



COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles

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Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Sean Rogan
Executive Director

January 12, 2010

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

ADOPTED

Community Development Commission

2-D JAN 12 2010

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Commissioners:

**APPROVAL OF FUNDS FOR REHABILITATION COSTS FOR ABODE
COMMUNITIES' CENTENNIAL PLACE PERMANENT SUPPORTIVE HOUSING
PROJECT IN PASADENA (DISTRICT 5) (3 VOTE)**

SUBJECT

This letter requests that your Board approve the transfer of up to \$275,000 in County General Funds, specifically Homeless Services funds allocated to the Fifth Supervisorial District, to fund rehabilitation costs for Abode Communities' Centennial Place Permanent Supportive Housing Project. Approval of the transfer will permit the County of Los Angeles to increase the availability of permanent supportive housing for homeless individuals.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Acting as a responsible agency pursuant to the California Environmental Quality Act (CEQA), certify that the Community Development Commission has considered the attached Notice of Exemption, which was prepared by the City of Pasadena as lead agency; and find that the project will not cause a significant effect on the environment.
2. Authorize the Executive Director to accept up to \$275,000 in County General Funds from Fiscal Year 2009-10 Homeless Prevention Initiative Homeless Services funds, of which \$25,000 will be reserved for Commission administrative costs and \$250,000 will be granted to Abode Communities to rehabilitate the property known as Centennial Place in Pasadena.



3. Authorize of the Executive Director to incorporate up to \$275,000 in County General Funds into the Commission's approved Fiscal Year 2009-10 budget.
4. Authorize the Executive Director to draft and execute a Grant Agreement with Abode Communities in a total amount of up to \$250,000, to be effective following receipt of Homeless Services 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 Abode Communities for the use of up to \$250,000 in Homeless Services funds allocated to the Fifth Supervisorial District. The funds will be used for rehabilitation costs associated with converting the Centennial Place property from a 144-unit Single Room Occupancy Housing into a Permanent Supportive Housing Development with Section 8 Project-Based Voucher Rental Assistance from the City of Pasadena Housing Authority. The rehabilitation will cover common area modifications, additional administrative offices, and improvements that bring units into compliance with the Pasadena Housing Authority's Section 8 Housing Quality Standards.

FISCAL IMPACT/FINANCING

The proposed actions will be funded with a portion of County General Funds Homeless Services funds. Approved by the Board of Supervisors on April 4, 2006 as part of the Homeless Prevention Initiative, these funds are used for programs and costs associated with services, operations, and capital projects for homeless individuals and families. Each Supervisorial District is allocated \$1,425,000 annually to fund such programs.

The Fifth District has allocated a total of \$275,000 to this effort: \$250,000 to Abode Communities for capital improvements \$25,000 (10%) administrative fee for the Commission. These funds will be incorporated into the Commission's approved Fiscal Year 2009-10 budget, as needed.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Centennial Place is located at 235 East Holly Street in Pasadena, and previously housed the Pasadena YMCA. Abode Communities acquired the property in 1989 and converted it into a Single Room Occupancy development for low-income individuals.

A large majority of current residents of Centennial Place meet the criteria for Abode's target population, which includes homeless, formerly homeless, and those at risk of

homelessness. Many of these individuals also meet criteria for special needs, including mentally and physically disabilities, chronic illness, and substance abuse.

The funds will be used to construct office space to provide services to residents, and to replace a number of building components that have endured wear and tear since the building was opened as Centennial Place in 1989. Items to be replaced include components of common kitchens and bathrooms, floor tiling, paint, windows, and boilers. Additional improvements will be made in resident units that will bring them up to Section 8 Housing Quality Standards so that the building can utilize Pasadena's Project-Based Vouchers.

Abode Communities will enter into an agreement with Union Station Homeless Services to provide supportive services to residents, including case management, substance abuse recovery, mental health referrals, and career development. A complete description of the Centennial Place Permanent Supportive Housing Project is provided as Attachment A.

ENVIRONMENTAL DOCUMENTATION

This project has been determined Statutorily Exempt from the requirements of CEQA by the City of Pasadena in accordance with State CEQA Guidelines Section 15268. The Commission's consideration of this determination satisfies the requirements of CEQA.

IMPACT ON CURRENT PROJECTS

Approval of these actions will allow for an increased supply of permanent supportive housing for homeless and formerly homeless individuals in the County, as well as preventing the current residents of Centennial Place from becoming homeless by providing them with the assistance they need to remain stably housed.

Respectfully submitted,


for SEAN ROGAN
Executive Director

cc: Chief Executive Officer
Acting County Counsel
Executive Officer, Board of Supervisors

Attachments: 2

SR:lc

ATTACHMENT A

ABODE COMMUNITIES CENTENNIAL PLACE PERMANENT SUPPORTIVE HOUSING PROJECT

Abode Communities is a tax-exempt 501(c)(3) non-profit organization that designs, develops, and operates service-enhanced affordable housing. Abode was founded in 1968 as the Los Angeles Community Design Center, and has completed 50 developments to date, amounting to nearly 3,000 units of affordable housing. Abode currently has ownership interest in 32 properties comprising more than 1,600 units which house over 4,000 residents.

Centennial Place is located at 235 East Holly Street in Pasadena. The property has been operated by Abode Communities since 1989 as a 4-story 144-unit Single Room Occupancy (SRO) dwelling for low-income individuals, many of whom are formerly homeless or at-risk of homelessness and have special needs. Abode is working with the City of Pasadena Housing Department and Union Station Homeless Services to transform the property into a permanent supportive housing project that will provide project-based Section 8 rental assistance and make available supportive services that aid residents in maintaining stability and retaining their housing.

The project will maintain its existing capacity of 144 units. Two of these units will be reserved for an on-site manager and an assistant manager, and the remaining 142 units will be converted to Section 8 Project-Based Voucher units, housing one resident each. The rehabilitation will bring all units into compliance with the Section 8 Housing Quality Standards ensuring their health, safety, and inhabitability for residents.

Each unit has a bed and a refrigerator, and residents share kitchen and bathroom facilities. There are kitchen facilities on each of the four floors, and 23 bathrooms with 21 showers, including handicapped bathrooms. Additionally, there is a community room, lounge, gym, vending machines, and laundry facilities available on-site. In addition to on-site management, there will be a maintenance person and janitor employed by Abode, as well as four case managers and one senior case manager employed by Union Station Homeless Services that will be on-site during normal business hours. The basement of the building currently contains commercial space being leased by two businesses, and the rehabilitation will include construction of additional office space to be used by Union Station staff to provide services to residents. There are public transportation stops within two blocks of the building, and a variety of community services, legal services, and health services in close proximity. The building will be provided with 24 hour security.

The improvements to this building will improve the housing stability of its current residents, helping to prevent them from becoming homeless, and will provide for additional options for currently homeless individuals in need of supportive housing.



NOTICE OF EXEMPTION

To:
Los Angeles County Clerk
Business Filing & Registration
12400 E Imperial Hwy Rm 1101
Norwalk CA 90650

From:
City of Pasadena
Planning & Development Dept.
175 N. Garfield Avenue
Pasadena, California 91109

Project Title: Centennial Place upgrades

Project Address: 235 E. Holly Street

Project City: Pasadena **Project County:** Los Angeles

Project Description: The project will involve interior upgrades to the existing Centennial Place apartments, including replacement of flooring, lighting, window screens and coverings; kitchen and bathroom upgrades and repair of mechanical systems.

Name of Public Agency Approving Project: City of Pasadena

Project Contact Person: Jim Wong

Exempt Status (Check one):

- Ministerial (CEQA Sec. 21080(b)(1); CEQA Guidelines Section 15268)
 Declared Emergency (Sec. 21080(b)(3); 15269(a))
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
 Categorical Exemption. California Admin. Code Title 14 Chapter 3, Class 1, Section 15301
 Statutory Exemption California Admin. Code Title 14 Chapter 3 Section (insert #)
 General Rule California Admin. Code Title 14 Chapter 3 Sec. 15061 (b) (3)

Reason why project is exempt: The project does not require a discretionary action and, therefore, is exempt from CEQA.

Lead Agency

Contact Person: Jim Wong

Phone: 626-744-8316

COMPLETED BY: Kevin Johnson
TITLE: Acting Senior Planner
DATE: November 5, 2009

APPROVED BY: Kevin Johnson
TITLE: Acting Senior Planner
DATE: November 5, 2009