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Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

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"To Enrich Lives Through Effective And Caring Service"

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December 17, 2019

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

3-D December 17, 2019

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

The Honorable Board of Commissioners
Los Angeles County Development
Authority
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

CELIA ZAVALA
EXECUTIVE OFFICER

Dear Supervisors:

**PROPOSED FUTURE PHASE OF RESTORATIVE CARE VILLAGE PROJECTS
AT LAC+USC MEDICAL CENTER
ESTABLISH VARIOUS CAPITAL PROJECTS
SPECS. 7690; CAPITAL PROJECT NO. 69928
SPECS. 7691; CAPITAL PROJECT NO. 69929
SPECS. 7692; CAPITAL PROJECT NO. 69930
(SUPERVISORIAL DISTRICT 1)
(3 VOTES)**

SUBJECT

Approval of these actions will establish the proposed Mental Health Outpatient Center, Mental Health Urgent Care Center, Recovery and Respite Centers, and Permanent Supportive Housing projects at LAC+USC Medical Center.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the recommendations below are not a project under the California Environmental Quality Act for the reasons stated in this letter and in the record of the proposed activities.

2. Establish Capital Project No. 69928 for the proposed LAC+USC Medical Center Mental Health Outpatient Center.
3. Establish Capital Project No. 69929 for the proposed LAC+USC Medical Center Mental Health Urgent Care Center.
4. Establish Capital Project No. 69930 for the proposed LAC+USC Medical Center Recovery and Respite Center.
5. Direct the Chief Executive Office, Departments of Health Services, Mental Health, Public Health, and Public Works to work with the Los Angeles County Development Authority to develop a Request for Proposal for a proposed Permanent Supportive Housing component of the Restorative Care Village.
6. Delegate authority to the Los Angeles County Development Authority to act on behalf of the County to issue a solicitation for the proposed development of Permanent Supportive Housing at the Restorative Care Village and return to the Board to recommend a selected developer.

IT IS RECOMMENDED THAT THE BOARD ALSO ACTING AS THE BOARD OF COMMISSIONERS

1. Find that the recommendations below are not a project under the California Environmental Quality Act for the reasons stated in this letter and in the record of the proposed activities.
2. Accept delegation of the Los Angeles County Development Authority to act on behalf of the County for development of a proposed Permanent Supportive Housing component for the Restorative Care Village.
3. Authorize the Los Angeles County Development Authority to serve as the agent of the County and authorize the Executive Director, or her designee, to issue a solicitation for proposed development of Permanent Supportive Housing for the Restorative Care Village.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find that they are not a project under the California Environmental Quality Act (CEQA); and will establish the proposed LAC+USC Medical Center Mental Health Outpatient Center, Mental Health Urgent Care Center, Recovery and Respite Center projects, as well as direct County departments to develop plans for a possible future Permanent Supportive Housing component at the LAC+USC Medical Center Campus.

PROJECTS BACKGROUND AND DESCRIPTIONS

On October 31, 2017, the Board approved a motion directing the Chief Executive Office (CEO), Departments of Health Services (DHS), Mental Health (DMH), and Public Health (DPH), in consultation with the Department of Public Works (DPW), to complete a report to site and phase various components of a proposed Restorative Care Village within the LAC+USC Medical Center. The completed report described the locations for the various proposed Restorative Care Village facilities and the phasing of the proposed projects. In December 2018, the Board certified the Addendum for the Final Environmental Impact Report to include the proposed Recuperative Care Center and the Residential Treatment Programs.

On November 12, 2019, the Board approved the Phase I of the Restorative Care Village projects and awarded the design-build contract. Phase I of the Restorative Care Village consists of a 96-bed Recuperative Care Center and four 16-bed Residential Mental Health Treatment Program Centers. Design of the Phase I of the Restorative Care Village is underway.

The recommended actions will establish proposed capital projects for the proposed Phase II of the Restorative Care Village and authorize DPW to work with the CEO and the Health Departments (DHS, DMH, and DPH) to complete the needs assessment, feasibility analysis, site investigations, and cost estimates required to develop project budgets and schedule for these proposed projects.

MENTAL HEALTH OUTPATIENT CENTER

The proposed Mental Health Outpatient Center (MHOC) would be managed by DMH and would provide an array of outpatient mental health and supportive services for clients who live with serious mental illness. The Recovery Model is the framework for all adult services provided and is based on the belief that adults diagnosed with a mental illness can lead productive lives by seeking and maintaining meaningful relationships through employment, education, or volunteer work, and participating fully in their community.

The MHOC would provide access to care for patients on the rest of the LAC+USC Medical Center and the surrounding communities, as well as those receiving care in the Recuperative Care and Residential Mental Health Treatment Program.

MENTAL HEALTH URGENT CARE CENTER

The proposed Mental Health Urgent Care Center (MHUCC) would be overseen by DMH and would be relocated from its current location on Marengo Street and is proposed to be developed adjacent to the proposed Recovery and Respite Center. The MHUCC enables rapid intake from law enforcement and paramedics of patients who are deemed to have possible psychiatric disorders and would also receive patients from hospital emergency departments once medical conditions are treated or ruled out. Patients who are dropped off at the MHUCC and do not stabilize within 24 hours are transferred to the Psychiatric Emergency Department for evaluation and possible admission to the hospital.

RECOVERY AND RESPITE CENTER

The proposed Recovery and Respite Center (RRC) would be operated by DPH. It would provide temporary shelter to individuals who are actively inebriated due to alcohol and drugs and/or withdrawing from acute intoxication and/or ingestion of alcohol or drugs, while they await referral and placement into the next appropriate phase of care.

The RRC would accept direct drop offs by law enforcement and emergency department personnel, bypassing the need to take intoxicated patients to the emergency department or jail. This would help to decompress the emergency room and alleviate the need for law enforcement and paramedics from having to wait for prolonged periods to admit patients.

PERMANENT SUPPORTIVE HOUSING

Although we are currently not establishing Permanent Supportive Housing (PSH) as a capital project, it is a proposed component of the Restorative Care Village which will be part of a separate feasibility study. PSH is proposed to be located across from the Rand Schrader building on Mission Road.

Plans are underway to demolish the vacant buildings at this site. PSH is proposed to enable step-down from acute care, as well as entry of residents from other referral sources throughout the County. PSH is affordable housing in an environment with supportive services to help individuals and families reintegrate into society and lead stable lives. Supportive housing links housing with support services intended to help maintain a permanent housing situation by providing social support, job training, and other wellness services to maintain a stable living situation.

The program may include the future home of the Wellness Center as well as support services such as Workforce Development, Aging and Community Services. We will return to the Board to finalize the various programs with the proposed PSH.

The Los Angeles County Development Authority (LACDA) administers a portion of the County's Affordable Housing Funds, as well as other funding sources, through its Notice of Funding Availability (NOFA) process. Funds allocated through the NOFA assist in the creation of affordable multi-family rental housing projects that house homeless and other special needs populations in the County. A project that seeks to create PSH for qualifying special needs populations could be eligible for both capital financing and rental assistance through the LACDA's NOFA. As such, the LACDA should issue the solicitation for the proposed PSH project on behalf of the County.

DHS administers the Measure H-funded Homeless Initiative Strategy D7 – Services and Rental Subsidies for PSH. DHS will provide Intensive Case Management Services (ICMS) to the PSH project subject to the availability of D7 funding. Specifically, DHS would enter into a work order with an approved ICMS provider who will provide onsite supportive services including outreach and engagement; case management with on-going monitoring and follow-up; linkage to health, mental health, and substance use disorder services; assistance with benefits establishment; assistance with life skills, job skills, and educational and volunteer opportunities; crisis intervention, etc. ICMS providers provide “whatever it takes” wraparound services to assist clients in regaining stability and improved health. DHS partners with DMH and DPH to ensure clients in PSH have access to specialty mental health services and assessment and linkage to substance use disorder services.

SITING/LOCATION OF THE PROPOSED PROGRAMS

On February 13, 2018 and June 14, 2018, the CEO and Health Departments (DHS, DMH, and DPH) provided reports regarding the assessments on Countywide opportunities to support integrated services, including the Restorative Care Village at the LAC+USC Medical Center Campus. The February report noted that there are land opportunities at the northwest portion of the LAC+USC Campus. There are three unoccupied laboratory buildings on the corner of Mission Road and Griffin Avenue. The current plan is to demolish the three existing laboratory buildings on the triangular lot to make available space for the proposed PSH. Additionally, the parking lot at the School of Nursing could potentially provide space for the Mental Health Outpatient, Urgent Care, and Recovery and Respite Center. A surface parking lot is planned upon completion of the demolition of the Women's and Children's Hospital. This temporary parking lot will provide for parking spaces displaced at the School of Nursing until final plans are developed for this strategically located corner lot.

FEASIBILITY STUDY

The feasibility study will include a needs assessment, verification of the proposed program, and options for locating and configuring the proposed buildings. The current cost to complete this feasibility study, including the cost to manage the process, is estimated at \$300,000. DPW intends to use an on-call consultant under the Board-approved delegated authority to provide a needs assessment and feasibility analysis to determine size, scope and location of the proposed programs.

Implementation of Strategic Plan Goals

Adoption of these recommendations support the County Strategic Plan: Strategy II.2 – Support the Wellness of our Communities; Strategy III.3 – Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability; and Objective III.3.2 – Manage and Maximize County Assets. The recommended actions help to achieve these goals by using existing land that will provide centralized services for comprehensive and seamless services to the residents of the County seeking health care assistance.

FISCAL IMPACT/FINANCING

Upon returning to the Board with the findings of the needs assessment and feasibility analysis, we will report back with estimated operating costs and potential funding options.

The Health Departments (DHS, DMH, and DPH) are pursuing various new funding streams as well as funding sources through the NOFA process administered by LACDA.

The estimated cost of \$300,000 for the feasibility study will be funded within departmental resources by DMH and DPH.

There is no net County cost impact.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Not required for the proposed recommendations.

ENVIRONMENTAL DOCUMENTATION

The recommended actions for the County, to establish various capital projects and directing County Departments to work with LACDA for plans for a possible PSH on the campus of LAC+USC Medical Center are not subject to CEQA since they are excluded from the definition of a project pursuant to Section 21065 of the California Public Resources Code and Section 15378 (b)(4) and (5) of the State CEQA Guidelines. The proposed actions are organizational or administrative activity of government that will not result in direct or indirect changes to the environment and involve creation of government funding mechanism, which do not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment.

Prior to commencing any activities that would be considered a project under CEQA, DPW will return to the Board with appropriate CEQA and project approval recommendations.

The recommended actions for LACDA, to accept delegation to act on behalf of the County for the proposed development of PSH at the Restorative Care Village and authorization to serve as an agent of the County to issue a solicitation for a proposed project are not subject to CEQA since they are excluded from the definition of a project pursuant to Section 21065 of the California Public Resources Code and Section 15378 (b)(4) and (5) of the State CEQA Guidelines. The proposed actions are organizational or administrative activity of government that will not result in direct or indirect changes to the environment and involve creation of government funding mechanism, which do not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment.

Upon the Board's approval of the recommended actions, DPW and LACDA will file Notices of Exemption with the County Clerk in accordance with Section 21152 of the Public Resources Code.

CONTRACTING PROCESS

DPW will be using an as-needed consultant under the Board approved delegated authority to provide a needs assessment and feasibility analysis to determine size, scope and location of the programs.

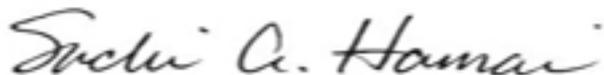
IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions is not expected to have an adverse impact on current County services or projects.

CONCLUSION

Please return seven adopted copies of this letter to the Chief Executive Office, Capital Programs Division, Room 754.

Respectfully submitted,



SACHI A. HAMAI
Chief Executive Officer

SAH:FAD:DPH
AMA:HC:ns

- c: Executive Office, Board of Supervisors
County Counsel
Health Agency
Health Services
Los Angeles County Development Authority
Mental Health
Public Health
Public Works