

MOTION BY SUPERVISOR JANICE HAHN

October 27, 2020

**Los Padrinos Juvenile Hall Building 23 Conversion as Interim Housing**

Over the past three years, the Los Angeles County Board of Supervisors (Board) has taken a number of actions to address the needs of people experiencing homelessness through the creation and expansion of temporary interim housing and shelter programs providing people experiencing homelessness with a safe environment in which to rest, sleep, access resources, and work towards stabilization. This is done, in part, by providing shelter, safety and social services to support transitioning those in need into permanent housing.

Los Padrinos Juvenile Hall, an underutilized County facility located at 7285 Quill Drive, in the City of Downey, has been identified as a compatible site for a female transitional youth (TAY) program, through a partnership between the County of Los Angeles and Jovenes Inc., homeless service provider. The proposed vacant dormitory building (referred as Building 23) is operated and maintained by the Los Angeles County Probation Department and could operate 24-hours a day.

The Los Padrinos TAY Interim Housing Project (Project) would involve converting

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one vacant ground floor detention sleeping pod located in Building 23, north and south wings, into residential sleeping quarters dedicated to interim housing. The building is roughly 15,300 net square feet split into a first and second floor and the dedicated site usage is approximately 67,500 gross square feet within the 10.51-acre Juvenile Hall campus. The project scope includes fire prevention analysis; security fencing; new individual sleeping room doors and locks; privacy panels and opaque film in restrooms and sleeping rooms; and removal of detention grade furniture.

The Project is eligible for Coronavirus Aid, Relief, and Economic Security (CARES) Act Coronavirus Relief Funds (CRF) as the capital costs: 1) are necessary expenditures incurred due to the public health emergency with respect to the COVID-19 pandemic; 2) were not accounted for in the County's approved budget as it existed on March 27, 2020, the date of enactment of the CARES Act; and 3) will be incurred during the period that begins on March 1, 2020 and ends on December 30, 2020. The estimated capital cost for the Project is \$490,000. The estimated operational cost for fiscal year 2020-2021 is \$192,000 and will be funded with the Emergency Solutions Grant (ESG) – Coronavirus funding. Up to 20 clients will be served at this facility. The estimated annual operational cost starting in fiscal year 2021-2022 and thereafter is \$365,000 that will be funded by the Fourth Supervisorial District's Year-Round Shelter funding in Los Angeles Homeless Services Authority's budget if other funding is not secured.

The Project will accommodate and serve up to 20 individuals on the first floor for an initial 12-month period. Jovenes Inc., the proposed shelter service provider, will provide bridge programming at the facility, linking individuals to short and long-term housing solutions and gainful employment opportunities. This facility will provide much

needed shelter services to this vulnerable population and critical bridge housing resources to assist individuals to permanently exit the cycles of homelessness. The provision of interim housing will also reduce the number of young adults experiencing homelessness out in the street.

**I, THEREFORE MOVE** that the Board of Supervisors:

1. Find the proposed capital improvements of Building 23 of the Los Padrinos Juvenile Hall and related actions (Project) statutorily exempt from CEQA pursuant to Section 21080(b)(4) of the Public Resources Code and Section 15269(c) of the State CEQA Guidelines, which exempts specific actions necessary to prevent or mitigate an emergency and also categorically exempt pursuant to Section 15332 of the State CEQA Guidelines, which applies to in-fill development projects, Section 15303(e) and 15311(b) of the State CEQA Guidelines and Classes 3(b) and 11(a) and (f) of the County's Environment Document Reporting Procedures and Guide Appendix G which are applicable to installation of small equipment in existing structures and accessory structures. 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 indication 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 Chief Executive Office will file a Notice of Exemption with the County Clerk pursuant to Section 21152 of the California Public Resources Code;

2. Designate the Project located at the Los Padrinos Juvenile Hall as an additional County public facility to be temporarily occupied by homeless transitional aged youth residing in Los Angeles County for emergency housing up to a three-year period;
3. Delegate authority to the Acting Chief Executive Officer (CEO), or her designee, to authorize utilization of one-time CARES Act, Coronavirus Relief Funds (CRF) for an amount up to \$490,000 to fund the Project capital costs, utilizing the CRF allocated to the CEO Homeless and Housing Program budget unit on August 4, 2020;
4. Establish and approve the Los Padrinos Interim Housing Project, Capital Project No. 87726, in the Fiscal Year 2020-21 Capital Projects/Refurbishments Budget, with a total project budget of \$490,000;
5. Approve an appropriation adjustment to transfer appropriation in the amount of \$490,000 and CRF revenue funding from the Homeless and Housing Program budget to the Los Padrinos Interim Housing Project, Capital Project No. 87726, to fund the repairs, and refurbishments;
6. Authorize the Director of Public Works, or his designee, to repair, refurbish and remodel Building 23 and, the site, and perform any utility work using Board-approved Job Order Contracts and a Board-approved as-needed design contract for a total amount up to \$490,000, to allow for operation and immediate opening of the temporary emergency shelter during the Shelter Crisis;
7. Direct the CEO 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 a 24-hour emergency shelter at the Los Padrinos Juvenile Hall, pursuant to Government Code Section 8698 et seq; and

8. Delegate and Authorize the Acting CEO, or her designee, to negotiate and execute a gratis license or lease agreement between the County and Jovenes Inc., to implement the Project, for a specific term, approved as to form by County Counsel, and to take any other actions consistent with and/or necessary for the implementation of the foregoing actions, and execute any other ancillary documentation approved as to form by County Counsel, and take all further actions necessary and appropriate to implement the Project

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October 27, 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**

**3 - VOTES**

**SOURCES**

**USES**

**HOMELESS AND HOUSING PROGRAM**

A01-CB-5500-26685

OTHER CHARGES

**DECREASE APPROPRIATION**

**490,000**

**HOMELESS AND HOUSING PROGRAM**

A01-CB-90-90W1-26685

FEDERAL-COVID3-THE CARES ACT

**DECREASE REVENUE**

**490,000**

**VARIOUS CAPITAL PROJECTS**

**LOS PADRINOS INTERIM HOUSING PROJECT**

A01-CP-90-90W7-65099-87726

FEDERAL-COVID-19 GRANT/CAP PROJ

**INCREASE REVENUE**

**490,000**

**VARIOUS CAPITAL PROJECTS**

**LOS PADRINOS INTERIM HOUSING PROJECT**

A01-CP-6014-65099-87726

CAPITAL ASSETS - B & I

**INCREASE APPROPRIATION**

**490,000**

**SOURCES TOTAL**

**\$ 980,000**

**USES TOTAL**

**\$ 980,000**

**JUSTIFICATION**

Reflects the transfer of appropriation in the amount of \$490,000 and Coronavirus Relief Fund (CRF) revenue from the Homeless and Housing Program budget to Los Padinos Interim Housing Project, Capital Project No. 87726, to fund the repairs and refurbishments.

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

**# 57-9**

**OCT 27 2020**

*[Signature]*  
AUTHORIZED SIGNATURE

JAMES YUN, MANAGER, CEO

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

*[Signature]*  
CELIA ZAVALA  
EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR---

ACTION

APPROVED AS REQUESTED

RECOMMENDATION

APPROVED AS REVISED

AUDITOR-CONTROLLER

BY

*[Signature]*

CHIEF EXECUTIVE OFFICER

BY

*[Signature]*

B.A. NO. 077

DATE

*[Signature]*  
Oct. 22, 2020

DATE

*[Signature]*  
10/22/20