

MOTION BY SUPERVISOR HILDA L. SOLIS

March 23, 2021

Hilda L. Solis Care First Village License Agreement

In December 2019, the County of Los Angeles (County) owned real property located at 1060 North Vignes Street in Downtown Los Angeles, and the County identified this property as potentially suitable for development of permanent or interim housing, as the location is near Union Station – a major transportation hub – and near other important services for vulnerable individuals. On September 29, 2020, the Board approved the Vignes Street Interim Housing project and found it exempt from the California Environmental Quality Act (CEQA). In October 2020, the County broke ground on the Vignes Street Housing Project, which on March 9, 2021 was renamed the Hilda L. Solis Care First Village. The Hilda L. Solis Care First Village marks a major milestone in creating a large number of housing units utilizing innovative construction methods, on an accelerated timeline, to support the County’s most vulnerable population during the COVID-19 Public Health Emergency. Construction of the Hilda L. Solis Care First Village has progressed rapidly and is expected to be substantially completed at the end of March 2021.

Pursuant to the County Board of Supervisors’ (Board) directives, the County

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collaborated with the Los Angeles Homeless Services Authority (LAHSA) and homeless services providers to prepare the Hilda L. Solis Care First Village to provide much needed shelter to a most vulnerable population during the COVID-19 Public Health Emergency, provide critical bridge housing resources to assist individuals to permanently exit the cycle of homelessness, and to mitigate the COVID-19 emergency by protecting life, health, and property. The Weingart Center Association, a non-profit public benefit corporation (Weingart) and a homeless and housing service agency, has agreed to license the property from the County in order to manage and provide direct supportive services to residents of the Hilda L. Solis Care First Village. Weingart's obligations shall include but are not limited to shelter management, problem solving, case management, and effective bridge programming. Weingart has been working collaboratively with the County and its partners on operational planning of the Hilda L. Solis Care First Village, which will include security and safety features for both residents and staff as well as ensure the proper supports and services for the residents.

The Hilda L. Solis Care First Village, Capital Project No. 69912, has a Board approved budget of \$57,000,000, of which \$51,000,000 is CARES Act CRF funding and \$6,000,000 is net County cost from the Interim Housing Capital Funding Pool available to the First District. The Hilda L. Solis Care First Village will provide 232 units with private bathrooms within a campus-like setting and is anticipated to open in April 2021.

I, THEREFORE, MOVE that the Board of Supervisors:

1. Find the Hilda L. Solis Care First Village (previously approved as the Vignes Street Interim Housing Project) and currently proposed related actions, including the

proposed License Agreement, is within the scope of the Board's previous finding(s) of exemption on September 29, 2020 which determined the project to be exempt from CEQA under Section 21080(b)(4) of the California Public Resources Code and Section 15269(c) of the State CEQA Guidelines, as well as State CEQA Guidelines Sections 15301 (a) and (h), 15303 (d) and (e), 15304(a), (b) and (f) and 15311(b) and Classes 1(d), (j), (n) and (r), 3(a) and (b) 4(a), (c) and (k) and 11(f) of the County's Environment Document Reporting Procedures and Guidelines, Appendix G and that none of the exceptions included in Section 15300.2 of the State CEQA Guidelines are applicable, as previously determined by the Board. Additionally find that the proposed License Agreement is also exempt under Public Resources Code Section 21080.27(b)(2) as an action by an eligible public agency to lease land in furtherance of providing emergency shelters or supportive housing in the City of Los Angeles. Upon approval of the recommended actions, the Chief Executive Office will file a Notice of Exemption with the County Clerk pursuant to Section 21152 of the California Public Resources Code;

2. Direct the Chief Executive Office to work with the Department of Public Health, Fire Department, Department of Public Works, County Counsel, and other pertinent County departments to ensure readiness for operation of the Hilda L. Solis Care First Village, pursuant to Government Code Section 8698 et seq; and
3. Find that the County property located at 1060 North Vignes Street, Los Angeles is not currently needed for County purposes;
4. Designate the Hilda L. Solis Care First Village an additional County public facility to be temporarily occupied by people experiencing homelessness during the

COVID-19 Public Health Emergency to protect this vulnerable population;

5. Find pursuant to Government Code Section 26227, that the License Agreement between the County and Weingart Center, and program services to be provided by the Weingart Center at the property, are necessary to meet the social needs of the County and the general public, and serve a public purpose;
6. Delegate and authorize the Chief Executive Officer, or her designee, to negotiate and execute a License Agreement between the County and Weingart, for a fifteen month term, approved as to form by County Counsel; to execute any other ancillary documentation deemed necessary; and to take any other actions consistent with and/or necessary for the implementation of the foregoing actions.

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