

MOTION BY SUPERVISORS SHEILA KUEHL AND
KATHRYN BARGER

November 7, 2018

Sylmar Armory Women's Bridge Housing

The 2018 Los Angeles Point-in-Time Homeless Count found that there were close to 53,000 homeless individuals and family members in the County of Los Angeles (County), of which approximately 39,400 were unsheltered. Of those unsheltered, over 16,000 were female. In 2017, the Los Angeles Homeless Services Authority (LAHSA) Ad Hoc Committee on Women and Homelessness released a report about the unique needs of women experiencing homelessness in the County, which found that high rates of women have experienced physical and sexual violence, human trafficking, poverty, and poor physical and mental health.

The Sylmar Armory is owned by the State of California and is located at 12860 Arroyo Street in the City of Los Angeles and Supervisorial District Three. The site is 5.1 acres and is currently improved by an 11,369-square foot building. The Sylmar Armory has been used by LAHSA for the past several decades as a seasonal winter shelter. During these winter months, the shelter has been operating at capacity, reinforcing the need for increased capacity in the region.

MOTION

Solis _____

Ridley-Thomas _____

Hahn _____

Barger _____

Kuehl _____

On October 3, 2017, the Board of Supervisors (Board) approved the Sylmar Armory Women's Bridge Housing project and directed LAHSA to use Measure H funding available through Strategy E8 to contract with LA Family Housing to operate a year-round bridge housing program for women for up to 85 beds at the Sylmar Armory and to negotiate an agreement with the National Guard for use of the facility for this purpose and include funding for operations, start-up costs, and capital improvements in the contract with LA Family Housing to operate the Sylmar Armory. The Board further directed the Chief Executive Officer (CEO) to work with the County's Sacramento Advocates to pursue legislation that would facilitate the sale of the facility to the County or LAHSA.

On September 23, 2018, the Governor signed into law AB 3251 (Sale of Armories) authorizing the sale of specified armories throughout the State, including the Sylmar Armory. AB 3251 authorizes LAHSA to acquire the Sylmar Armory in 2019, in advance of any opportunity for the general public to purchase the Armory. Prior to the proposed purchase of the Sylmar Armory by LAHSA, LAHSA will enter into a one-year lease of the Sylmar Armory from the State so that renovation of the property and commencement of services can begin as soon as possible. LAHSA will sublease the Sylmar Armory to LA Family Housing to carry out the County-funded renovations, and operate the site as bridge housing, including recuperative care, for homeless women.

LA Family Housing is a 501(c)(3) nonprofit organization that helps people transition out of homelessness and poverty through a continuum of housing enriched with supportive services. In the 35 years since the agency's inception, LA Family Housing has become the largest affordable housing and supportive services provider in

the San Fernando and Santa Clarita Valleys, and a leader among providers in Los Angeles County.

Each year LA Family Housing assists more than 7,200 disadvantaged men, women, and children on the path to overcome homelessness. As part of LA Family Housing's comprehensive service continuum, the agency provides bridge and crisis (interim housing) to approximately 1,000 men, women, and children on a nightly basis at seven owned and leased properties, in addition to numerous service provider and motel partners throughout Los Angeles County. This interim housing intervention provides a critical bridge to permanent housing, allowing the families and individuals served to begin receiving case management and supportive services in a safe and stable environment.

In total, LA Family Housing currently operates 27 properties of bridge housing, permanent supportive housing, and permanently affordable rental housing throughout Los Angeles County. In addition, LA Family Housing has five new apartment properties in development which will come on line in the next two years.

Given its considerable experience, LA Family Housing is uniquely qualified to carry out the Sylmar Armory Women's Bridge Housing project on behalf of the County and LAHSA.

The Sylmar Armory Women's Bridge Housing project will include the lease and operation of the Sylmar Armory as a year-round women's bridge housing site with 85 beds, and renovations that include upgrading the building systems, creation of counseling offices, sleeping areas, a warming kitchen and office space, and installation

of sprinklers, windows, native landscaping, lighted pathways, shade structures, outdoor furniture, and other ancillary exterior improvements.

The total costs of the Sylmar Armory Women's Bridge Housing project are \$7.7 million in one-time costs for renovations and \$1.9 million for annual operations. In 2017, the Board approved \$3.2 million in Measure H Homeless Initiative Strategy E8 (Enhance the Emergency Shelter System) funding for the renovation of the Sylmar Armory. The CEO, DHS and LAHSA have identified an additional \$ 4.5 million from Strategy E8 operating funding allocated for the Sylmar Armory over three fiscal years to cover the remaining cost of the renovations: FY 18-19 \$1.4 million (nine months of operating cost from Strategy E8); FY 19-20 \$1.9 million (one year of operating cost from Strategy E8) and FY 20-21 \$1.2 million (eight months of operating cost from Strategy E8). This motion seeks the Board's approval to transfer FY 2018-19 Strategy E8 operating funds from LAHSA to the Department of Health Services (DHS). The FY 19-20 and FY 20-21 funding will be allocated and expended for renovation costs in FY 18-19, and the Strategy E8 allocations for FY 19-20 and FY 20-21 will be reduced accordingly.

This shift of operating funding to be used for renovation costs is made possible by the commitment by the City of Los Angeles and reimbursement from the Whole Person Care program: (1) City of Los Angeles has committed \$3.7 million of its Homeless Emergency Aid Program funding from the State. The City will transfer said funds to LAHSA to support the operational costs of the Sylmar Armory for 24 months (spread over fiscal years 18-19, 19-20, and 20-21), and (2) Whole Person Care program will reimburse the County for the recuperative care services rendered until December

31, 2020. Of the Whole Person Care reimbursement, \$600,000 will pay for operating costs that would have otherwise been funded by Measure H under Strategy E8 and the remainder will pay for the difference between the cost of a standard bridge housing bed and the cost of a recuperative care bed.

WE, THEREFORE, MOVE that the Board of Supervisors:

1. Find that the proposed Sylmar Armory Women's Bridge Housing project, including the recommended actions below, are exempt from the California Environmental Quality Act (CEQA) because the project includes in-fill development meeting specified conditions, minor alteration, repair, leasing and operation of existing facilities with negligible expansion of use, installation of small new equipment and placement of accessory structures with negligible or no expansion of use. The project is categorically exempt under sections 15332, 15301(a), (d), (f) and (h), 15303(e) and 15311(a) and (b) of the State CEQA Guidelines as well as Classes 1(c),(d),(i) and (j), 3(b) and 11(d) and (f) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, based on the records of the proposed project, it will comply with all applicable regulations and is not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code section 65962.5, or indications that the project may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

2. Find that the Sylmar Armory Women's Bridge Housing project is necessary to meet the social needs of the population of the County pursuant to Government Code section 26227.
3. Approve the attached multi-fund budget adjustment that transfers \$4.38 million from the Measure H Special Revenue Fund budget unit to the Department of Health Services (DHS) for the renovation component of the Sylmar Armory Women's Bridge Housing project and \$80,000 to the CEO for various related costs.
4. Direct the Chief Executive Officer (CEO) to amend the Board approved FY 18-19 Measure H spending plan to reflect:
 - a) The reallocation of \$1.38 million from LAHSA's Measure H Strategy E8 funds to DHS; and
 - b) The transfer of \$3.0 million from the Measure H Special Revenue Fund Commitment for Homeless Programs to DHS.
 - c) The transfer of \$80,000 from the Measure H Special Revenue Fund Commitment for Homeless Programs to CEO.
5. Authorize DHS, either directly or through its Capital Improvement Intermediary, to enter into agreements, as necessary, with approval as to form by County Counsel, to provide funding to LA Family Housing to carry out the renovations of the Sylmar Armory, contingent upon the State leasing the property to LAHSA and LAHSA subleasing the property to LA Family Housing.

October 02, 2018
DEPT NO: 060

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF CHIEF EXECUTIVE OFFICER

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

**FY 2018-19
4 - VOTES**

SOURCES

BA DETAIL - SEE ATTACHMENT PAGE 1

USES

BA DETAIL - SEE ATTACHMENT PAGE 1

SOURCES TOTAL

\$ 8,920,000

USES TOTAL

\$ 8,920,000

JUSTIFICATION

Reflects the following changes: 1) transfer \$1.38 million from Measure H Special Tax Fund - Other Charges to Other Financing Uses; and 2) transfer \$3.08 million from Measure H Special Tax Fund - Committed for Homeless Programs for Future Years to Other Financing Uses for DHS and CEO to fund the Sylmar Armory renovation project.

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

David Seidenfeld
AUTHORIZED SIGNATURE

DAVID SEIDENFELD, MANAGER, CEO

16 BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED) **DEC 18 2018**

Celia Zavala
CELIA ZAVALA
EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR---

- ACTION
- RECOMMENDATION

AUDITOR-CONTROLLER

B.A. NO. 057

BY *Larson*
DATE *Nov. 1, 2018*

APPROVED AS REQUESTED

APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

Matthew McJ...

DATE *NOV. 1, 2018*

COUNTY OF LOS ANGELES
MID-YEAR BUDGET ADJUSTMENT
 Measure H Special Fund

	FY 2018-19 4 - VOTES		
SOURCES		USES	
HOMELESS AND HOUSING - MEASURE H SPECIAL TAX FUND GQ8-CB-5500-41183 OTHER CHARGES DECREASE APPROPRIATION	1,380,000	HOMELESS AND HOUSING - MEASURE H SPECIAL TAX FUND GQ8-CB-6100-41183 OTHER FINANCING USES INCREASE APPROPRIATION	4,460,000
HOMELESS AND HOUSING - MEASURE H SPECIAL TAX FUND GQ8-3075 COMMITTED FOR HOMELESS PROGRAMS DECREASE OBLIGATED FUND BALANCE	3,080,000	HEALTH SERVICES - HEALTH SERVICES ADMINISTRATION A01-HS-2000-20000 SERVICES & SUPPLIES INCREASE APPROPRIATION	4,380,000
HEALTH SERVICES - HEALTH SERVICES ADMINISTRATION A01-HS-96-9918-20000 OPERATING TRANSFERS IN - MEASURE H INCREASE REVENUE	4,380,000	CHIEF EXECUTIVE OFFICER A01-AO-2000-10100 SERVICES & SUPPLIES INCREASE APPROPRIATION	80,000
CHIEF EXECUTIVE OFFICER A01-AO-96-9918-10100 OPERATING TRANSFERS IN - MEASURE H INCREASE REVENUE	80,000		
SOURCES TOTAL	\$ 8,920,000	USES TOTAL	\$ 8,920,000

ADOPTED
 BOARD OF SUPERVISORS
 COUNTY OF LOS ANGELES

16

DEC 18 2018

Celia Zavala
 CELIA ZAVALA
 EXECUTIVE OFFICER

Lafam 11/1/18

BA#057