COMMUNITY DEVELOPMENT COMMISSION
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Executive Director

February 12, 2008

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

Dear Commissioners:

APPROVAL OF FUNDS FOR ACQUISITION AND STRUCTURAL REHABILITATION COSTS FOR WHITTIER AREA FIRST DAY COALITION, INC. IN THE CITY OF WHITTIER (4)
(3 Vote)

IT IS RECOMMENDED THAT YOUR BOARD:

1. Acting as a Responsible Agency, review and consider the conclusions reached by the City of Whittier, as Lead Agency, for the acquisition and structural rehabilitation costs for the Keeping Families Together Project at 7916-20 Newlin Avenue in Whittier, and find that this project is exempt from the provisions of the California Environmental Quality Act (CEQA), as described herein, because the project will not have the potential for causing a significant effect on the environment

2. Authorize the Executive Director of the Community Development Commission (Commission) to execute all required documents necessary to transfer a total amount of up to $1,000,000 in County General Funds (CGF) to the Commission for Whittier Area First Day Coalition (First Day), to fund acquisition and structural rehabilitation costs for the property housing the Keeping Families Together Project located at 7916-20 Newlin Ave., in the City of Whittier (the Property).

3. Authorize the Commission, upon transfer of funds from the Chief Executive Office (CEO), to incorporate up to $1,000,000 in CGF, as needed, into the Commission's approved budget.

4. Authorize the Executive Director to draft and execute a Grant Agreement with First Day in a total amount of up to $1,000,000 in CGF allocated to the Fourth Supervisorial District to be effective following receipt of CGF from the CEO, approval of the Grant Agreement as to form by County Counsel, and execution by all parties.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS:

The purpose of the recommended actions is to authorize the Commission to enter into a Grant Agreement with First Day for the use of CGF allocated to the Fourth Supervisorial District, up to $1,000,000, to fund acquisition and structural rehabilitation costs of the Property, which will then be granted to First Day to provide transitional housing and services to homeless families at the Keeping Families Together Project located at 7916-20 Newlin Ave. in the City of Whittier.

FISCAL IMPACT/FINANCING:

The actions described herein will be funded with a portion of the $20,000,000 in CGF approved by the Board of Supervisors on June 20, 2005, to fund the construction and/or renovation of year-round emergency shelters and enhancements to the homeless support system.

On November 22, 2005, the Board of Supervisors approved allocating $3,600,000 in CGF to each Supervisorial District, with a ten percent administrative fee in the total amount of $2,000,000 reserved for the Commission.

The proposed grant of funds from the Commission to First Day includes a total of $1,000,000 in Fourth District CGF, for acquisition and structural rehabilitation of the Property. The Property is comprised of one three-bedroom house and two one-bedroom units which will provide 13 beds for homeless families in Whittier.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

On June 20, 2005, in order to address the large numbers of homeless individuals and families and the corresponding critical shortage of beds in Los Angeles County, the Board of Supervisors approved an allocation of $20,000,000 for the construction and/or renovation of year-round emergency shelters and enhancements to the homeless support system.

On November 22, 2005, the Board of Supervisors directed the Commission to administer the funding and oversee all of the projects. The Board also instituted a method by which each Board Office selects recipients of CGF based on agency

experience and the need for homeless services in the community, among other considerations.

The proposed grant of funds from the Commission to First Day totals $1,000,000 in CGF allocated to the Fourth Supervisorial District. The Commission will draft and execute a Grant Agreement with First Day to fund property acquisition and structural rehabilitation costs. The Keeping Families Together Project will provide transitional housing for homeless families, in addition to a range of supportive services including: stabilization, education, employment, after-care and follow-up. The provision of CGF funds will permit First Day to provide 13 beds for homeless families in the City of Whittier.

A complete description of First Day's Keeping Families Together Project is provided as Attachment A.

ENVIRONMENTAL DOCUMENTATION:

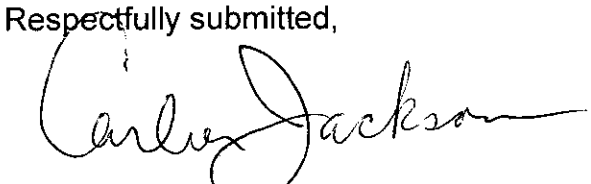
The City of Whittier, as Lead Agency, has determined that this project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15301 because it involves negligible or no expansion of use beyond what currently exists and does not have the potential for causing a significant effect on the environment.

As a Responsible Agency, and in accordance with the requirements of CEQA, the Commission has reviewed and considered the findings made by the City of Whittier for this project and determined that the project does not have the potential for causing a significant effect on the environment.

IMPACT ON CURRENT PROJECTS:

Approval of these actions will allow for an increase in transitional housing and services available for homeless families in the County.

Respectfully submitted,



CARLOS JACKSON
Executive Director

Attachments: 1

ATTACHMENT A
WHITTIER AREA FIRST DAY COALITION
FAMILIES TOGETHER TRANSITIONAL HOUSING PROJECT

Whittier Area First Day Coalition (First Day) is a California Nonprofit Corporation. The vision of First Day is "A Healthy, Safe and Vibrant Whittier Community." The Mission of First Day is "to help the homeless and at-risk individuals and families transition toward self-sufficiency."

First Day's Social Service Program will assess families and evaluate their needs. Following assessment families will be referred to an appropriate program. First Day has over 56 participating community partners within the Whittier area.

The Social Service Program Housing committee will refer eligible families to First Day's housing program. In order to qualify for First Day's housing program families must meet the U.S. Department of Housing and Urban Development's definition of "Very Low Income." Further, parolees, as defined under California Penal Code Section 1192.7(c), and Megan's law registered offenders will not be permitted to participate in the program. The maximum stay in the program is 24 months. A waiting list will be established for all referred clients who meet the minimum criteria.

Residents will receive off-site social services and case management including: stabilization, education, training and employment, permanent housing, aftercare, and follow-up. Homeless families will receive transitional housing and intensive in-house case management services for up to two years. First Day will also provide linkages and referrals to medical, dental, mental health and addiction services. The Social Service Program will also provide bus tokens and gas vouchers and assist program participants with obtaining birth certificates, California driver's licenses or identification cards. Families will be able to access primary health care and education through First Day's partnership with Presbyterian Hospital.

The transitional housing project for homeless families is located at 7916-20 Newlin Ave., Whittier, CA 90602. The facility consists of one three-bedroom house and two one-bedroom units for a total of 13 beds for homeless families in Whittier.

To provide long-term viability of the project, First Day desires to purchase the property. The City of Whittier, foundations, and the business community have all contributed to the capital campaign fund to meet the overall project budget.

Acquisition and Rehabilitation	$1,000,000
Total request	**$1,000,000**