



May 22, 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, Health Agency

SUBJECT: **CAPITAL IMPROVEMENTS INTERMEDIARY REPORT**

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 May 2018 report, which describes the efforts and accomplishments to date.

If you have any questions, please contact me at (213) 288-8174.

Attachment

FL:ag

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

**Fred Leaf**  
Interim Director, Health Agency

**Christina R. Ghaly, M.D.**  
Acting Director, Department of Health Services

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

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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."*



# MAY 2018 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 May 2018 report required by the motion describing efforts and accomplishments to date.

## IMPLEMENTATION ACTIVITIES

The table on the following pages describes the status of projects that are utilizing the CII to provide the necessary improvements to sites serving homeless people. There are eleven on-going projects, four new projects, and thirteen projects that have commenced operation.

## Ongoing Projects

Project Operator/Owner/Partner	Project Type / Est. Capacity	Population Served	Summary of Improvements	Estimated Cost / Est. Completion
<b>52ND + COMPTON (1458 AND 1464 52ND ST, LOS ANGELES)</b> Restore Neighborhoods LA, Inc.	Permanent Housing TBD	Single adults, youth and families	Interior modifications	TBD
<b>5431 S. SAINT ANDREWS PLACE</b> Christ Centered Ministries	Interim Housing 20 beds	Single adults	Interior modifications to 2 duplex units	\$ 103,742 in start-up costs including deposit, furnishings and equipment June 2018
<b>BELL RECUPERATIVE CARE (5600 RICKENBACKER RD)</b> JWCH	Recuperative Care 25 existing + 75 new beds (100 total)	Single adults	Buildout existing warehouse space at the Salvation Army owned site.	\$4,000,000 December 2018
<b>1729 CABRILLO, TORRANCE</b> 1729 Cabrillo, LLC	Interim Housing 22 beds	Single adults	Substantial upgrades to 3,988 SF existing facility including new electrical/plumbing/HVAC systems, ADA bathroom, offices, etc.	\$500,000 August 2018
<b>FIG + SLAUSON (5901 AND 5904 S. FIGUEROA ST, LA)</b> Restore Neighborhoods LA, Inc.	Permanent Housing TBD	Single adults, youth and families	Interior modifications	TBD
<b>FIG 100 (350 W. FLORENCE AVE, LOS ANGELES)</b> Restore Neighborhoods LA, Inc.	Permanent Housing TBD	Single adults, youth and families	Interior modifications	TBD
<b>FRAC (627 SAN JULIAN)</b> The People Concern	C3 Day Center 75 people at a time/300 per day	Single adults	Interview rooms; meeting room; exam rooms; showers; kitchen; clothes storage; staff offices; security kiosk	\$3,000,000 December 2018
<b>LAC+USC RECUPERATIVE CARE CENTER</b> TBD	Recuperative Care 100 beds + 64 Mental Health Crisis Residential beds	Single adults	New construction utilizing modular building technology.	\$8,000,000 to \$10,000,000 (est.) TBD
<b>OLIVE VIEW MEDICAL</b> TBD	Recuperative Care 100 beds + 96 Mental Health Crisis Residential beds	Single adults	New construction utilizing modular building technology	\$8,000,000 to \$10,000,000 (est.) TBD
<b>SAN JULIAN PROJECT - "THE OASIS" (628 SAN JULIAN)</b> LAHSA	Recuperative Care 42 beds	Single adults	Substantial upgrades to 7,923 SF LAHSA-owned existing facility including new construction of wellness center in existing courtyard	\$5,000,000 (est.) May 2019
<b>SYMAR ARMORY (12860 ARROYO DR, SYLMAR)</b> LAHSA. LA Family Housing	Interim Housing 86 beds	Single adults	Renovate and convert existing 11,826 sq. ft. property on 5.9-acre site	TBD

## New Projects

Project Operator/Owner/Partner	Project Type / Est. Capacity	Population Served	Summary of Improvements	Estimated Cost / Est. Completion
<b>200 – 202 W. 85<sup>TH</sup> PLACE, LA</b> Christ-Centered Ministries	Interim Housing 20 beds	Single adults	Interior modifications to 2 duplex units	\$111,242 in start-up costs including deposit, furnishings and equipment June 2018
<b>903-917 E. 25th St. Los Angeles</b> Second Baptist Church	Permanent Housing 27 beds	Single adults	Interior and exterior improvements, system updates, landscaping for 5 adjacent buildings, totaling 11,126 sq. ft.	\$2,333,900 February 2020
<b>BUILDING 900 – RECURPERATIVE CARE CENTER (7401 E. IMPERIAL, DOWNEY)</b> Chief Executive Office of Los Angeles	Recuperative Care TBD	Single adults and Families	Feasibility study, existing conditions assessment, construction planning review, costs estimation, preliminary scheduling and scope development and related costs	\$186,775 May 2018
<b>SAN FERNANDO ROAD</b> JWCH	Recuperative Care/Enhanced Services 250 – 500 people	Single adults and Families	Feasibility / due diligence / site review for program capability	\$600,000 July 2018

## Opened Projects

Project Operator/Owner/Partner	Project Type / Est. Capacity	Population Served	Summary of Improvements	Cost / Completion
<b>121-123 W 82ND STREET</b> Christ-Centered Ministries	Interim Housing 20 beds	Single adults	Interior modifications to 2 duplex units	\$101,242 in start-up costs including deposit, furnishings, equipment February 2018
<b>135 - 135 ½ E 97TH STREET</b> Holiday's Helping Hands	Interim Housing 32 beds	Single adults	Interior modifications	\$116,350 in start-up costs including deposit, furnishings and equipment April 2018
<b>235 - 237 E. 43RD STREET</b> Christ-Centered Ministries	Interim Housing 20 beds	Single adults	Interior modifications to 2 duplex units	\$ 100,250 in start-up costs including deposit, furnishings and equipment October 2017
<b>217 - 3 E. 43RD STREET</b> Christ-Centered Ministries	Interim Housing 20 beds	Single adults	Interior modifications to 2 duplex units	\$100,950 in start-up costs including deposit, furnishings and equipment September 2017
<b>321 - 323 E 118TH</b> Victory Starts Now	Interim Housing 20 beds	Single adults	Interior modifications	\$18,977 in start-up costs including deposit, furnishings and equipment February 2018
<b>434 - 436 E 81ST</b> Victory Starts Now	Interim Housing 20 beds	Single adults	Interior modifications	\$18,977 in start-up costs including deposit, furnishings and equipment February 2018
<b>439 - 439 ½ W. 107TH STREET</b> Christ-Centered Ministries	Interim Housing 20 beds	Single adults	Interior modifications to 2 duplex units	\$100,242 in start-up costs including deposit, furnishings and equipment May 2018
<b>649-651 E. 82ND STREET</b> Christ-Centered Ministries	Interim Housing 20 beds	Single adults	Interior modifications to 2 duplex units	\$101,242 in start-up costs including deposit, furnishings, equipment February 2018
<b>605 NORTH LONG BEACH BLVD.</b> WiGro	Supportive Housing 8 units	Single adults	Converting 3 of the 8 units into fully accessible units	\$30,000 January 2018
<b>1124 N CHICAGO STREET</b> Serenity Recuperative Care	Recuperative Care 24 beds	Single adults	Interior modifications	\$94,200 in start-up costs including deposit, furnishings and equipment March 2018
<b>5314 ARLINGTON</b> Serenity Recuperative Care	Recuperative Care 20 beds	Single adults	Interior modifications	\$64,152.94 in start-up costs including deposit, furnishings and equipment August 2017
<b>E. 4TH STREET LONG BEACH</b> Serenity Recuperative Care	Recuperative Care 38 beds	Single adults	Utilize existing residential care facility requiring minimal site improvements	\$270,825.50 in start-up costs including deposit, furnishings and equipment August 2017

<b>LAKE VIEW TERRACE</b> <b>11609 BILTMORE AVE, SYLMAR</b> Serenity Recuperative Care	Recuperative Care 10 beds	Single adults	Interior modifications	\$13,000 to convert bathroom to be ADA compliant April 2018
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