



# County of Los Angeles CHIEF EXECUTIVE OFFICE

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June 21, 2018

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

From: Sachi A. Hamai   
Chief Executive Officer

## **CAPITAL IMPROVEMENTS INTERMEDIARY (CII) REPORT (ITEM NO. 21 AGENDA OF JANUARY 24, 2017)**

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

The next report will be issued in three months and will provide additional information on cost, quality, and outcomes of CII projects, as well as a more detailed description of the CII process where County land or assets are involved.

If you have any questions, please contact Dr. Mark Ghaly at (213) 974-1276 or by email at [mghaly@ceo.lacounty.gov](mailto:mghaly@ceo.lacounty.gov).

SAH:JJ:MG  
CT:wI

Attachment

cc: Executive Office, Board of Supervisors  
County Counsel  
Health Agency  
Public Works

# JUNE 2018 REPORT TO THE BOARD OF SUPERVISORS REGARDING THE USE OF CAPITAL IMPROVEMENTS INTERMEDIARY (CII)

## 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 sixteen on-going projects, four new projects, and fourteen 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.	Supportive Housing TBD	Single adults, youth and families	Interior modifications	TBD
<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 July 2018
<b>1729 CABRILLO, TORRANCE (START-UP)</b> Serenity	Interim Housing 22 beds	Single adults	Start-up / Furnishings	\$103,200 for start-up costs, including rent deposit, computers, furniture, security system, facilities renovations, etc. July 2018
<b>FIG + SLAUSON (5901 AND 5904 S. FIGUEROA ST, LA)</b> Restore Neighborhoods LA, Inc.	Supportive Housing TBD	Single adults, youth and families	Interior modifications	TBD
<b>FIG 100 (350 W. FLORENCE AVE, LOS ANGELES)</b> Restore Neighborhoods LA, Inc.	Supportive 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 96 beds	Single adults	New construction utilizing modular building technology.	\$10,000,000 (est.) Late 2019
<b>OLIVE VIEW MEDICAL</b> TBD	Recuperative Care 48 beds	Single adults	New construction utilizing modular building technology	\$5,000,000 (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

<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 July 2018
<b>903-917 E. 25th St. Los Angeles</b> Second Baptist Church	Permanent Supportive 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>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 July 2018
<b>BUILDING 900 – RECURPERATIVE CARE CENTER (7401 E. IMPERIAL, DOWNEY)</b> Chief Executive Office of Los Angeles	Recuperative Care  50 beds (Phase I)	Individuals and Families	Feasibility study, existing conditions assessment, construction planning review, costs estimation, preliminary scheduling and scope development and related costs	\$186,775  July 2018
<b>SAN FERNANDO ROAD</b> JWCH	Recuperative Care/Enhanced Services  250 – 500 people	Individuals and Families	Feasibility / due diligence / site review for program capability	\$600,000  September 2018

## New Projects

Project Operator/Owner/Partner	Project Type / Est. Capacity	Population Served	Summary of Improvements	Estimated Cost / Est. Completion
<b>1408 MAHATTAN PLACE</b> Manhattan 1408 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.	\$400,000 October 2018
<b>LA COUNTY WELLNESS VILLAGE</b> TBD	TBD	TBD	Project is in preliminary design phase. More info to come as available.	\$12.6 million (estimated) <i>Currently in feasibility analysis phase</i> August 2021
<b>755 – 755 E. 78<sup>TH</sup> 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 July 2018
<b>2100-2102 SOUTH ORANGE</b> Reach for The Top (ODR housing)	Interim Housing 25 beds	Single adults	Interior modifications	\$92,124 in start-up costs including computers, furniture, security system, facilities renovations, etc. July 2018

## Opened Projects

Project Operator/Owner/Partner	Project Type / Est. Capacity	Population Served	Summary of Improvements	Cost / Completion
<b>831 AND 833 E 85<sup>TH</sup> STREET</b> Victory Starts Now	Interim Housing 20 beds	Single adults	Interior modifications	\$10,206.39 in start-up costs including deposit, furnishings and equipment May 2018
<b>LAKE VIEW TERRACE 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 May 2018
<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> Holliday'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. 107<sup>H</sup> 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