

MOTION BY SUPERVISOR HILDA L. SOLIS

September 29, 2020

Innovative and Rapid Rehousing to Alleviate Homelessness in Los Angeles County (4-VOTES)

The 2020 Greater Los Angeles Homeless Count found nearly 66,436 people experiencing homelessness in the County of Los Angeles (County). This was a 12.7% rise over last year’s point-in-time count, and before the COVID-19 pandemic impacted individuals and families across the County. The effects of the pandemic are far reaching, exacerbating the homelessness crisis and disproportionately impacting minority communities.

On March 4, 2020, the County of Los Angeles Health Officer issued a Declaration of a Public Health Emergency and the Chair of this Board issued a Proclamation of a Local Emergency due to the introduction of COVID-19 cases in the County, which was ratified by this Board on that same date. Also, on March 4, 2020, California Governor Gavin Newsom issued a Proclamation of a State of Emergency that, among other things, suspended, in certain respects, applicable provisions of the Government Code and the Public Contract Code, including those related to competitive bidding requirements to the extent necessary to address the effects of COVID-19.

MOTION

Solis	_____
Ridley-Thomas	_____
Kuehl	_____
Hahn	_____
Barger	_____

Since Governor Newsom's declaration of a State of Emergency in March 2020 over the rise in COVID-19 cases, the County has dedicated effort and resources to secure housing for the County's most vulnerable. Individuals experiencing homelessness are at greater risk of community spread, and more likely to be significantly impacted from COVID-19. In April 2020, the County began the Project Roomkey initiative, a coordinated effort to secure hotel and motel rooms for people experiencing homelessness who are at high-risk for hospitalizations if they contract COVID-19. Those identified as high risk include individuals over 65 years, and/or those suffering from underlying health conditions.

On August 4, 2020, the Board approved an appropriation adjustment of \$37,000,000 from the CARES Act Coronavirus Relief Fund (CRF) to fund the Vignes Permanent Supportive Housing, Capital Project No. 69912 under Capital Assets – Buildings and Improvements to provide permanent supportive housing due to the Shelter Crisis and the COVID-19 Public Health Emergency. The Vignes site was previously identified in December 2019 as potentially suitable for development of permanent and/or interim housing, as the location is near major transportation hubs and services. Utilizing this site to provide emergency interim housing in response to COVID-19 is appropriate to ensure the proper supports are provided for individuals experiencing homelessness and transitioning into stable housing, jobs, and the community.

Background and Proposed Project

In 2018, the County acquired the Vignes site, a property located at 1060 N. Vignes Street, Los Angeles, in the Chinatown area in close proximity to Union Station. The proposed Vignes Street Housing Project (Project) will provide shelter/housing using prefabricated modular shipping containers to expedite the construction. The proposed Project will be located on the four-acre site and will provide approximately 232 units with private bathrooms in approximately 60,500 square feet; a 6,000 square foot modular building that will include kitchen, dining, and administration spaces for the shelter service provider; a small parking area for staff members and overflow parking for the residents; and soil removal as necessary. Landscaped courtyards and other amenities for outdoor activities will be provided. The proposed Project will require site preparation and utility work.

A shelter service provider will provide effective bridge programming at the facility, linking individuals to long-term housing solutions and gainful employment opportunities. This facility will provide much needed shelter services during the COVID-19 Public Health Emergency to the vulnerable population, provide critical bridge housing resources to assist individuals to permanently exit the cycle of homelessness and prevent and mitigate the emergency by protecting life, health and property.

I, THEREFORE MOVE, THAT THE BOARD OF SUPERVISORS:

1. Find the proposed Project and related actions statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 21080(b)(4) of the California Public Resources Code and Section 15269(c) of the State CEQA

Guidelines, which exempt specific actions necessary to prevent or mitigate an emergency; further find that the recommended actions are categorically exempt from CEQA pursuant to Section 15332 of the State CEQA Guidelines; Sections 15301(a) and (h); 15303(d) and (e); 15304(a) (b) and (f); and 15311(b) of the State CEQA Guidelines and Classes 1(d) ,(j), (n) and (r), 3(a) and (b), 4(a), (c) and (k) and 11(f) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, which are applicable to in-fill development, repair, leasing, licensing and minor alteration to existing facilities, minor alterations to land, accessory structures, including temporary use items; and the proposed activity also meets the definition of a by-right Low Barrier Navigation Center Development pursuant to Section 65662 (AB 101) of the Government Code and is exempt under Public Resources Code Section 21080.27. In addition, based on the proposed project records, it will comply with all applicable regulations, and it 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 it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable. Upon approval of the recommended actions, the CEO will file a Notice of Exemption with the County Clerk pursuant to Section 21152 of the California Public Resources Code;

2. Approve the Vignes Street Housing Project;
3. Designate the 1060 N. Vignes Street site as a County public facility to be

occupied by persons experiencing homelessness in the City of Los Angeles area for emergency housing;

4. Find that there is an emergency need to address the effects of COVID-19 on the current homeless population of the County through the construction of an emergency shelter located at the Vignes site which, pursuant to this Board's March 4, 2020 Proclamation of a Local Emergency due to the introduction of COVID-19 cases and the Governor's March 4, 2020 Proclamation of a State of Emergency and pursuant to Public Contract Code section 22050, will not permit a delay resulting from a competitive solicitation for bids, and that the action is necessary to respond to the emergency;
5. Authorize the Director of Public Works, or his designee, under the March 4, 2020 Proclamation of a Local Emergency due to COVID-19, to bypass competitive bidding and execute design and construction contracts with NAC Architecture and Bernards Construction as Architect and General Contractor, respectively, for design and construction to deliver the agreed portions of the proposed Vignes Street Housing Project;
6. Authorize the Director of Public Works, or his designee, under the March 4, 2020 Proclamation of a Local Emergency due to COVID-19, to bypass competitive bidding and execute design and construction contracts with Connest, LLC, a joint venture with United Engineering and Construction, Inc., for design and construction to deliver the agreed portions of the proposed Vignes Street Housing Project;
7. Establish and approve the proposed Vignes Street Housing Project, previously

known as the Vignes Permanent Supportive Housing project, Capital Project No. 69912;

8. Direct the Acting Chief Executive Officer (CEO), or her designee, to amend Attachment II of the Board's approved Interim Housing Capital Funding Pool (IHCFP) allocation plan adopted on December 18, 2018, to include the Vignes Street Housing Project on the list of proposed First District projects for funding through the IHCFP;
9. Approve an appropriation adjustment in the amount of \$11,000,000, which transfers \$6,000,000 from the IHCFP available for use by the First District, to the Vignes Street Housing Project, Capital Project No. 69912, and increase in Federal COVID-19 Grant Funding in the amount of \$5,000,000, to fully fund the proposed Project;
10. Approve the total project budget of \$48,000,000 for the Vignes Street Housing Project, Capital Project No. 69912, funded by \$42,000,000 in CARES Act CRF funding and \$6,000,000 from the Interim Housing Capital Funding Pool available for use by the First District;
11. Authorize and direct the Acting CEO, or her designee, to negotiate and execute any other ancillary documentation, approved as to form by County Counsel, necessary to effectuate the agreement(s) referenced above, and to take any other actions necessary and appropriate to implement and effectuate such agreement(s);
12. Authorize the Acting CEO, or her designee, as necessary, to negotiate and execute an agreement with the City of Los Angeles to fund the operating costs

for up to \$55 per bed, per day, for any interim housing at 1060 N. Vignes through June 2025, and specify in such agreement that the interim housing at 1060 N. Vignes shall count as “new beds” within the meaning of the binding term sheet for the partial settlement of the Alliance lawsuit (“freeway settlement”);

13. Authorize the Acting CEO, or her designee, to take any other actions consistent with and/or necessary for the implementation of the foregoing actions.

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September 29, 2020

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 HER RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFORE

FY 2020-21

4 - VOTES

SOURCES

USES

VARIOUS CAPITAL PROJECTS
VIGNES STREET HOUSING PROJECT
A01-CP-90-90W7-65099-69912
FEDERAL-COVID-19 GRANT/CAP PROJ
INCREASE REVENUE

5,000,000

VARIOUS CAPITAL PROJECTS
VIGNES STREET HOUSING PROJECT
A01-CP-6014-65099-69912
CAPITAL ASSETS - B & I
INCREASE APPROPRIATION

11,000,000

HEALTH SERVICES - HEALTH SERVICES ADMINISTRATION
A01-HS-5500-20000
OTHER CHARGES
DECREASE APPROPRIATION

6,000,000

SOURCES TOTAL

\$ 11,000,000

USES TOTAL

\$ 11,000,000

JUSTIFICATION

Reflects the transfer of appropriation from the Interim Housing Capital Funding Pool (IHCFP), and an increase in revenue from the Federal COVID-19 CRF grant program, to fully fund the Vignes Street Housing Project, Capital Project No. 69912.

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

57-A

SEP 29 2020

AUTHORIZED SIGNATURE

JAMES YUN, MANAGER, CEO

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

CELIA ZAVALA
EXECUTIVE OFFICER

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR---

ACTION

RECOMMENDATION

AUDITOR-CONTROLLER

BY

B.A. NO. **056**

DATE

Sept. 25, 2020

APPROVED AS REQUESTED

APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY

DATE

September 25, 20