

**REMODEL THE GLENCHUR MEDICAL BUILDING FACILITY TO AN INTERIM HOUSING SITE**

Los Angeles County (County) is home to the highest number of unsheltered homeless persons of any major county in the United States. According to the Los Angeles Homeless Services Authority (LAHSA) 2023 Point in time (PIT) count, the LA Region experienced a nine percent increase in homelessness compared to 2022, bringing the total to an estimated 75,518 individuals that are experiencing homelessness any given day. More specifically, there has been a two percent increase in unsheltered and RV homelessness in the Service Planning Area (SPA) 1: The Antelope Valley. The Antelope Valley is a remote region with extreme weather conditions and the rural conditions present unique challenges when providing housing and service solutions for unsheltered populations. Lack of adequate shelter spaces poses an acute, clear, and imminent threat to the health, safety and property of all people experiencing homelessness, most especially those residing in the Antelope Valley which demands immediate action.

On October 30, 2018, the Board declared the existence of a shelter crisis within the County of Los Angeles which has been continued yearly and is currently in effect until November 1, 2023, and anticipated to be proposed for further extension.

On January 10, 2023, the Board proclaimed a local emergency for homelessness in the County due to the existence of conditions of extreme peril to the safety of persons on the basis of pervasive and pernicious homelessness in the County (Homeless Emergency).

The Fifth Supervisorial District has worked with the Chief Executive Office–Homeless Initiative (CEO-HI) to propose the Glenchur Interim Housing Project (Project) to remodel the approximately 15,000 square foot of former Glenchur Medical building, located at 45120 60th Street West in the City of Lancaster, to serve as an interim housing consisting of up to 90 beds for people experiencing homelessness, including administrative space.

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MOTION

SOLIS \_\_\_\_\_

MITCHELL \_\_\_\_\_

HORVATH \_\_\_\_\_

BARGER \_\_\_\_\_

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The Glenchur building would serve as an extension of the existing 111-bed Munsie interim housing facility which was commissioned by the Board on October 10, 2017. Glenchur is mainly unused with portion of the building being used as a storage, food distribution and dining area. The Project proposes to use the remaining unoccupied portion for interim housing. The scope of work includes, but is not limited to, HVAC, hygiene trailers, fencing, roof repairs, interior door and fixture removal, remodeling to accommodate additional windows, ADA work and fire alarm repairs for functionality, security, and accessibility. There will be no excavation or major grading for this project. It is anticipated that the project will take approximately nine months to complete.

Using the delegated authorities under the Local Emergency for homelessness in the County, CEO-HI and other departments/agencies would also contract for a temporary boiler for heating purpose and hygiene trailers, which would be placed near the perimeter of this building. These restroom and shower hygiene trailers would be used by the shelter occupants. CEO would act as the proprietor for the building, whereas Volunteers of America Los Angeles would act as the service provider.

In accordance with the Board's Civic Art Policy, adopted on December 7, 2004, and last amended on August 4, 2020, the proposed Project is exempt from the Civic Art fee because it is a residential project.

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

1. Find that the proposed actions are not subject to the California Environmental Quality Act (CEQA) as they are statutorily exempt pursuant to Section 21080(b)(4) of the Public Resources Code and Section 15269(c) of the State CEQA Guidelines, which exempt specific actions necessary to prevent or mitigate an emergency; and the proposed actions are categorically exempt under Section 15332 of the State CEQA Guidelines, which applies to in-fill development projects which meet specified requirements; and Sections 15301(a), (d), and (f); 15303 (e); and 15304(a) and (f) and 15311(c) of the State CEQA Guidelines; and Classes 1 (c), (d), (l) (m), and; Class 3 (b), Class 4 (a) and (j) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, which are applicable to repaired operation and minor alteration of existing public facilities and land, construction of small facilities and accessory structures. In addition, the Project will comply with all applicable regulations. The Project 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 indications 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 CEO will file a Notice of Exemption with the County Clerk pursuant to Section 21152 of the California Public Resources Code and will post the Notice to its website in accordance with Section 21092.2;

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2. Establish and approve the proposed Glenchur Interim Housing Project, Capital Project No. 8A019, with a total budget of \$1,360,000;
3. Approve an appropriation adjustment to transfer \$1,360,000, offset by \$860,000 Homeless and Housing - Measure H Special Tax revenue and \$500,000 from the Fifth District's Department of Health Services' Interim Housing Capital Pool Fund to the Glenchur Interim Housing project, Capital Project 8A019, to fully fund the proposed project;
4. 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 Glenchur building, pursuant to Government Code Section 8698 et seq;
5. Authorize the Director of Public Works, or his designee, to deliver the Glenchur Interim Housing Project and perform any necessary site and utility preparation and remodeling work using Board approved Job Order Contracts; and,
6. Authorize the Chief Executive Officer to amend a gratis License Agreement between the County and the Volunteers of America Los Angeles to operate Glenchur Interim Housing; and execute any other ancillary documentation deemed necessary and take any other actions consistent with and/or necessary for the implementation of the foregoing actions.

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