N/A

OTHER	
SECURITY DEPOSIT	N/A
MAINTENANCE/ REPAIR	<div>Tenant and subsequent operator</div> <div></div>
MAINTENANCE/ REPAIR DETAILS	<div>City and subsequent operator shall be responsible for all costs on site. City is self-insured and will indemnify the Landlord limited to its use.</div> <div></div>
TENANT IMPROVEMENTS	<div>TBD by City of Los Angeles - Bureau of Engineering</div> <div></div>
PARKING	As Available on site
UTILITIES	Operator
CUSTODIAL	Operator
SECURITY	Operator as needed
PROP 13 PROTECTION	<div>Other</div> <div></div>
INSURANCE (City)	<div>Other</div> <div></div>
OTHER:	<div>The City, through BOE has performed initial environmental review and is satisfied based on the scope of work along with the interim nature of this lease, is comfortable to proceed based on BOE's recommendation.</div> <div>Landlord acknowledges that the City intends to concurrently sublease/assign the Premises to a nonprofit to operate the site.</div> <div></div>

MOTION

33A

I MOVE that in the matter of the TRANSFER AND APPROPRIATION OF FUNDS relative to the COVID-19 Homelessness Roadmap, Item 33 on today's Council agenda (C.F. 20-0841-S23) BE AMENDED to make the following change:

- Delete Recommendation 10 and replace with the following:

10. APPROVE the reappropriation of up to \$17,417,419, June 30, 2022 unencumbered balance from various funding sources within the Capital and Technology Improvement Expenditure Program, 100/54 for the following accounts:

- Up to \$650,576 in Homeless Housing, Assistance, and Prevention (HHAP) funds, Account No. 00T761, Bridge Housing - 3061 Riverside Drive for the construction costs associated with the ABH site located at 3061 Riverside Drive, in Council District 4.
- Up to \$137,255 in HHAP funds, Account No. 00T773, Safe Sleep Village - 317 North Madison Avenue for construction costs associated with the Safe Sleep site located at 317 North Madison Avenue, in Council District 13.
- Up to \$1,382,042 of AHS-GCP funds, Account No. 00T788, CD 13 3rd Street Pallet Shelters for construction costs associated with the Tiny Home Village located at 2301 West 3rd Street, in Council District 13.
- Up to \$1,975,734 in AHS-GCP funds Account No. 00V835, CD 6 San Fernando Pallet Shelters for the construction costs of the Tiny Home Village site at 9700 San Fernando Boulevard, in Council District 6.
- Up to \$6,020,953 in AHS-GCP funds, Account No. 00V836, CD 9 Compton Ave & Nevin Ave Pallet Shelters for construction costs associated with the Tiny Home Village located at Compton and Nevin in Council District 9.
- Up to \$6,598,398 in AHS-GCP funds, Account No. 00V846, CD 1 499 San Fernando Road for construction costs associated with the interim housing site located at 499 San Fernando Road, in Council District 1.
- Up to \$652,461 in AHS-GCP funds, Account No. 00T789, CD 14 Figueroa Pallet Shelters construction costs associated with the interim housing site located at 7570 Figueroa Street in Council District 14.

PRESENTED BY:

SECONDED BY:

JUL 01 2022
cpe

ORIGINAL

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: December 1, 2023

CAO File No. 0220-05151-0497
Council File No. 20-0841, 23-1021
Council District: 2, 3, 4, 5, 6, 9, 10,
13, 14

To: The City Council

From: Matthew W. Szabo, City Administrative Officer



Reference: COVID-19 Homelessness Roadmap

Subject: **TWENTY FIRST REPORT: COVID-19 HOMELESSNESS ROADMAP FUNDING
RECOMMENDATIONS**

SUMMARY

On September 9, 2020, the City Council approved funding for the initial projects under the COVID-19 Homelessness Roadmap (Roadmap) and directed this office to submit future funding recommendations through reports. This is the twenty-first such report.

First, this report provides exemption determinations for the California Environmental Quality Act (CEQA) for several projects, including renewal, and technical amendments to prior Roadmap recommendations. Additionally, this report recommends authorizing the General Services Department to execute new or amend existing agreements with various entities for interdepartmental, lease, or construction agreements for various projects.

Second, this report reprograms savings from various Roadmap projects and includes funding for the cost of Furniture, Fixtures and Equipment and operations for several projects. This report also recommends approval of the Homekey 1, Howard Johnson's, also known as The Sieroty, conversion to permanent housing.

Third, this report recommends the creation of a new appropriation account for Encampment Resolution Fund - Ballona (ERF-Ballona River) funds, as well as the allocation of HHAP funds to support the continuous work in the LA River Project and Board of Public Works Hygiene Program. Also included in this report are recommendations to continue funds for 30 Time-Limited Subsidies slots and supportive services for the Self-Help And Recovery Exchange (SHARE!) Collaborative Housing in Council District 3.

Lastly, this report provides the lease and contract extensions of the LA Grand Hotel in Council District 14 through July 31, 2024 to allow a seamless transition for participants to the Mayfair Hotel.

RECOMMENDATION

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

1. DETERMINE that the Interim Housing Project at 406 N. Bonnie Brae Street and 413 Burlington Avenue, which allows for funding allocation, construction, lease or similar agreement, and operation, for approximately up to three years, of an interim housing facility to provide temporary emergency shelter to people experiencing homelessness, is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code, Section 21080.27, applicable to City of Los Angeles emergency homeless shelters; and Public Resources Code, Section 21080(b)(4), as a specific action necessary to prevent or mitigate an emergency, as also reflected in State CEQA Guidelines, Section 15269(c);
2. DETERMINE that the leases and continued use of the Crisis and Bridge Housing facilities at 1818 S. Manhattan Place (formerly 1819 S. Western Avenue), 668 S. Hoover Street (formerly 625 La Fayette Place), and 11471 Chandler Boulevard are statutorily exempt from CEQA under Public Resources Code Section 21080.27 applicable to City of Los Angeles emergency homeless shelters, and under Public Resources Code Section 21080(b)(4) as specific actions necessary to prevent or mitigate an emergency as also reflected in State CEQA Guidelines Section 15269(c). This determination is consistent with, and supported by, the City Council's prior actions for the development and use of the properties as shelters; and CEQA determinations made on March 22, 2019 and September 9, 2020 (C.F. Nos. 18-0392 and 20-0841, respectively);
3. AUTHORIZE the General Services Department (GSD) to execute a new or amend an existing interdepartmental agreement with the Department of Recreation and Parks and a lease agreement with the Hope the Mission (Formerly known as Hope of the Valley) for the Tiny Home Village site located at 11471 Chandler Boulevard with 75 beds in Council District 2 for one year;
4. AUTHORIZE the GSD to execute a new or amend an existing interdepartmental agreement with the Department of Recreation and Parks and a lease agreement with the 1736 Family Crisis Center for the A Bridge Home site located at 1818 S. Manhattan Pl. (formerly 1819 S. Western Ave.) with 15 beds in Council District 10 for one year;
5. AUTHORIZE the GSD to enter into a lease agreement with the Los Angeles Downtown Medical Center (LADMC) for the proposed Tiny Home Village site located at 406 North Bonnie Brae Street and 413 Burlington Avenue in Council District 13 for up to 7 years;
6. AUTHORIZE the GSD to enter into an agreement with the California Department of General Services for the construction of the proposed Tiny Home Village site located at

406 North Bonnie Brae Street and 413 Burlington Avenue in Council District 13 for up to 7 years;

7. APPROVE \$10,000 for the construction of the Tiny Home Village located at 406 North Bonnie Brae Street & 413 Burlington Avenue in Council District 13 through June 30, 2024:
 - a. APPROPRIATE \$10,000 from Homeless Housing, Assistance, and Prevention Round 3 (HHAP-3) Fund No. 65S/10, Account No. 10W741, FC-1 Interim Housing Operations and Capital Costs to the Capital Technology Improvement Expenditure Program Fund No. 100/54, in a new account entitled, " CD 13 Bonnie Brae THV" for the construction of the Tiny Home Village located at 406 North Bonnie Brae Street & 413 Burlington Avenue in Council District 13;
8. REPROGRAM \$537,240 from Homeless Effort - County Funding Agreement Fund No. 63Q/43, Account No. 43YC88, 2023-24 Bridge Home Operations to Homeless Effort - County Funding Agreement Fund No. 63Q/10, Account No. 10T618, Homeless Effort - County Funding Agreement in unspent funds from the A Bridge Home Site located at 14333 Aetna Street in Council District 6;
9. APPROVE \$406,208 for Volunteers of America Los Angeles (VOALA) for the cost of Furniture, Fixtures and Equipment of a Tiny Home Village (THV) with 144 beds at 850 North Mission Road in Council District 14 through June 30, 2024:
 - a. APPROPRIATE \$406,208 from Homeless Effort - County Funding Agreement Fund No. 63Q/10, Account No. 10T618, Homeless Effort - County Funding Agreement to Fund No. 63Q/43, Account No. 43YC27, 2023-24 Tiny Home Village Operations for the cost of Furniture, Fixtures and Equipment of THV site at 850 North Mission Road in Council District 14 through June 30, 2024;
10. APPROVE up to \$188,024 for the operations of 30 additional beds at the A Bridge Home site located at 1214 Lodi Place through June 30, 2024;
 - a. APPROPRIATE \$188,024 from Homeless Effort - County Funding Agreement Fund No. 63Q/10, Account No. 10T618, Homeless Effort - County Funding Agreement to LAHSA Fund No. 63Q/43, Account No. 43YC88, 2023-24 Bridge Home Operations for the operations of 30 additional beds at the A Bridge Home site located at 1214 Lodi Place in Council District 13 through June 30, 2024;
11. APPROVE up to \$428,065 for the operations of the THV located at 2301 West 3rd Street in Council District 13 at double occupancy through June 30, 2024:
 - a. APPROPRIATE \$428,065 from Homeless Effort - County Funding Agreement Fund No. 63Q/10, Account No. 10T618, Homeless Effort - County Funding Agreement to Fund No. 63Q/43, Account No. 43YC27, 2023-24 Tiny Home Village Operations for the operations of the THV located at 2301 West 3rd Street in Council District 13 at double occupancy through June 30, 2024;

12. APPROVE up to \$577,060 for the operations of the THV located at 1455 Alvarado Street in Council District 13 through June 30, 2024:
 - a. APPROPRIATE \$577,060 from Homeless Effort - County Funding Agreement Fund No. 63Q/10, Account No. 10T618, Homeless Effort - County Funding Agreement to Fund No. 63Q/43, Account No. 43YC27, 2023-24 Tiny Home Village Operations for the operations of the THV located at 1455 Alvarado Street in Council District 13 through June 30, 2024;
13. REPROGRAM up to \$895,476 in saving for various Roadmap interim housing projects for the cost of operations to the Emergency Solutions Grant CARES Act (ESG-CV) Fund No. 517/43, Account No. 43VC9V, COVID-19 Homeless Roadmap from:
 - a. \$269,599 from ESG-CV Fund No. 517/43, Account No. 43TB32, Interim Housing Operations (Permanent Structure and Pallet) at the Tiny Home Villages located at 1455 Alvarado Street and 2301 West 3rd Street in Council District 13;
 - b. \$19,800 from ESG-CV Fund No. 517/43, Account No. 43WC29, 2022-23 Other Interim Housing Operations for the interim housing site located at 2521-2525 Long Beach Ave;
 - c. \$606,077 from ESG-CV Fund No. 517/43, Account No. 43TCV1, LAHSA Rapid Re-Housing and Shared Housing-CV19 from Time-Limited Subsidies;
14. APPROVE \$286,789 of ESG-CV funds for Project Homekey 1.0 construction costs shortfalls through September 30, 2023;
 - a. APPROPRIATE \$286,789 from ESG-CV Fund No. 517/43, Account No. 43VC9V, COVID-19 Homeless Roadmap to ESG-CV Fund No. 517/43, Account No. 43TA43, Homekey Rehab for rehabilitation costs relative to the Project Homekey Sites at Panorama Inn and Travelodge (Normandie);
15. RESCIND and REPLACE Recommendation 20 in the previously approved 19th COVID-19 Homelessness Roadmap Funding Report (C.F. 20-0841-S36) and replace with the following:
 - a. AUTHORIZE the expenditure authority extension of Homeless Housing, Assistance, and Prevention Program Round 2 funds previously approved (C.F. 20-1524) allocated to the Community Investment for Families Department for the Kid's First program in Council District 6 through June 30, 2024;
 - i. INSTRUCT the General Manager of the Community Investment for Families Department or their designee to amend the contract with New Economics for Women (C-144401) to reflect the new expenditure authority;
16. APPROVE the conversion to permanent housing of the Howard Johnson/The Sieroty, a Homekey1 site, located at 7432 Reseda Blvd., in Council District 4;
17. DIRECT the LAHD to work with the City Attorney and the City Administrative Officer to revise the Deed of Trust, Regulatory Agreement and Promissory Note as necessary for the

conversion of the Howard Johnson/The Sieroty to permanent housing with an affordability period of 55 years;

18. APPROVE the use of the Woodman/Arleta site located at 9120 Woodman Avenue, Los Angeles, CA 91334, in Council District 6, as a recuperative care facility for homeless seniors with chronic illnesses;
19. REQUEST that LAHSA amend its operations/services contract, and that the City Attorney amend the necessary legal documents, Deed of Trust, Regulatory Agreement and Promissory Note, with the National Health Foundation (NHF), the owner/operator of the Woodman/Arleta site, to define the site a reparative care facility serving homeless seniors, 55 years of age or older, with chronic illnesses;
20. AUTHORIZE the lease extension of the LA Grand Hotel in Council District 14 with 481 beds, to July 31, 2024, with expenditure authority through October 31, 2024;
21. APPROVE and RATIFY the existing Emergency Occupancy Agreement (Contract Number C-135551) by and between Shen Zhen New World I, LLC, and the City of Los Angeles, as amended (the "LA Grand Occupancy Agreement"):
 - a. For the use of the LA Grand Hotel pursuant to the terms set forth in the LA Grand Occupancy Agreement, and;
 - b. Authorize the General Services Department (GSD) to negotiate and execute either an amendment to the LA Grand Occupancy Agreement with Shen Zhen New World I, LLC for the use of the LA Grand Hotel for interim shelter purposes under the terms and conditions substantially outlined in the attached term sheet;
22. REPROGRAM \$794,280.23 in unspent funds of Homeless Housing, Assistance, and Prevention Program Round 1 (HHAP-1) Grant Fund No. 62Y/10, Account No. 10V174, Board of Public Works to HHAP Fund No. 62Y/10, Account No. 10S654, FC-5: Street Strategy, Outreach, Public Health, and Hygiene;
23. APPROVE \$286,270 of HHAP-1 funding and authorize the CAO to negotiate and execute a contract with People Assisting the Homeless (PATH) to complete the LA River Project associated with contract number C-141543;
 - a. APPROPRIATE \$286,270 from HHAP Fund No. 62Y/10, Account No. 10S654, FC-5: Street Strategy, Outreach, Public Health, and Hygiene to HHAP Fund No. 62Y/10, Account No. 10Y758, Encampment Resolution Fund - LA River Grant;
 - b. APPROPRIATE up to \$286,270 from HHAP Fund No. 62Y/10, Account No. 10Y758, Encampment Resolution Fund - LA River Grant to the Office of the City Administrative Officer Fund No. 100/10, Account No. 003040, Contractual Services;

24. AUTHORIZE the Controller to:

- a. Create and appropriate a new appropriation account entitled Encampment Resolution Fund - Ballona (ERF-Ballona River), Account No. TBD in the amount of \$2,428,329.755 within the newly establish special fund (C.F. 23-1021; Park-Padilla) entitled "Encampment Resolution Fund Grant- Ballona" with the Office of the City Administrative Officer (Department 10) from revenue source 3361, State Grants - Others;

25. APPROVE \$150,000 for Self-Help And Recovery Exchange (SHARE!) to continue for 30 Time-Limited Subsidies for up to 24 months in Council District 3;

- a. APPROPRIATE \$150,000 from General City Purposes - Additional Homeless Services Fund 100/56, Account No. 000931 to the Los Angeles Housing Department Fund No. 10A/43, Account No. 43VB55, CD 3 Shared Housing for 20 Time-Limited Subsidies in Council District 3;

26. APPROVE \$200,000 for SHARE! to continue supportive services and housing sustaining programs at the shared-housing sites within Council District 3;

- a. APPROPRIATE \$200,000 from General City Purposes - Additional Homeless Services Fund 100/56, Account No. 000931 to the Los Angeles Housing Department Fund No. 10A/43, Account No. 43VB55, CD 3 Shared Housing to continue supportive services and housing sustaining programs at the shared-housing sites within Council District 3;

27. AMEND and REPLACE the approved Recommendation 19.a.v relative to the 17th Homelessness Roadmap Report dated May 12, 2023 (C.F. 20-0841-S34) to read as follows:

- a. INSTRUCT the General Manager of LAHD, or their designee, to amend the City's new Roadmap Contract (C-144656) with LAHSA to:
 - i. Reappropriate unspent funding (in an up to amount of \$75,224,070) as of September 30, 2023, and continue services with expenditure authority through June 30, 2024. Funding Categories and allocations as follows:
 1. Up to \$3,065,250 in FC-5 Safe Sleep Operations

28. REPROGRAM from Homeless Housing, Assistance, and Prevention Round 3 (HHAP-3) Fund No. 65S/10, Account No. 10W742, FC-2 Skid Row Housing to HHAP-3 Fund No. 65S/10, Account No. 10W744, FC-4 Outreach, Hygiene, Prevention, and Supportive Services;

29. REPROGRAM \$1,344,145 from HHAP-3 Fund No. 65S/10, Account No. 10W746, FC-6 Administrative Costs to HHAP-3 Fund No. 65S/10, Account No. 10W744, FC-4 Outreach, Hygiene, Prevention, and Supportive Services;

30. APPROVE \$186,069 of HHAP-3 funds for the Board of Public Works Hygiene Services Skid Row - Pit Stop in Council District 14;
 - a. APPROPRIATE \$186,069 from HHAP-3 Fund No. 65S/10, Account No. 10W744, FC-4 Outreach, Hygiene, Prevention, and Supportive Services to the Board of Public Works, Fund No. 100/74, Account No. 003040, Contractual Services to fill the projected shortfall for the Skid Row Hygiene Program;
31. APPROVE \$1,344,145 of HHAP-3 funds for Board of Public Works Citywide Pit Stop Program;
 - a. APPROPRIATE \$1,344,145 from HHAP-3 Fund No. 65S/10, Account No. 10W744, FC-4 Outreach, Hygiene, Prevention, and Supportive Services to the Board of Public Works, Fund No. 100/74, Account No. 003040, Contractual Services to fill the projected shortfall for the Skid Row Hygiene Program;
32. REQUEST LAHSA to conduct a Request for Proposals, or other qualifying competitive process, to identify a qualified service provider in relation to the interim housing site located at 2377 Midvale Avenue with 33 beds in Council District 5;
33. INSTRUCT the General Manager of LAHD, or their designee, to amend the City's General Fund contract (C-140706) with LAHSA to:
 - a. Add \$150,000 for SHARE! Time Limited Subsidies in Council District 3 through June 30, 2024
 - b. Extend the term of the SHARE! Shared Housing Program in Council District 3 through June 30, 2024
 - i. Add \$200,000 for the SHARE! Shared Housing Program in Council District 3 through June 30, 2024
34. INSTRUCT the General Manager of LAHD, or their designee, to amend the City's HHAP (C-135650) contract with LAHSA to:
 - a. Reflect the service funding reduction approved relative to the 20th Roadmap report dated October 13, 2023 (C.F. 20-0841-S37)
 - i. \$2,257,038 from LAHSA PRK Housing Navigation Services
35. INSTRUCT the General Manager of LAHD, or their designee, to amend the City's new Roadmap Contract (C-144656) with LAHSA to:
 - a. Reflect the service funding allocations/amendments in this report for:
 - i. ABH 14333 Aetna Street
 - ii. THV 850 North Mission
 - iii. ABH 1214 Lodi Place
 - iv. THV 2301 West 3rd Street
 - v. THV 1455 Alvarado Street
 - b. Reflect the service funding allocation approved relative to the 17th Roadmap report dated May 12, 2023 (C.F. 20-0841-S34):

- i. \$2,162,160 for THV 850 Mission

36. AUTHORIZE the CAO to:

- a. Prepare Controller instructions or make necessary technical adjustments, including to the names of the Special Fund accounts recommended for this report, to implement the intent of these transactions, and authorize the Controller to implement these instructions; and
- b. Prepare any additional Controller instructions to reimburse City Departments for their accrued labor, material or permit costs related to projects in this report, to implement the intent of these transactions, and authorize the Controller to implement these instructions.

BACKGROUND

As part of the LA Alliance case, on June 16, 2020, the City reached an agreement with the County to create 6,700 new homeless housing units within 18 months to address the COVID-19 emergency. This agreement is referred to as the Homelessness Roadmap.

The Roadmap set the following targets:

- 700 beds in existing agreements with the County within 10 months
- 5,300 new beds within 10 months
- 700 new beds within 18 months

The City is required to open and maintain 6,000 new beds, not covered by existing City-County agreements. The County will provide up to \$60 million in annual service funding, totaling up to \$300 million over the five-year agreement term, based on the number of interventions open and occupied within 60 days of July 1st each year.

The City has met all obligations under the agreement and will continue to do so. As of September 30, 2023, 6,106 new beds are open and occupiable, which includes 781 rapid rehousing/shared housing point-in-time placements overseen by the Los Angeles Homeless Services Authority (LAHSA).

DISCUSSION

Proposed Tiny Home Village in Council District 13

This report allocates \$10,000 in Homeless Housing, Assistance, and Prevention Round 3 (HHAP-3) funds to support the construction of a Tiny Home Village (THV) in Council District (CD) 13. The parking lot owned by the Los Angeles Downtown Medical Center (LADMC) has been assessed to provide up to 91 beds to people experiencing homelessness (PEH). A service provider has not yet been identified, and a future funding report will program monies to support site operations.

The Bureau of Engineering (BOE) conducted a CEQA analysis, the results of which are provided separately. The BOE has determined that this use is categorically exempt from CEQA, and approval from the Mayor and City Council is required to proceed with the construction.

Reprogramming of Savings in ESG-CV Fund

This report recommends reprogramming up to \$895,476 in unspent funds from ESG-CV interim housing operating funds due to delays in service start date or construction delays for various Roadmap projects as outlined below in Table 1. Funding in the amount of \$286,789 of the reprogrammed ESG-CV funds are recommended for Homelessness Roadmap projects in this Report, and it is recommended to reserve the remaining balances for other Homelessness Roadmap projects.

Table 1: Recommended Reprogramming of ESG-CV Fund

Reprogrammed From	CD	Amount
2521-2525 Long Beach Ave.	9	\$19,800
1455 Alvarado St.	13	\$113,716
2301 West 3rd Street	13	\$155,883
Rapid Rehousing/ Shared Housing	Various	\$606,077
Total		\$875,676
Reprogrammed To	CD	Amount
Pano (Panorama Inn)	6	\$96,154
Travelodge (Normandie)	15	\$190,635
Total		\$286,789

Roadmap Site Renewal

On February 1, 2021, the Tiny Home Village (THV) located at 11471 Chandler Boulevard became open and occupiable for 75 people experiencing homelessness (PEH). This THV is operated by Hope the Mission, which was formerly known as Hope of the Valley. The Board of Recreation and Parks approved a one year extension on November 2, 2023 (Board Report 23-187), as the agreement with Hope the Mission expires on January 21, 2024. This report recommends the authority for the General Services Department (GSD) to extend the lease agreement with Hope the Mission for one year.

The A Bridge Home site located at 1818 S. Manhattan Pl. (formerly 1819 S. Western Ave.) in Council District 10 provides services for up to 15 PEH. This ABH is currently operated by the 1736 Family Crisis Center, in which the lease agreement expired on August 26, 2023 and is now in holdover. This report recommends the authority for GSD to extend the lease agreement with 1736 Family Crisis Center for one year.

County Roadmap Agreement Funding

This report recommends a total of \$1,599,357 of County Roadmap Agreement funds for the operations of four Roadmap sites. The first is a Tiny Home Village located at 850 North Mission Road in Council 14, which is slated to open in December 2023. This report recommends \$406,208 for the purchase of Furniture, Fixtures, and Equipment (FFE) that will support operations of this site. The second site located at 1214 Lodi Place located in CD 13 currently has 94 beds open and occupiable. 64 of these beds have been funded by the City, and in the second phase of operations, 30 beds were brought online and were previously funded by the County. The City has since taken over the funding of the 30 additional beds, and so this report recommends \$188,024 to support the operation of 30 beds through June 30, 2024. A future funding report will provide the remaining \$470,776 necessary to operate the 30 beds through the end of the Fiscal Year.

Additionally, funding for two THVs in CD 13 are recommended in this report. The first is located at 2301 W. 3rd St., which is currently operating at single occupancy with 64 beds. Recommendations in this report will support ramp up to double occupancy with 107 beds. The second THV is located at 1455 Alvarado St., which is operating at single occupancy with 43 beds. This report recommends monies that will close gaps in operation funding and will allow services to continue through the end of the Fiscal Year.

Conversion to Permanent Housing of Homekey1 Site

This report recommends approval of the Howard Johnson's, also known as The Sieroty, conversion to permanent housing. The Sieroty is a Homekey1 site located at 7432 Reseda Blvd., Los Angeles, CA 91335. The site is a hotel with 74 rooms acquired by the City with matching funds from the State of California Department of Housing and Community Development in December 2020. The site has been providing interim housing since early 2021 and it will be ready to start its conversion to permanent supportive and affordable housing in 2024. At the time of conversion, oversight of the property is transferred to the Los Angeles Housing Department (LAHD) and the legal documents protecting the City's interest in the property are revised and the property acquisition cost is converted to a residual receipts loan administered by LAHD.

This report also recommends the approval of the Woodman site, also known as Arleta, at 9120 Woodman Avenue, Los Angeles, CA 91334, as a recuperative care facility for homeless seniors with chronic illnesses. The second recommendation for this site requests that LAHSA and the City Attorney amend the operations/services contract, and legal documents protecting the City's interest in the property, respectively, with the owner/operator, National Health Foundation (NHF) to define the population that will be served. The Woodman/Arleta site is a former senior care facility with 148 rooms, which the City acquired with its Coronavirus Relief Funds in December 2020. Previously, the Mayor and Council approved this facility as an interim housing facility for seniors, 55 years of age or older. However, after discussions with the NHF, LAHSA and the Council Office, it was determined that the site's use as a recuperative care facility for unhoused

seniors with chronic illnesses had not been officially approved. The site is expected to start operations in January 2024.

LA Grand Hotel Extension

The Bureau of Engineering, Department of General Services, and the Mayor's Office have made the renovation and occupancy of the Mayfair Hotel a top priority. Updates to the renovation plan, budget and timeline are being reported to the Municipal Facilities Committee and Housing and Homelessness Committee in January 2024. The work plan is such that the Mayfair cannot be occupied until May 1, 2024, thus the Grand lease extension will allow for a seamless transition for those participants that were going to be relocated from the Grand to the Mayfair.

The Weingart Center is currently providing services at the LA Grand and has agreed to continue providing these services. The Mayor's Office will work with LAHD and LAHSA to extend the services contract to cover the new lease term.

The Inside Safe Homeless Emergency Account provides the funding for the lease at the LA Grand Hotel as well as the services. The extension that is recommended in this report will continue operations at the LA Grand through July 31, 2024.

LA River Project

The LA River Project began in September 2022 as an Encampment Resolution Fund-1 (ERF-1) funded project to serve people experiencing homelessness along the Los Angeles River in Council District 4 (CD4). As a result of efforts led by one of the contracted service providers, People Assisting the Homeless (PATH), 45 people living along the Los Angeles River accepted interim housing consisting of motel rooms and shelter beds after extensive outreach and relationship building. The success of PATH's outreach resulted in increased motel costs for this service provider at the start of year two of the project. PATH has submitted a revised budget which details how their year two allocation of ERF-1 funds of \$688,000 and an additional amount of \$286,270 will be utilized by the project end date of June 30, 2024 to continue to support these former encampment residents as they transition to permanent housing or time limited subsidy slots, which is a key component to the success of this project. This report recommends allocating \$286,270 in HHAP-1 funds for this purpose.

Ballona Wetlands Ecological Reserve Project

On September 12, 2023 California Interagency Council on Homelessness (Cal ICH) sent notification that the City's proposal, which focused on housing and services for people experiencing vehicular homelessness in the Ballona Wetlands Ecological Reserve in Council District 11 had been selected by the State and approved to receive \$2,428,329.75 in Encampment Resolution Fund-3L (ERF-3L) funds. The Ballona Wetlands Ecological Reserve includes one of the largest homeless encampments in the City of Los Angeles, and in particular

has one of the highest number of vehicular homeless sites. Given the unique needs of Angelinos experiencing vehicular homelessness Council District 11 will focus on increasing opportunities for permanent housing as an incentive for recreational vehicle relinquishment. The State has changed the grant guidelines to require that the funds be 100 percent obligated and 50 percent expended by June 30, 2025, and 100 percent expended by June 30, 2026, which has given the City needed flexibility for optimal program design. Cal ICH sent a notification of disbursement of the ERF-3L funds on November 28, 2023. On October 20, 2023 Council approved for the Office of the CAO to accept the grant funds (Council File: 23-1021) and as such this report recommends that the Controller create and appropriate a new appropriation account entitled Encampment Resolution Fund - Ballona (ERF-Ballona River).

Self-Help And Recovery Exchange (SHARE!) Collaborative Housing

On October 27, 2021, the Mayor and City Council approved the motion (Blumenfield - Buscaino; C.F. 21-1023), which provided funding to the Self-Help And Recovery Exchange (SHARE!) Collaborative Housing to connect interim housing participants to a more permanent supportive housing solution. The program has since housed 41 individuals and connects participants to stable housing, employment, and reunification with families. This Office recommends continuing funding in the total amount of \$0.35 million for 30 Time-Limited Subsidies slots and supportive services at the shared housing site in Council District 3.

Board of Public Works Hygiene Program

The City Council and Mayor approved funding First Homeless Housing, Assistance, and Prevention Round 3 (HHAP-3) Funding Report (C.F. 20-1524-S1) on June 12, 2023. The report allocated \$3.2 million to the Skid Row Pit Stop program and \$5.6 million to the Citywide Pit Stop program that is administered by the Board of Public Works. In June 2023, the Department of General Services established a new Citywide contract with United Site Services (USS), who is one of the contractors for the Mobile Pit Stop program that provides the portable hygiene unit materials and labor for the program. Under the new contract, there are cost increases relative to materials and labor. Based on the new quotations from USS, a total of \$3.6 million is needed for the 2023-24 operations. Currently, a total of \$2.1 million has been allocated to USS, therefore additional funding in the amount of \$1.5 million is required. This Report recommends adding an additional \$1.5 million of HHAP-3 funding to address the funding gap and continue operations through the remainder of the fiscal year.

FISCAL IMPACT STATEMENT

There is no additional General Fund impact as a result of the recommendations in this report. The recommendations in this report utilizes budgeted the City's General Fund previously approved for homelessness interventions. Additionally, the recommendations in this report also utilizes the Emergency Solutions Grant CARES Act (ESG-CV) funds and Homeless Housing, Assistance, and Prevention funds for homelessness interventions.

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. COVID-19 Homelessness Roadmap Status of Capital and Operating Funding if 21st Homeless Roadmap Funding Recommendations are Approved.
2. LA Grand Hotel Leasing Term Sheet

MWS:ECG:KML:BK:MP:SBL:MCF:MAG:16240039

Attachment 1: COVID-19 Homelessness Roadmap Status of Capital and Operating Funding if 21st Roadmap Funding Recommendations are Approved

No.	Type of Unit/Intervention	Type	Site	CD	Fiscal Year 2020-2021 Commitment					Fiscal Year 2022-2023 Commitment					Fiscal Year 2023-2024 Commitment					State Homekey Grant	Total Commitment	
					HEAP/HAP	CRF	CDBG-CV	ESG-CV (5)	ESG-CV (5)	ESG-CV (5)	County (4)	GCP-AHS	HAP	ESG-CV (5)	County (4)	GCP-AHS						
1	ABH Beds (1)	Capital	13160 Raymer St.	2	\$1,348,321																\$1,348,321	
2			7700 Van Nuys Blvd.	2	\$6,209,046																	\$6,209,046
3			7621 Canoga Ave.	3	\$4,300,000																	\$4,300,000
4			3061 Riverside Dr.	4	\$1,715,400		\$1,305,816															\$4,537,274
5			3428 Riverside Dr.	4	\$5,812,912																	\$5,812,912
6			1479 La Cienega Blvd.	5	\$0																	\$0
7			14333 Aetha St.	6	\$5,127,729																	\$5,127,729
8			Sylmar Armory	7																		\$0
9			4601 Figueroa St.	9																		\$0
10			1819 S. Western Ave.	10	\$1,579,490																	\$1,579,490
11			625 Lafayette Pl.	10	\$5,518,289																	\$5,518,289
12			West LA VA	11																		\$136,046
13			1533 Schrader Blvd.	13																		\$42,029
14			310 N. Main St.	14	\$3,643,174																	\$3,643,174
15			407 N Beacon St. (515 N Beacon St.)	15	\$812,790																	\$971,200
16			828 Eubank Ave.	15	\$15,000																	\$30,712
ABH Capital Total					\$36,082,151	\$1,305,816	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,712	\$0	\$0	\$0	\$39,256,221		
17	ABH Beds (1)	Operating (2)	1920 W 3rd St.	1	\$169,179																\$1,328,051	
18			13160 Raymer St.	2	\$1,589,955																	\$7,179,555
19			7700 Van Nuys Blvd.	2	\$2,530,448																	\$6,916,448
20			7621 Canoga Ave.	3																		\$0
21			3061 Riverside Dr.	4	\$2,009,910																	\$6,528,229
22			3428 Riverside Dr.	4	\$1,721,062																	\$8,297,062
23			1479 La Cienega Blvd.	5	\$1,359,996																	\$2,655,978
24			14333 Aetha St.	6	\$1,373,030																	\$5,297,990
25			Sylmar Armory	7	\$1,652,400																	\$7,242,000
26			4601 Figueroa St.	9	\$949,333																	\$949,333
27			1819 S. Western Ave.	10	\$414,420																	\$1,399,084
28			625 Lafayette Pl.	10	\$626,691																	\$5,099,666
29			1214 Lodi Pl. (Phase 1)	13	\$3,720,868																	\$10,686,654
30			1533 Schrader Blvd.	13	\$281,517																	\$2,791,437
31			711 N Alameda St (El Puente)	14	\$269,699																	\$2,173,463
32			310 N. Main St. (Civic Center)	14	\$1,691,058																	\$5,878,612
33	407 N Beacon St. (515 N Beacon St.)	15	\$1,162,829																	\$5,621,754		
34	828 Eubank Ave.	15																		\$6,792,256		
ABH Operation Total					\$21,522,395	\$0	\$0	\$4,060,154	\$0	\$0	\$0	\$17,417,872	\$252	\$39,752	\$3,369,500	\$0	\$0	\$0	\$0	\$86,837,572		
35	Tiny Home Villages	Capital	11471 Chandler Blvd.	2	\$30,000	\$5,208,879															\$4,562,211	
36			6099 Laurel Canyon Blvd.	2	\$30,000	\$9,215,785																\$8,942,759
37			12600 Salicoy St.	2	\$195,754	\$8,546,064																\$223,929
38			19040 Vanowen St.	3	\$30,000	\$3,813,100																\$6,008,098
39			6073 Reseda Blvd.	3	\$1,501,729	\$3,161,433																\$3,229,997
40			9710 San Fernando Blvd.	6																		\$4,411,736
41			Compton Ave. and Nevlin Ave.	9																		\$5,673,070
42			2301 W. 3rd St.	13	\$111,701																	\$58,422
43			1455 Alvarado St.	13	\$2,886,292																	\$3,592,858
44			Arroyo & Ave. 60	14	\$224,762	\$1,828,402	\$4,119,932															\$2,487,727
45			7570 Figueroa St.	14	\$10,000	\$336,857																\$6,173,096
46			850 N. Mission Rd.	14																		\$3,159,298
47			Mission and Jesse	14																		\$4,869,572
48			1221 Figueroa Pl.	15	\$30,000	\$5,422,184																\$193,924
49			600 E. 116th Pl.	15																		\$4,391,241
50			406 N. Bonnie Brae St & 413 Burlingame Ave	13																		\$3,634,893
Tiny Home Villages Capital Total					\$2,163,947	\$40,418,995	\$4,119,932	\$0	\$0	\$0	\$0	\$17,417,872	\$252	\$39,752	\$3,369,500	\$0	\$0	\$0	\$0	\$10,000		
51	Other Interim Beds / Homekey Units (1)	Acquisition	2521-2525 Long Beach Ave.	9		\$4,911,342															\$61,398,901	
52			2300, 2312, 2324 & 2332 S. Central Ave.	9		\$11,688,000																\$4,911,342
53			1300-1332 W. Slauson Ave.	9		\$6,520,353																\$11,688,000

Attachment 1: COVID-19 Homelessness Roadmap Status of Capital and Operating Funding if 21st Roadmap Funding Recommendations are Approved

No.	Type of Unit/Intervention	Type	Site	CD	Fiscal Year 2020-2021 Commitment				Fiscal Year 2022-2023 Commitment				Fiscal Year 2023-2024 Commitment				State Homkey Grant	Total Commitment	
					HEAP/HHAP	CRF	CDBG-CV	ESG-CV (5)	ESG-CV (5)	ESG-CV (5)	County (4)	GCP-AHS	HHAP	ESG-CV (5)	County (4)	GCP-AHS			
					\$0	\$23,119,695	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,119,695	
54			499 San Fernando Road	1														\$445,227	
55	Other Interim Beds	Capital	Coalition to Abolish Slavery and Trafficking (CAST)	5		\$900,000												\$3,406,547	
56			2521-2525 Long Beach Ave.	9	\$1,831,441	\$199,873	\$836,904	\$538,329	-\$538,329									\$2,124,741	
57			1300-1332 W. Slauson Ave.	9			\$2,043,164												\$8,289,123
58			18140 Parthenia Blvd.	12		\$6,021,115													\$28,864,314
59	Other Interim Beds Capital Total				\$1,831,441	\$7,120,988	\$2,880,068	\$538,329	-\$538,329	\$0	\$0	\$0	\$3,126,715	\$0	\$0	\$0	\$0	\$28,864,314	
60			11471 Chandler Blvd.	2			\$1,849,350									\$1,509,750		\$5,070,600	
61			6099 Laurel Canyon Blvd.	2			\$4,776,500									\$4,026,000	\$183,929	\$11,206,496	
62			12600 Satcoy St.	2			\$3,199,950									\$313,154		\$8,037,911	
63			19040 Vanowen St.	3			\$2,583,060									\$2,031,130		\$2,621,052	
64			6073 Reseda Blvd.	3			\$3,659,440									\$2,979,240		\$8,509,768	
65			9710 San Fernando Blvd.	6												\$3,240,930		\$5,919,233	
66	Tiny Home Villages	Operating (2)	Compton Ave. & Nevin Ave.	9														\$0	
67			1455 Alvarado St.	13			\$328,582										\$463,344	\$1,442,650	\$5,554,863
68			2301 W. 3rd St.	13													\$546,837	\$1,716,385	\$5,959,563
69			Arroyo & Ave. 60	14													\$4,509,120		\$11,671,114
70			7570 Figueroa St.	14												\$1,872,090		\$4,477,423	
71			1221 Figueroa Pl.	15												\$1,610,400		\$4,528,117	
72			499 San Fernando	1			\$1,897,335	-\$742,500								\$330,000		\$1,320,000	
73			850 N. Mission Rd.	14												\$2,568,368		\$2,762,768	
	Tiny Home Villages Operating Total				\$0	\$0	\$18,294,217	-\$1,327,800	-\$5,123,331	\$3,951,197	\$188,363	\$188,363	\$0	\$0	\$2,194,370	\$30,527,563	\$183,929	\$81,717,070	
74			313 Patton St.	1														\$857,628	
75			1701 Camino Palmero St.	4												\$691,740		\$2,116,080	
76			7600 Beverly Blvd.	4														\$304,937	
77			7253 Melrose Ave.	5		\$10,000												\$0	
78			7816 Simpson Ave.	6												\$986,370		\$3,436,125	
79			6909 N. Sepulveda Blvd.	6				\$733,040								\$2,938,980		\$9,492,741	
80			11067 Norris Ave.	7														\$609,900	
81			8501 1/2 S. Vermont Ave.	8												\$503,250		\$1,632,125	
82			5615 - 5749 S. Western Ave.	8												\$140,910		\$668,295	
83			8311 S. Western Ave.	8														\$321,000	
84			2514 W. Vernon Ave.	8														\$214,000	
85			8501 S. Broadway	9												\$3,019,500		\$9,791,832	
86			5100 S. Central Ave.	9												\$503,250		\$1,632,106	
			224 E. 25th St. & 224 1/2 E. 25th St.	9												\$1,368,840		\$3,610,640	
87			9165 & 9165 1/2 South Normandie St	9												\$563,640		\$1,668,150	
88	Other Interim Beds	Operating (2)	5171 S. Vermont Ave.	9												\$2,938,980		\$214,000	
89			2521-2525 Long Beach Ave.	9													\$2,013,000		\$5,288,052
90			1300-1332 W. Slauson Ave.	9				\$2,007,500									\$2,153,910		\$3,851,360
91			18140 Parthenia Blvd.	12				\$1,611,019	-\$1,611,019								\$603,900		\$4,459,399
92			5941 Hollywood Blvd.	13												\$1,978,324		\$1,978,324	
93			3191 W. 4th St.	13														\$178,072	
94			566 S. San Pedro St.	14												\$1,427,400		\$4,744,700	
95			1060 Vignes St.	14												\$4,670,160		\$13,854,014	
96			543 Crocker St.	14												\$402,600		\$2,890,010	
97			3123 S. Grand Ave.	14														\$803,000	
98			Scattered Sites - SRO Housing Corporation	14														\$2,409,000	
99			1904 Bailey St.	14												\$3,308,968		\$3,308,968	
100			345 E. 118 Pl.	15												\$80,520		\$482,680	
101			Various	Various														\$112,354	
102			Project Roomkey (3)	Various														\$72,427,887	
103			Sheller Program	Various														\$1,692,264	
104	Other Interim Beds Operating Total				\$32,810,125	\$0	\$0	\$7,313,579	-\$618,288	-\$1,293,067	\$13,072,892	\$79,491	\$757,477	\$934,767	\$25,006,950	\$0	\$0	\$155,039,643	
105			Beacon (Solaire Hotel)	1														\$4,873,960	

Attachment 1: COVID-19 Homelessness Roadmap Status of Capital and Operating Funding if 21st Roadmap Funding Recommendations are Approved

No.	Type of Unit/Intervention	Type	Site	CD	Fiscal Year 2020-2021 Commitment				r 2021-2022 Co				Fiscal Year 2022-2023 Commitment				Fiscal Year 2023-2024 Commitment				State Homekey Grant	Total Commitment
					HEAP/HHAP	CRF	CDBG-CV	ESG-CV (5)	ESG-CV (5)	ESG-CV (5)	ESG-CV (5)	County (4)	GCP-AHS	HHAP	ESG-CV (5)	County (4)	GCP-AHS	HHAP	ESG-CV (5)	County (4)		
106	Homekey Units (1)	Match / Acquisition	Sieroty (Howard Johnson Inn)	4		\$5,103,560															\$5,103,560	
107			Sepulveda Villa (Econo Motor Inn)	6		\$2,709,717																\$4,568,997
108			Pano (Panorama Inn)	6		\$2,713,579																\$2,713,579
109			Arieta (Woodman)	6		\$20,056,747																\$20,056,747
110			Woodman Ownership Transfer	6		\$296,746																\$19,500
111			Encinitas (Good Nite Inn)	7		\$16,351,536																\$16,351,536
112			Restoration Apartments (EC Motel & EC Motel Parking)	8		\$1,281,013																\$1,281,013
113			Mollie Maison (Best Inn)	10		\$990,290																\$990,290
114			The Layover (Super 8 LAX)	11		\$10,830,215																\$10,830,215
115			PV Marina Del Rey (Ramada Inn)	11		\$10,152,255																\$10,152,255
116			Devonshire Lodge (Travelodge)	12		\$3,162,222																\$3,162,222
117			The Nest	13		\$1,736,813																\$1,736,813
118	Casa Luna (Titta's Inn)	14		\$1,977,625																\$1,977,625		
119	Huntington Villas (Super 8 Alhambra)	14		\$9,021,062																\$9,021,062		
120	Travelodge (Normandie)	15		\$3,990,522																\$3,990,522		
121			Property management and real estate service	Various		\$779,939															\$779,939	
Project Homekey Match / Acquisition Total						\$0	\$96,027,802	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$97,609,837	
122	Homekey Units (1)	Operating	Beacon (Solaire Hotel)	1				\$1,812,891	\$40,500	-\$219,336	\$2,340,745										\$6,321,958	
123			Sieroty (Howard Johnson)	4				\$1,895,692	\$32,400	\$0	\$2,172,480										\$6,311,552	
124			Super 8 Canoga Park	3				\$2,207,008		-\$1,178,015											\$1,028,993	
125			Sepulveda Villa (Econo Motor Inn)	6				\$1,731,223	\$27,000		\$1,854,200										\$5,471,703	
126			Pano (Panorama Inn)	6				\$2,394,315	-\$2,144,315	\$347,087	\$250,000										\$1,097,087	
127			Arieta (Woodman)	6				\$4,591,700	-\$4,276,700	-\$315,000	\$765,283										\$5,464,403	
128			Encinitas (Good Nite Inn)	7				\$4,030,275	\$39,960		\$2,750,275										\$9,578,320	
129			Restoration Apartments (EC Motel & EC Motel Parking)	8				\$599,878	\$13,500	-\$344	\$761,025										\$1,374,059	
130			Mollie Maison (Best Inn)	10				\$674,883	\$10,800	\$803,811	\$704,450										\$2,381,154	
131			The Layover (Super 8 LAX)	11				\$2,038,300	\$24,300	\$570,432	\$1,383,350										\$5,434,632	
132			PV Marina Del Rey (Ramada Inn)	11					\$1,528,725	\$15,660	-\$169,289	\$356,085									\$1,731,181	
133			Devonshire Lodge (Travelodge)	12					\$3,490,313	\$40,500	-\$417,509	\$2,381,625									\$7,883,079	
134	The Nest	13					\$1,203,054	\$21,600	\$498,132	\$1,222,750									\$4,171,636			
135	Casa Luna (Titta's Inn)	14					\$1,062,210	\$18,900		\$1,256,330									\$3,597,212			
136	Huntington Villas (Super 8 Alhambra)	14					\$2,408,900	\$21,600	-\$479,165	\$1,657,100									\$5,270,075			
137	Travelodge (Normandie)	15					\$1,148,211	-\$648,211	\$564,055	\$500,000									\$2,064,055			
Project Homekey Operating Total						\$0	\$0	\$0	\$32,821,578	-\$6,762,506	\$4,859	\$20,355,698	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,181,099	
138	Homekey Units (1)	Improvement	Beacon (Solaire Hotel)	1				\$3,231,738													\$3,231,738	
139			Sieroty (Howard Johnson)	4				\$3,185,854			\$1,515,944									\$800,000	\$5,501,798	
140			Sepulveda Villa (Econo Motor Inn)	6			\$193,049														\$886,851	
141			Pano (Panorama Inn)	6				\$600,140	\$193,049		\$93,662										\$6,354,916	
142			Arieta (Woodman)	6				\$4,472,059	-\$2,500,000	\$1,286,703		\$1,688,732									\$17,661,082	
143			Encinitas (Good Nite Inn)	7				\$397,200	\$6,718,625	\$6,926,192		\$1,572,546									\$2,766,023	
144			Restoration Apartments (EC Motel & EC Motel Parking)	8				\$2,766,023														\$758,260
145			Mollie Maison (Best Inn)	10			\$188,000			\$189,988	\$212,000											\$186,577
146			The Layover (Super 8 LAX)	11			\$32,965			\$832,914	\$187,292											\$1,020,206
147			PV Marina Del Rey (Ramada Inn)	11						\$805,120												\$1,805,120
148			Devonshire Lodge (Travelodge)	12			\$85,729			\$829,595	\$85,729	\$300,000										\$1,625,324
149			The Nest	13			\$27,402			\$279,565	\$27,402											\$306,967
150	Casa Luna (Titta's Inn)	14						\$237,272	\$75,000											\$312,272		
151	Huntington Villas (Super 8 Alhambra)	14						\$225,640	\$152,000											\$877,640		

Attachment 1: COVID-19 Homelessness Roadmap Status of Capital and Operating Funding if 21st Roadmap Funding Recommendations are Approved

No.	Type of Unit/Intervention	Type	Site	CD	Fiscal Year 2020-2021 Commitment				Fiscal Year 2021-2022 Co				Fiscal Year 2022-2023 Commitment				Fiscal Year 2023-2024 Commitment				State Homekey Grant	Total Commitment
					HEAP/HHAP	CRF	CDBG-CV	ESG-CV (5)	ESG-CV (5)	ESG-CV (5)	County (4)	GCP-AHS	HHAP	ESG-CV (5)	County (4)	GCP-AHS	ESG-CV (5)	County (4)	GCP-AHS			
152			Travelodge (Normandie)	15				\$1,919,455	\$268,777													\$5,329,301
153			Real estate services to monitor alterations	n/a				\$117,500	\$217,795													\$335,295
			Project Homekey Capital Improvement Total																			\$49,959,370
154	Recovery Housing		Rapid Rehousing/ Shared Housing**	Various				\$82,285,920														\$78,575,224
			Recovery Housing Total																			\$78,575,224
155	Measure H Strategy (7)		Measure H Strategy - B4 (Landlord Incentive)	Various				\$1,136,000	-\$710,000													\$426,000
			Measure H Strategy Total																			\$426,000
156	Safe Sleeping	Capital	2300 S. Central Ave. (6)	9	\$10,000																	\$1,516,883
157			317 N. Madison Ave.	13	\$241,110																	\$10,553
			Safe Sleep Capital Total																			\$1,527,436
158	Safe Sleeping	Operating (2)	2300 S. Central Ave. (6)	9				\$3,048,500														\$7,173,577
159			317 N. Madison Ave.	13																		\$1,029,279
			Safe Sleep Operating Total																			\$8,202,856
160			7128 Jordan Ave.	3																		\$899,478
162			4301 S. Central Ave.	9																		\$373,367
163			1201 S. Figueroa St.	9																		\$892,172
165			11339 Iowa Ave.	11																		\$657,750
166			9100 Lincoln Blvd.	11																		\$480,568
167	Safe Parking (1)	Operating (2)	5455 111th Street	11																		\$894,985
168			8775 Wilbur Ave.	12																		\$712,882
169			1033 Cole Ave.	13																		\$682,551
170			4591 Santa Monica Blvd.	13																		\$155,537
171			711 S. Beacon St.	15																		\$1,144,449
172			19610 Hamilton Ave.	15																		\$930,971
			Safe Parking Operating Total																			\$7,824,710
173	Outreach		Roadmap Outreach	Various				\$6,605,177														\$9,077,365
174			Encampment to Home Program on Ocean Front Walk/Venice	11																		\$5,000,000
			Outreach Total																			\$14,977,365
175			BOE	n/a		\$2,000,000																\$8,155,055
176			BCA	n/a																		\$299,416
177	Admin	Admin	CAO	n/a	\$199,175																	\$254,035
178			GSD	n/a		\$77,500																\$77,500
179			LAHD	n/a				\$1,158,255														\$1,158,255
180			LAHSA	n/a				\$5,500,682														\$5,594,161
			Admin Total																			\$15,538,422
Total Commitment																						\$795,936,039
Total Uncommitted																						

(1) Does not include Roadmap interventions that are in existing agreements with the County.
(2) Operating costs vary by intervention type: ABH Beds: \$60/bed/night; Tiny Home Villages, Leased Facilities, Year Round Shelter: \$55/bed/night; Project Homekey: \$85/unit/night; Safe Sleeping: \$67/person/night; and Safe Parking: \$30/car/night. Project Roomkey costs vary by site. 324 Winter Shelter beds ended (3) Committed funds used to front-fund the Project Roomkey extension are expected to be reimbursed by the FEMA, at which time the funds will be available for programming.
(4) County Services allocations are restricted to services, leasing, FFE, and start up costs.
(5) Reflects the entire cost of the program for two (2) years using ESG-COVID.
(6) 2300 S Central is part of the City Project Homekey Program. The site will operate a Safe Sleeping Program until the owner/operator is ready to begin construction on permanent supportive housing.
(7) Placements funded with City funding for Measure H Strategies will be counted toward the Roadmap target of 6,700 interventions.

LEASING TERM SHEET

MFC DATE

12/2023

LANDLORD

Shen Zhen New World I, LLC

ADDRESS

333 S. Figueroa St. Los Angeles, CA 90071

TENANT

City of Los Angeles - GSD

ADDRESS

111 E. First Street LA, CA 90012

LOCATION

LA Grand Hotel - 333 S. Figueroa St. LA, CA 90071

AGREEMENT TYPE

Occupancy Agreement - Amendment

USE

Interim Housing

SQUARE FEET

No change from existing agreement

TERM

6 month extension

RENT START DATE

2/1/24

LEASE START DATE

2/1/24

OPTION TERM

None

HOLDOVER

No change from existing agreement

SUBLET/
ASSIGNMENT

No change from existing agreement

TERMINATION

No change from existing agreement

RENTAL RATE

No change from existing agreement

ESCALATION

None

RENTAL ABATEMENT

None

ADDITIONAL RENT	None
PROPERTY TAX	None
OPEX	None
CAM	None
OTHER	None
SECURITY DEPOSIT	None
MAINTENANCE/ REPAIR	No change from existing agreement
TENANT IMPROVEMENTS	None
PARKING	No change from existing agreement
UTILITIES	No change from existing agreement
CUSTODIAL	No change from existing agreement
SECURITY	No change from existing agreement
PROP 13 PROTECTION	None
INSURANCE (City)	No change from existing agreement
OTHER:	Minimum occupancy of 85% will continue per the existing agreement until the final two months of the term. Final two months of the term will require an accumulated minimum total of 10,000 daily room occupancies.
PRINT:	Russ Cox
SIGNATURE:	

MOTION HOMELESSNESS AND POVERTY

According to the 2020 Greater Los Angeles Point in Time Count, there are 63,706 homeless individuals in the County, of which 41,290 are experiencing homelessness in the City. Over 7,600 of the City's homeless population reside in Council District 14, of which more than 4,700 are unsheltered. In addition to the common challenges faced by homeless individuals, the COVID-19 pandemic further threatens the health and safety of the unsheltered population.

In response to this crisis, the City and the County of Los Angeles entered into an agreement to jointly fund the operation of 6,000 new housing interventions over five (5) years to house the unsheltered homeless population. The City will support the capital costs associated with establishing these interventions and 50 percent of the service costs. The County will fund the remaining 50 percent of the service costs. The target population for these beds is persons experiencing homelessness residing within 500 feet of a freeway overpass, underpass or ramp; those who are 65 years of age or older; and those who are otherwise vulnerable to COVID-19. Council District 14 has 622 homeless individuals living within 500 feet of a freeway, the highest number in the City.

To address the housing needs of these unsheltered residents, the County of Los Angeles has proposed establishing a partnership with the City to provide up to 232 beds in Council District 14 on a County-owned property at 1060 North Vignes Street. The County has offered to fund the full capital costs associated with the construction of the site, and is asking the City to fund the service operations of these beds for up to five (5) years.

I THEREFORE MOVE that Council partner with the County, and authorize the City Administrative Officer to negotiate a Memorandum of Understanding with the County that ensures the development of 6,000 new homeless interventions, including 232 beds in Council District 14 located at the 1060 North Vignes Street property, and to report on the status of the negotiations in 30 days.

I FURTHER MOVE the City Administrative Officer identify funding for the operations of the 232 beds located at the 1060 North Vignes Street property at \$55/bed/night from March 1, 2021 – June 30, 2025 and report with recommendations as necessary.

PRESENTED BY:


KEVIN DE LEÓN

Councilmember, 14th District

SECONDED BY:



ORIGINAL

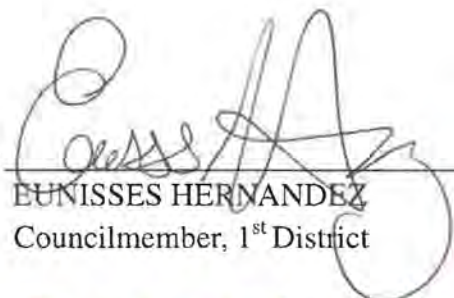
OCT 20 2020



MOTION

I MOVE that the matter of the several Committee Reports relative to funding allocation, site acquisition, minor renovations, lease or similar agreement, and operation as temporary shelter of the property located at 1256 West 7th Street, Item No. 11 on today's Council Agenda (CF 23-0792) BE AMENDED to require that any contracts, leases, or other agreements regarding this property between the Office of the Mayor, LAHSA, service providers, or any other relevant entities memorialize the condition that following the expiration of the California State Encampment Resolution Grant, which will supplement operations for 2 years, bed availability at the site will be prioritized for, while not exclusively reserved for, unhoused constituents in Council District 1 while the site continues to support Citywide needs.

PRESENTED BY:


EUNISSES HERNANDEZ
Councilmember, 1st District

SECONDED BY:



ORIGINAL


AUG 18 2023

MOTION

The novel coronavirus (COVID-19) has claimed the lives of over 3,120 people in Los Angeles County as of June 21, 2020. The City's most vulnerable population during this pandemic is the homeless population. The latest Los Angeles Homeless Services Authority (LAHSA) 2020 Point-in-Time (PIT) Count found that 41,290 people are homeless in the City, 70 percent of these are unsheltered. In addition, persons experiencing homelessness who are 62 years of age or older increased by 20 percent from the 2019 PIT.

The City in partnership with the State of California and the County of Los Angeles has responded to the COVID-19 by establishing shelters, using State trailers and leasing hotel rooms, through Project RoomKey, to house the homeless during the early stages of this crisis.

This COVID crisis, unfortunately, continues. In order to accomplish this task and as part of the COVID-19 Homelessness Roadmap, each Council District has started to develop plans to create a total of 6,000 beds as part of the COVID-19 Homelessness Roadmap, in partnership with the County of Los Angeles and LAHSA. The Council District-specific interventions will include interim housing facilities, such as a Bridge Home sites, pallet shelters, rapid rehousing, shared housing, safe camping plans, hotel leasing, acquisitions, and the repurposing of state trailers being used for the COVID-19 response. Beds in existing facilities that become available will also be prioritized for this population. In addition, A Bridge Home interim facilities and Proposition HHH units that are coming on line within the next several months will be also available and will count for this effort.

In order to implement these plans, the City Administrative Officer (CAO) is requesting that up to \$100 million in Coronavirus Relief Fund (CRF) dollars be reserved for this purpose. The (CAO) will report back in 30 days on the overall plan and costs. The CAO is requesting that \$25 million of the \$100 million in CRF monies be allocated immediately so that the Bureau of Engineering (BOE) and the Department of General Services (GSD) may begin to hire staff and consultants, conduct site assessments and environmental studies, order shelters structures, hygiene trailers, and other supplies needed for this effort. This motion also requests that all requirements for design, engineering and management support for construction contract awards be removed given the urgency of this process, which would permit BOE to award construction contracts following a negotiation. In addition, the motion requests that the competitive bidding for procurement be suspended for the GSD Procurement Division.

I THEREFORE MOVE that the City Council reserve up to \$100 million in COVID -19 Federal Relief Fund monies for this initial effort, which is part of the COVID-19 Homelessness Roadmap;

I FURTHER MOVE that \$25 million of the \$100 million reservation from the COVID-19 Federal Relief Fund be allocated immediately to the Bureau of Engineering for staff and consultants, to initiate site assessment and environmental analyses, and to order shelter, hygiene trailers and other supplies;

I FURHTER MOVE that the City Clerk be instructed to place on the agenda on the first regular meeting on July 1, 2020, or shortly thereafter, the following instructions:

Authorize the Controller, subject to the Mayor to:

- a. Establish a new accounts and appropriate funds within the COVID-19 Federal Relief Fund No. 63 M as follows:

Account	Account Name	Amount
TBD	CIEP/Homelessness Roadmap/Capital	\$22,500,000

JUN 24 2020



- b. To transfer and appropriate the COVID Federal Relief Fund No. 63M to the Bureau of Engineering Fund 100/78 for staff and consultants, associated studies and supplies:

Account No	Amount
001010	\$500,000
003040	\$2,000,000

I FURTHER MOVE that the City Council find and declare, pursuant to Los Angeles Administrative Code Section 10.15(a)(5), that contracts for the procurement of items and contracts for construction necessary to construct temporary housing for people experiencing homelessness, and for those who are at risk of contracting COVID-19 and spreading the virus to others are of urgent necessity for the preservation of life, health and property, and that there is an immediate need to make housing available to the homeless.

I FURTHER MOVE that the Council hereby resolve that, during the time of the declared COVID-19 emergency, it suspends the competitive bidding requirements of Los Angeles Administrative Code Section 10.15 for the Department of Public Works, Bureau of Engineering, for the award of design, project and construction management, construction and related services consulting contracts, and for the Department of General Services, Procurement Division, for the award of procurement contracts for temporary housing for people experiencing homelessness who are at risk of contracting COVID-19 spreading the virus to others.

I FURTHER MOVE that the City Administrative Officer, with the assistance of the Chief Legislative Analyst, the Bureau of Engineering, the Department of General Services, the Housing and Community Investment Department, and the Los Angeles Homeless Services Authority, report back within 30 days on the overall plan, including the estimated cost and strategies for implementing the plan, including a status update of HHH projects that would contribute to this effort and recommendations to ensure these projects stay on track.

I FURTHER MOVE that the CAO be authorized to prepare additional Controller instructions or make any necessary technical adjustments, consistent with the Mayor and Council action on this matter, and authorize the Controller to implement these instructions.

PRESENTED BY: _____

NURY MARTINEZ
Councilmember, 6th District

SECONDED BY: _____

ORIGINAL

Motion


The City owns underutilized property located at 850 N. Mission Road in Boyle Heights. The site is approximately 50,000 square feet, largely vacant, and in close proximity to the Los Angeles County + USC Medical Center.

As part of the City's Comprehensive Homeless Strategy and its commitment to addressing housing affordability, the City has identified Housing Opportunity Sites at which it is exploring possible development strategies. There is a need to identify additional sites throughout the City to decrease homelessness and increase affordable housing.

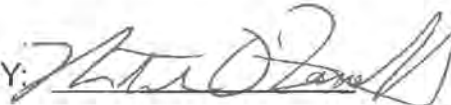
While potentially appropriate for economic development, the 850 N. Mission Road site also presents an opportunity for housing for people experiencing homelessness. It is in the City's interest to identify higher and better uses for its properties in order to maximize the value of City assets and to address priority concerns like homelessness and job creation.

I THEREFORE MOVE that the City Administrative Officer and the General Services Department initiate a review to determine higher and better use of the City owned property at 850 N. Mission Road to provide housing for those experiencing homelessness, and report to Council on the viability of including the property in any forthcoming evaluation of Housing Opportunity Sites.

PRESENTED BY:


JOSE HUIZAR,
Councilmember, 14th District

SECONDED BY:



ORIGINAL


118 - 8 007

In April of this year, the City Council and the Mayor declared a shelter crisis in the City of Los Angeles. According to the 2018 Greater Los Angeles Point in Time Homeless Count released by Los Angeles Homeless Services Authority (LAHSA), there are a total of 31,516 homeless individuals residing within the City, of which 23,114 are unsheltered. To respond to this crisis and the immediate need for shelter, the Mayor and Council as part of the 2018-19 Adopted Budget established the Crisis and Bridge Housing Fund, which allocates \$20 million towards temporary crisis and bridge housing facilities, with a goal of adding 50 to 100 new beds per Council District. The Budget also includes \$10M in the Unappropriated Balance that can be used to address homelessness, including augmenting sites that exceed the \$1.33M limit set by the Crisis and Bridge Housing Fund. In addition to these funds, the State created the Homeless Emergency Aid Program (HEAP) which will allocate \$85M for homeless services to the City, of which Council Offices will each be provided \$3M of these funds to develop Crisis and Bridge Housing Program sites.

To help address the homeless crisis, Council District 1 is proposing to lease the property located at 1920 West 3rd Street to be used for bridge housing for women and families who are homeless to be operated by People Assisting the Homeless (PATH). The property is owned by Los Angeles Mission and was most recently operated as a shelter by LAMP Community until December 2017.

Staff, including the City Administrative Officer, Bureau of Engineering, and other appropriate City departments has determined that this property is suitable as bridge housing for approximately 28 individual women and five (5) families. The facility will also include storage for residents, personal hygiene and laundry facilities, supportive and community engagement services, and 24-hour security. Upon execution of a lease with LA Mission, the City will sub-lease with PATH to operate the facility. Additionally, the Los Angeles Homeless Services Authority (LAHSA) is currently negotiating a contract with People Assisting the Homeless to manage and operate the site.

I THEREFORE MOVE that the City Council:

1. Authorize the General Manager of the General Services Department to submit to Council for approval a report relative to the following actions:
 - a. Negotiating a three-year lease agreement with the Los Angeles Mission for the property located at 1920 West 3rd Street for bridge housing, with the option to renew at the discretion of the City Council;
 - b. Negotiating a three year sub-lease agreement with People Assisting the Homeless to operate a bridge housing facility at this site, with the option to renew at the discretion of the City Council; and
 - c. With assistance of the City Administrative Officer, identifying resources to support leasing and furniture, fixtures and equipment costs to establish a bridge housing facility on this site .

I FURTHER MOVE that the City Council instruct the City Homeless Coordinator to coordinate with Los Angeles County to identify funds for bridge housing operations at this site, including, but not limited to County Measure H revenue.

PRESENTED BY: 

GILBERT CEDILLO
Councilmember 1st District

SECONDED BY: 

OCT 03 2018



ORIGINAL

EXHIBIT 89

RESOLUTION

WHEREAS, on December 12, 2022, the Mayor declared a state of local emergency concerning persons experiencing homelessness in the City of Los Angeles, noting in her Declaration some of the many recent occurrences elevating homelessness into an inescapable emergency in our City; and

WHEREAS, the City has at any given time approximately 40,000 people experiencing homelessness Citywide; and

WHEREAS, the murder rate for people experiencing homeless is at the highest recorded levels and increased in just 2021 by 47 percent; and

WHEREAS, the City faces an acute shortage of winter homeless shelters through March 2023, having fewer than half the number of shelter sites and nearly two-thirds fewer shelter beds than in the winter of 2021-2022, and faces a shelter shortage even after the winter season ends; and

WHEREAS, paramedic calls to address the homeless crisis on our streets and in our other public spaces are recently increasing at alarming rates; and

WHEREAS, occurrences of fires related to homelessness have nearly tripled between 2018 and 2021, averaging 24 fires a day in the first quarter of 2021, constituting a majority of all fires to which the Los Angeles Fire Department responds; and

WHEREAS, the City's eviction moratorium, which helped prevent Angelenos from becoming homeless, ended concurrently with the end of the City's Covid-19 state of local emergency, which terminated on February 1, 2023; and

WHEREAS, the State of California's Covid-19 State of Emergency which provided resources protecting Angelenos from becoming homelessness ends on February of 2023; and

WHEREAS, in her Declaration, which she directed shall sunset in six months, the Mayor ordered and declared that during the local emergency, the powers, functions, and duties of the City's Emergency Operations Organization shall be those prescribed by state law and by ordinances of the City Council;

NOW THEREFORE, the Council of the City of Los Angeles RESOLVES that:

1. A local emergency regarding homelessness existed in the City of Los Angeles (City) within the meaning of Los Angeles Administrative Code (LAAC) section 8.21, *et seq.*, at the time of the Mayor's December 12, 2022, Declaration of Local Emergency, which the City Council hereby ratifies; and

2. Because the local emergency continues to exist within the City, within the meaning of LAAC section 8.21, *et seq.*, there is a need to continue the declared state of local emergency, which the City Council hereby ratifies and continues through 30 days from the adoption of this Resolution; and
3. The declaration of the state of local emergency, pursuant to its terms, shall terminate on June 12, 2023, unless the City Council directs otherwise; and
4. The City Council hereby approves and resolves that the competitive bidding restrictions enumerated in Charter section 371(e)(6) and LAAC sections 10.15 and 10.17 be suspended for contracts entered into by City departments, in response to the local emergency and mitigation efforts related to the homelessness emergency, with this suspension remaining in effect until September 1, 2023 or the termination of the proclaimed emergency, whichever comes first; and
5. Insofar as the public interest and necessity demand the immediate expenditure of public funds to safeguard life, health or property, the City Administrative Officer and City Departments, upon direction of the Mayor, are hereby authorized to order any action relative to the procurement of construction contracts, service provider contracts, supplies, and equipment for homelessness facilities to safeguard life, health or property caused by the proclaimed local emergency; and
6. The City Administrative Officer shall report every two weeks to the City Council on the reasons justifying why such aforesaid action was necessary to respond to the emergency, including why the emergency did not permit a delay resulting from a competitive solicitation for bids or proposals and why competitive proposals or bidding was not reasonably practicable or compatible with the City's interests; and
7. In accordance with LAAC section 8.21 *et seq.*, all appropriate City departments, agencies, and personnel are instructed and requested to continue to perform all duties and responsibilities to represent the City in this matter to prevent and abate the emergency and receive, process, and coordinate all inquiries and requirements necessary to obtain whatever State and Federal assistance that may become available to the City and/or to the citizens of the City who may be affected by the emergency; and
8. The General Manager of the Emergency Management Department is hereby instructed to advise the Mayor and City Council on the need to extend the state of local emergency; and
9. The City Clerk is hereby instructed to forward copies of this Resolution to the Governor of the State of California, the Director of the Office of Emergency Services of the State of California, the Los Angeles County Office of Emergency Management, and the Los Angeles County Board of Supervisors.

I hereby certify that this Resolution was approved by the Council of the City of Los Angeles at its meeting of _____.

HOLLY L. WOLCOTT, City Clerk

to the City and/or to the citizens of the City who may be affected by the emergency;
and

8.

By _____

Signed with ClerkSign

Pat G. Lath
Mar 14, 2023 3:03PM



I CERTIFY THAT THE FOREGOING
RESOLUTION WAS ADOPTED BY THE
COUNCIL OF THE CITY OF LOS ANGELES
AT ITS MEETING OF 2/28/2023
BY A MAJORITY OF ALL ITS MEMBERS



By *Pat G. Lath*
DEPUTY

File No. 22-1545

PROOF OF SERVICE

I, GABBY PICENO, declare:

I am a resident of the state of California and over the age of eighteen years, and not a party to the within action; my business address is The Silverstein Law Firm, 215 North Marengo Ave, Third Floor, Pasadena, California 91101-1504. On November 4, 2024, I served the within document(s):

PETITIONER'S SUPPLEMENTAL REQUEST FOR JUDICIAL NOTICE OF EXHIBITS FOR ITS REPLY TRIAL BRIEF; DECLARATION OF JAMES S. LINK

☒ By transmitting via email the document(s) listed above to the email addresses set forth below.

CASE NAME:	FIX THE CITY, INC., a California Nonprofit Corporation v. CITY OF LOS ANGELES, a municipal corporation; et al.
CASE NO.:	23STCP04410

I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on November 4, 2024, at Pasadena, California.

/s/ Gabby Piceno

GABBY PICENO

SERVICE LIST

Office of the Los Angeles City Attorney
Robert Mahlowitz, Deputy City Attorney
200 N. Spring Street
Los Angeles, CA 90012
Email: robert.mahlowitz@lacity.org
Email: leilany.roman@lacity.org

*ATTORNEYS FOR CITY OF LOS
ANGELES AND CITY OF LOS ANGELES
CITY COUNCIL (Re Case No.
23STCP04410)*