COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles
2 Coral Circle • Monterey Park, CA 91755
323.890.7001 • TTY: 323.838.7449 • www.lacdc.org

Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Carlos Jackson
Executive Director

April 1, 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 STEP UP ON SECOND, INC. FOR RENOVATIONS FOR THE NEW DANIEL'S VILLAGE , A PERMANENT SUPPORTIVE HOUSING PROJECT FOR TRANSITION AGE YOUTH (3)
(3 Vote)

IT IS RECOMMENDED THAT YOUR BOARD:

1. Acting as a Responsible Agency, review and consider the conclusions reached by the City of Santa Monica, as Lead Agency, for the renovation activities at 2624 Santa Monica Blvd. in the City of Santa Monica, and find that this project is exempt from the provisions of the California Environmental Quality Act, as described herein, because it will not have the potential for causing a significant effect on the environment.

2. Authorize the Executive Director of the Community Development Commission to execute all required documents necessary to transfer a total amount of up to $200,000 in County General Funds allocated to the Third Supervisorial District for Step Up On Second, Inc., to fund renovation activities for Daniel's Village, a new eight-unit permanent supportive housing project for transition-age youth to be located at 2624 Santa Monica Blvd. in the City of Santa Monica.

3. Authorize the Commission, upon transfer of funds from the Chief Executive Office, to incorporate up to $200,000 in County General Funds, as needed, into the Commission's approved budget.

4. Authorize the Executive Director to draft and execute a Grant Agreement with Step Up On Second in a total amount of up to $200,000 in County General Funds allocated to the Third Supervisorial District, to be effective following receipt of County General Funds from the Chief Executive Office, 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 Step Up On Second, Inc. (Step Up On Second) for the use of up to $200,000 in County General Funds (CGF) allocated to the Third Supervisorial District, to fund a portion of renovation costs for Daniel's Village, a permanent supportive housing project for transition-age youth (ages 18-28) who are homeless or at risk of homelessness.

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 10% administrative fee, in the total amount of $2,000,000, reserved for the Commission.

The Grant Agreement between the Commission and the Step Up On Second will provide $200,000 in CGF for costs associated with Daniel's Village's renovation to accommodate a significant expansion in services. The project consists of eight units. Seven units of permanent supportive housing will be provided for at-risk and homeless transition-age youth, and one unit will be reserved for the live-in onsite manager.

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 to Step Up On Second totals $200,000 in CGF allocated to the Third Supervisorial District. The Commission will draft and execute a Grant Agreement with Step Up On Second to fund renovation costs. Daniel's Village is a new eight-unit permanent supportive housing project for transition-age youth to be located at 2624 Santa Monica Blvd. in Santa Monica. Daniel's Village will add an important permanent supportive housing component to the existing Daniel's Place program. The program serves young adults experiencing their first symptoms of mental illness, many of whom are homeless or at risk of homelessness.

The Grant Agreement between the Commission and Step Up On Second will allocate $200,000 for renovation of the Village Motel to be used as Daniel's Village, a new permanent supportive housing facility. The project is designed to provide life skills and independent living skills training to increase the ability of participants to secure independent permanent housing in the community.

A complete description of Step Up On Second's Daniels' Village is provided as Attachment A.

ENVIRONMENTAL DOCUMENTATION:

The City of Santa Monica, as Lead Agency, has determined that this project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303(c).

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 Santa Monica 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 permanent housing and services available for homeless transition-age youth in the County.

Respectfully submitted,

for CARLOS JACKSON
Executive Director

Attachments: 1

ATTACHMENT A
STEP UP ON SECOND, INC.
DANIEL'S VILLAGE

Step Up On Second was founded in 1984 and is a nationally recognized recovery center for individuals suffering from severe and persistent mental illness. One of the Step Up on Second programs, Daniel's Place, is a center where young adults in the first stages of mental illness, and their families, receive free services including support groups, individual consultations, and assistance with housing, employment, and the mental health system.

Step Up On Second entered into a purchase agreement to buy the Village Motel (located at 2624 Santa Monica Blvd. in Santa Monica) in June of 2007, for the development of Daniel's Village. The City of Santa Monica Housing Division provided a loan to Step Up On Second for acquisition, and in November, 2007, Step Up On Second acquired the Village Motel. Because the structure was built in 1948, converting the eight-unit motel into an eight-unit permanent supportive housing project for Daniel's Place will require replacing the electrical and plumbing systems as well as the roof, and upgrading all the rooms, including the addition of a mini-kitchen in each.

The project provides permanent supportive housing and targets youth who are between 18 and 28. Once completed, the project will have seven permanent supportive housing units and one reserved for the live-in on site resident manager. Tenants for the project will be selected from the participants of Daniel's Place and all tenants will receive their services through Daniel's Place.

The project is designed to provide life skills training and independent living skills training to increase the ability of participants to secure independent permanent housing in the community. It is anticipated that participants will stay an average of 3 to 4 years. However, if participants begin to "age out" of Daniel's Village and are unable to move into an independent setting, Step Up On Second will relocate tenants to other Step Up On Second permanent supportive housing at one of two other projects: Step Up On Second (36 units) or Step Up On Second on Fifth (46 units).

Construction is scheduled to begin in March 2008 and it is anticipated that renovations to upgrade the structure will take approximately three months. The project is scheduled to open in June of 2008. The funding from the CGF will fill a gap in funding needed to complete the renovations.

Renovation Costs	$200,000
Total request	**$200,000**