



January 30, 2018

**Los Angeles County  
Board of Supervisors**

**Hilda L. Solis**  
First District

**Mark Ridley-Thomas**  
Second District

**Sheila Kuehl**  
Third District

**Janice Hahn**  
Fourth District

**Kathryn Barger**  
Fifth District

**TO:** Supervisor Sheila Kuehl, Chair  
Supervisor Hilda L. Solis  
Supervisor Mark Ridley-Thomas  
Supervisor Janice Hahn  
Supervisor Kathryn Barger

**FROM:** Fred Leaf  
Interim Director

**SUBJECT: CAPITAL IMPROVEMENTS INTERMEDIARY REPORT**

**Fred Leaf**  
Interim Director, Health Agency

**Jonathan E. Sherin, M.D., Ph.D.**  
Director, Department of Mental Health

**Barbara Ferrer, Ph.D., M.P.H., M.Ed.**  
Director, Department of Public Health

On January 24, 2017, the Board instructed the Director of the Health Agency, the Chief Executive Office, County Counsel, and the Department of Public Works to report back to the Board on the Health Agency's progress in implementing the Capital Improvements Intermediary (CII). Attached is the January 2018 report, which describes the efforts and accomplishments to date.

If you have any questions, please contact me or Dr. Mark Ghaly, Deputy Director of Community Health, at (213) 240-8107.

Attachment

FL:mg

**cc:** Chief Executive Office  
County Counsel  
Executive Office, Board of Supervisors

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*"The mission of the Los Angeles County Health Agency is to improve health and wellness across Los Angeles County through effective, integrated, comprehensive, culturally appropriate services, programs, and policies that promote healthy people living in healthy communities."*



## JANUARY 2017 REPORT TO THE BOARD OF SUPERVISORS REGARDING THE USE OF CAPITAL IMPROVEMENTS INTERMEDIARY (CII)

Pursuant to the motion approved by the Board of Supervisors on January 24, 2017 entitled Facilitating the Health Agency's Efforts to Accomplish its Housing and Treatment Goals, below is the January 2018 report required by the motion describing efforts and accomplishments to date.

### IMPLEMENTATION ACTIVITIES

The table on the following pages describes the status of CII projects. There are seven on-going projects, seven new projects, and four projects that have commenced operation

## CAPITAL IMPROVEMENT INTERMEDIARY PROJECT STATUS

The chart below summarizes the status of active and inactive projects that are utilizing the CII to provide the necessary improvements to sites serving homeless people:

### Ongoing Projects

Project Operator/Owner/Partner	Project Type / Est. Capacity	Program	Summary of Improvements	Estimated Cost / Est. Completion
<b>2160 W. ADAMS (Adams &amp; Vermont)</b> JWCH	Recuperative Care  100 beds	New recuperative care facility	Interior modifications	TBD
<b>605 NORTH LONG BEACH BLVD.</b> WiGro	Residential Housing  8 units	Rehabilitate 8 motel rooms into 6 studios and 2 one-bedroom units of housing.	Converting 3 of the 8 units into fully accessible units.	\$30,000  TBD
<b>BELL RECUPERATIVE CARE (5600 RICKENBACKER RD)</b> JWCH	Recuperative Care  25 existing + 75 new beds (100 total)	Expand capacity at existing location to create 100 bed facility	Buildout existing warehouse space at the Salvation Army owned site.	\$2,000,000  Dec-2018
<b>FRAC (627 SAN JULIAN)</b> The People Concern	Day Center  75 people at a time/300 per day	Convert existing homeless serving site to flexible day use program to engage and assist C3 clients, ODR clients, and others	Interview rooms; meeting room; exam rooms; showers; kitchen; clothes storage; staff offices; security kiosk	\$3,000,000  Aug-2018
<b>LAC+USC RECUPERATIVE CARE CENTER</b> TBD	Recuperative Care (100 beds) + Mental Health Crisis Residential (64 bed)	New recuperative care and MH Crisis Residential co-located on vacant site on LAC+USC campus	New construction utilizing modular building technology.	\$8,000,000 to \$10,000,000 (est.)
<b>OLIVE VIEW MEDICAL</b> TBD	Recuperative Care (100 beds) + Mental Health Crisis Residential (96 bed)	New recuperative care and MH Crisis Residential co-located on vacant site on Olive View campus	New construction utilizing modular building technology	\$8,000,000 to \$10,000,000 (est.)
<b>SAN JULIAN PROJECT - "THE OASIS" (628 SAN JULIAN)</b> LAHSA	Recuperative Care  39 beds	Renovate an existing 8,910 SF LAHSA-owned building and convert to recuperative care serving homeless people struggling with complex medical and behavioral health conditions.	Substantial upgrades to existing facility including new construction of wellness center in existing courtyard	\$3,000,000 (est.)  Dec-2018

## New Projects

Project Operator/Owner/Partner	Project Type / Est. Capacity	Program	Summary of Improvements	Estimated Cost / Est. Completion
<b>649-651 E. 82ND STREET</b> Christ-Centered Ministries	Interim Housing 20 beds	New interim housing	Interior modifications	\$101,242.00 in start-up costs including deposit, furnishings and equipment Early 2018
<b>52ND + COMPTON (1458 AND 1464 52ND ST, LOS ANGELES)</b> Restore Neighborhoods LA, Inc.	Supportive Housing TBD	Supportive housing for Homeless individuals, youth and families.	Interior modifications	TBD
<b>FIG + SLAUSON (5901 AND 5904 S. FIGUEROA ST, LOS ANGELES)</b> Restore Neighborhoods LA, Inc.	Supportive Housing TBD	Supportive housing for Homeless individuals, youth and families.	Interior modifications	TBD
<b>FIG 100 (350 W. FLORENCE AVE, LOS ANGELES)</b> Restore Neighborhoods LA, Inc.	Supportive Housing TBD	Supportive housing for Homeless individuals, youth and families.	Interior modifications	TBD
<b>321-323 E 118TH</b> Victory Starts Now	Interim Housing 20 beds	New interim housing	Interior modifications	\$18,977.00 in start-up costs including deposit, furnishings and equipment Early 2018
<b>434-436 E 81ST</b> Victory Starts Now	Interim Housing 20 beds	New interim housing	Interior modifications	\$18,977.00 in start-up costs including deposit, furnishings and equipment Early 2018
<b>SYMAR ARMORY (12860 ARROYO DR, SYLMAR)</b> LAHSA LA Family Housing State Military Department	Interim Housing 86 beds	New Interim housing	Renovate and convert existing 11,826 sq. ft. property on 5.9-acre site	TBD

## Opened Projects

Project Operator/Owner/Partner	Project Type / Est. Capacity	Program	Summary of Improvements	Estimated Cost / Est. Completion
<b>235 E. 43RD STREET</b> Christ-Centered Ministries	Interim Housing 10 bedrooms	New Interim Housing	Duplex consisting of two 5-bedroom, 3-bathroom units	\$ 100,250 in start-up costs including deposit, furnishings and equipment
<b>271 - 3 E. 43 STREET</b> Christ-Centered Ministries	Interim Housing 20 beds	New Interim Housing	Interior modifications	\$100,950 in start-up costs including deposit, furnishings and equipment

				September 2017
<b>5314 ARLINGTON</b> Serenity Recuperative Care	Recuperative Care  15 beds	New recuperative care facility for HFH,	Interior modifications	\$45,200 in start- up costs including deposit, furnishings and equipment  August 2017
<b>SERENITY RECUPERATIVE CARE (LONG BEACH)</b> Serenity Recuperative Care	Recuperative Care  Approx. 35 beds	New recuperative care facility	Utilize existing residential care facility requiring minimal site improvements	\$166,046 in start- up costs including deposit, furnishings and equipment  August 2017

### Transferred or Discontinued Projects

- Rancho Los Amigos (Bldg. 900) – Project will be executed by DPW. DHS, DPW, and CEO have been collaborating on this 160-bed recuperative care project.
- Gardens Regional Hospital and Medical Center (Hawaiian Gardens) – 130 bed recuperative care project: After further analysis, project proved infeasible.
- Counseling and Assessment Center (11419 Santa Monica) – Site determined not suitable for program.