COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles
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Executive Director

December 11, 2007

Honorable Board of Commissioners
Community Development Commission
of the County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

APPROVAL OF FUNDS FOR SERVICE AND OPERATION COSTS FOR HOMES FOR LIFE FOUNDATION "BIRCH GROVE HOMES AND ELM STREET HOMES" IN THE CITY OF NORWALK (4)
(3 Vote)

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that approval of funds for service and operation costs at the Birch Grove Homes and Elm Street Homes is exempt from the provisions of the California Environmental Quality Act (CEQA), as described herein, because the work includes activities that will not have the potential for causing a significant effect on the environment.

2. Authorize the Executive Director of the Community Development Commission to transfer to the Los Angeles Homeless Services Authority (LAHSA) up to $250,000 in County General Funds (CGF) funds allocated to the Fourth Supervisorial District, following receipt of said funds from the Chief Executive Office (CEO), which will then be granted to Homes For Life Foundation (Homes For Life) for service and operation costs for the Birch Grove Homes and Elm Street Homes, two newly renovated permanent housing facilities assisting persons with chronic mental illness, to be administered pursuant to an Interagency Agreement between the Commission and LAHSA.

3. Authorize the Executive Director to execute all required documents necessary to incorporate up to $250,000 in CGF allocated to the Fourth Supervisorial District into the Commission's budget, upon transfer of said funds from the CEO.

4. Authorize the Executive Director to execute an amendment to the Grant Agreement with LAHSA, to add a total amount of up to $250,000 in CGF allocated to the Fourth Supervisorial District, to be effective following receipt of said CGF from the CEO, approval as to form by County Counsel, and execution by all parties.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS:

The purpose of the recommended actions is to transfer to LAHSA $250,000 in CGF allocated to the Fourth Supervisorial District, which will then be granted to Homes For Life Foundation to provide services for homeless persons with chronic mental illness at Birch Grove Homes and Elm Street Homes, two newly renovated permanent housing facilities located at 11401 Bloomfield Ave., in the City of Norwalk.

FISCAL IMPACT/FINANCING:

The actions described herein will be funded with a portion of the $20,000,000 in CGF approved by the Board of Supervisors on June 20, 2005 to fund the construction and/or renovation of year-round emergency shelters and enhancements to the homeless support system.

On November 22, 2005, the Board of Supervisors approved allocating $3,600,000 in CGF to each Supervisorial District, with a ten percent administrative fee in the total amount of $2,000,000 reserved for the Commission.

The proposed transfer of funds from the Commission to LAHSA will allocate $250,000 for homeless service and operation costs associated with Birch Grove Homes (Bldg. 303) and Elm Street Homes (Old Administration Building), recently renovated permanent housing facilities located at 11401 Bloomfield Ave., on the grounds of the Metropolitan State Hospital in Norwalk.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

On June 20, 2005, in order to address the large numbers of homeless individuals and families and the corresponding critical shortage of beds in Los Angeles County, the Board of Supervisors approved an allocation of $20,000,000 for the construction and/or renovation of year-round emergency shelters and enhancements to the homeless support system.

On November 22, 2005, the Board of Supervisors directed the Commission to administer the funding and oversee all of the projects. The Board also instituted a method by which each Board Office selects recipients of CGF based on agency

experience and the need for homeless services in the community, among other considerations.

The proposed transfer of funds from the Commission to LAHSA totals $250,000 in CGF allocated to the Fourth Supervisorial District. LAHSA will administer and execute a contract with Homes For Life Foundation, which will provide operations support and case management services, independent living skills, social and recreational activities, mental health services, and economic empowerment through employment and education. The program will be conducted from Birch Grove Homes and Elm Street Homes, and in addition to services, the facility will provide 36 newly renovated one-bedroom apartments for program residents.

A complete description of the Homes For Life Foundation Birch Grove Homes and Elm Street homes is provided as Attachment A.

ENVIRONMENTAL DOCUMENTATION:

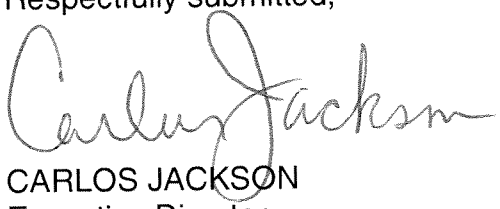
Funding service and operation costs at the Birch Grove Homes and Elm Street Homes is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15301 because it involves negligible or no expansion of use beyond what currently exists and does not have the potential for causing a significant effect on the environment.

Pursuant to the requirements of CEQA and consistent with the State CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the renovation of Birch Grove Homes and Elm Street Homes by the State of California Department of Mental Health. On March 15, 2005, the County of Los Angeles, as a Responsible Agency, made findings that the State's IS/MND adequately addressed the environmental impacts of the project, and adopted the State's findings.

IMPACT ON CURRENT PROJECTS:

Approval of these actions will allow for an increase in services available for homeless chronically mentally ill adults.

Respectfully submitted,



CARLOS JACKSON
Executive Director

Attachments: 1

ATTACHMENT A
HOMES FOR LIFE FOUNDATION
BIRCH GROVE HOMES AND ELM STREET HOMES

Homes for Life Foundation (HFLF) is a non-profit corporation formed in 1987 by friends and relatives of seriously mentally ill persons, with the assistance of the Los Angeles County Department of Mental Health. It was the first non-profit organization in Los Angeles County to provide permanent, affordable housing for homeless chronically mentally ill adults. These projects are developed, owned, managed and operated by HFLF.

Supportive services are built into each residence. Qualified program staff provide on-site therapeutic support to clients in order to assist them in establishing, maintaining, or increasing their functioning level and independent living skills. Rehabilitation services assist residents to restore or maintain daily living skills, social skills, medication compliance, and recreation skills. Clients actively participate in decision making and problem solving. Through its existing contracts with the Los Angels County Department of Mental Health, HFLF is committed to inter-agency coordination in order to provide ongoing quality care, service and education to persons with chronic mental illness.

The requested funds will support the provision of services and operations for two recently renovated facilities completed in the spring of 2007. HFLF Birch Grove Homes and Elm Street Homes are located in the City of Norwalk, on the grounds of Metropolitan State Hospital, in two facilities formerly known as the Old Administration Building and Building 303. HFLF entered into a lease with the State of California for the two buildings and remodeled each. Both facilities are occupied and fully operational. Prior to rehabilitation, Birch Grove Homes and Elm Street Homes were vacant and boarded. Birch Grove Homes provides 20 individual efficiency units, plus one manager's unit, each of which has its own bathroom. Elm Street Homes provides 14 Single Room Occupancy (SRO) units, plus one manager's unit.

The grant of CGF will enable the Homes For Life Foundation to provide supportive services for homeless chronically mentally ill adults in its permanent housing program.

Services and Operations Funds	$250,000
Total request	**$250,000**