

MOTION BY SUPERVISOR HILDA L. SOLIS

May 14, 2019

Interim Housing at 2817 South Hope Street

The 2018 Greater Los Angeles Homeless Count found approximately 53,000 people experiencing homelessness in the County of Los Angeles (County), and roughly 74 percent of those individuals, 39,400, were unsheltered. Of those unsheltered, nearly 10,000 were in the First Supervisorial District. Homelessness is an urgent problem that presents an imminent threat to life, health, and property of those affected, and therefore requires and demands immediate action. That is why in April 2018, the City of Los Angeles declared an emergency shelter crisis, and in October 2018, the Los Angeles County Board of Supervisors (Board) declared a shelter crisis in the unincorporated areas of the County. In an effort to respond to the need for shelter in the First Supervisorial District and throughout the County, the County has partnered with the City of Los Angeles (City) to explore building bridge housing on City-owned or County-owned property where it is feasible to do so.

The County owns a healthcare facility, located at 2829 South Grand Avenue in City of Los Angeles Council District 9, which has a long history of providing health services to the local community. The facility was founded as a Methodist Hospital in 1910, and in 1979, it was renamed the H. Claude Hudson Comprehensive Health Center (Health Center), after the prominent civil rights leader and businessman. An adjacent parking lot at 2817 South Hope Street (Hope Street Site) currently serves as

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one of four parking lots for the Health Center.

The County, in collaboration with the City of Los Angeles (City), has determined that this Hope Street Site is suitable for the placement of a temporary interim housing structure with beds for up to 100 individuals. The County and the City, in partnership with United Way's Everyone In Campaign, have conducted outreach to the local residents, community-based organizations, and other stakeholders to discuss and answer questions regarding homelessness, interim housing solutions, and the proposed project. The interim housing project would operate as interim housing for up to three years and provide personal hygiene, storage for belongings, meal services, case management, and supportive services for 100 men and women experiencing homelessness in the surrounding area. The project site totals approximately 28,284 square feet, including a new single-story, up to 10,800 square-foot, modular tent structure. The proposed project would include a hygiene trailer, administration trailer, outdoor covered dining area, storage bin area, elevated deck area, trellis-covered walkways, food preparation and serving area, outdoor pet area, stairs, ramps, fencing, gates, and general open space with some landscaping.

The County and City have also identified Volunteers of America Los Angeles (VOALA) and St. John's Well Child and Family Center (St. John's), as the service providers to operate the site. VOALA and St. John's are non-profit service providers offering specialized programs and support services for people experiencing homelessness.

On April 12, 2019, the City approved funding to develop an interim housing facility at the Hope Street Site and directed City staff to negotiate a three-year lease agreement with the County. Moreover, the County and City will work to identify funds for interim housing operations at this Hope Street Site, including, but not limited to, Measure H funding. The County is prepared to enter into a three-year lease agreement with the City in order for the City to begin constructing a temporary interim housing structure at the Hope Street Site.

I, THEREFORE, MOVE that the Board of Supervisors

1. Find that the proposed interim housing project, including the recommended actions below, is exempt from the California

Environmental Quality Act (CEQA) for the reasons identified in this Motion as well as the record of the project because it consists of a specific action necessary to prevent or mitigate an emergency, includes in-fill development meeting specified conditions, minor alteration of land and placement of accessory structures. The project is categorically exempt under Sections 15304(a), (b) and (e), 15311 and 15332 of the State CEQA Guidelines as well as Classes 4(a) and (f) and 11 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The project is also statutorily exempt from CEQA under Public Resources Code section 21080(b)(4) and Section 15269(c) of the State CEQA Guidelines since the project consists of a specific action to prevent or mitigate an emergency. 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. Upon the Board's approval of the recommended actions, the Department of Public Works will file a Notice of Exemption with the County Clerk in accordance with section 21152 of the California Public Resources Code.

I FURTHER MOVE, that the Board of Supervisors, pursuant to Government Code Section 26227:

2. Find that the Hope Street Site is not currently needed for County purposes as a parking lot;
3. Find that the use of the Hope Street Site for a year-round interim housing project, with services to be provided by VOALA and St. John's, the City's selected service providers, will meet the social needs of the population of the County;

4. Authorize the CEO or her designee to negotiate a gratis lease with the City of Los Angeles for a three-year term, approved as to form by County Counsel, with any term renewals to be approved by the CEO or her designee prior to extending the term;
5. Authorize the CEO or her designee to negotiate and execute other ancillary documentation, approved as to form by County Counsel, necessary to effectuate the lease and the construction of the interim housing project.
6. Instruct the Director of Public Works or his designee to oversee construction of the bridge housing project on behalf of the County.

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HLS: jv