

MOTION BY SUPERVISOR LINDSEY P. HORVATH

November 7, 2023

Expanding Interim Housing for the Transgender/Nonbinary Community through the Potential Acquisition of 12135 Victory Boulevard in North Hollywood

In response to the humanitarian crisis of homelessness in Los Angeles County, the Board of Supervisors adopted a motion on January 10, 2023, to proclaim a local emergency for homelessness. The "Proclamation of a Local Emergency for Homelessness in the County of Los Angeles" (Emergency Proclamation) created expedited and streamlined processes targeting contracting and procurement; hiring; housing; services; spending; communications and messaging; and public outreach and education. Subsequently, the Chief Executive Office and the Los Angeles County Homeless Initiative organized the implementation of the Emergency Proclamation into three distinct Persons Experiencing Homelessness (PEH) missions: encampment resolution, housing, and mental health and substance use disorder services, a framework adopted by the Board on February 7, 2023. In addition, previously, on October 30, 2018, the Board declared its first year-round shelter crisis in unincorporated areas of the County and for public facilities located in cities that have declared a shelter crisis (like the City of Los Angeles), and the Board has renewed the declaration annually since that time. These

MOTION

SOLIS

MITCHELL

HORVATH

BARGER

HAHN

declarations describe the pressing need to quickly build new housing units at scale to support individuals experiencing housing insecurity and homelessness.

On July 21, 2022, the Los Angeles Homeless Service Authority (LAHSA) published its annual Housing Inventory Count which found that the region's shelter capacity on any given night was 24,616 beds, a 57 percent increase over the last three years. While the County has significantly increased shelter capacity over the last few years, there remains gaps in the current portfolio for specific populations who are overrepresented in the County's unsheltered homeless population, including individuals who identify as transgender or nonbinary.

Family rejection, discrimination, and violence have contributed to LGBTQ+ identified people being overrepresented among youth and adults experiencing homelessness. For the transgender/nonbinary community specifically, these challenges are compounded as they routinely encounter social service providers and shelters that lack the cultural knowledge and sensitivity to serve them appropriately. They are often housed in a gendered space they do not identify with, or they are denied shelter based on their identity altogether.

The impact of trauma and discrimination can be tremendous on LGBTQ+ people, making the affirmation of identity, safety, and access to necessary healthcare services critical forces in promoting resiliency and wellbeing. In June of 2022, the Board of Supervisors adopted a motion establishing a gender health program in Los Angeles County led by the Department of Health Services (DHS), acknowledging that access to gender-affirming medical services must be preserved and improved to support the wellbeing of transgender and nonbinary people. The motion instructs DHS to establish

access points for youth, specifically youth in our child welfare system who are in need of gender affirming medical care. Though regions of the Third Supervisorial District are rich with services for the LGBTQ+ community, there are currently very few LGBTQ+ resources in Service Planning Area (SPA) 2, and no transgender/nonbinary-specific facilities are available. There is a clear gap in much needed culturally competent support for this population and Housing for Health, a division of DHS responsible for serving people experiencing homelessness with high vulnerabilities, is uniquely suited to have a transgender/non-binary specific project within its portfolio and help fill that gap.

On July 27, 2021, and September 13, 2022, the Board of Supervisors approved spending plans for the County's allocation of the American Rescue Plan (ARP) Coronavirus Local Fiscal Recovery Funds (CLFRF), which included \$365 million in funding for Capital Programs. Of the \$365 million ARP-enabled allocation for Capital Programs, \$7,990,000 is available to support the acquisition and rehabilitation of property in the San Fernando Valley for use as interim housing for the transgender/nonbinary community. This funding will be combined with a LA Family Housing (LAFH) application for California Department of Housing & Community Development (HCD) Project Homekey funding for the proposed project.

Initially, a property at 14303 Sylvan Street in Van Nuys was identified as a good candidate for potential acquisition and rehabilitation for the stated purposes, and on November 15, 2022, the Board of Supervisor approved a motion directing the Chief Executive Office to move forward with the acquisition of the property. However, the County and the property owner were unable to reach an agreed upon purchase price

based on the appraised value of the property, condition of the property, and rehabilitation needs/costs.

Subsequently, a new potential property was located at 12135 Victory Boulevard that would also meet the needs of the proposed project. 12135 Victory Boulevard in North Hollywood is a privately-owned, two-story, building (Property) that has been operating as a pool hall and office space. The current owner is interested in selling the Property. To aid in providing interim housing to individuals experiencing homelessness, the County is interested in acquiring the Property and contracting with LAFH to operate approximately 30 beds of transgender and nonbinary-inclusive interim housing, preserving existing interim bed capacity in a high-needs, resource rich community. Beds would be paired with ample culturally sensitive wraparound services. To pursue this endeavor, the County has approached the representatives of the Property, owned by Betty R. Hollingsworth as trustee of the 1995 Betty Hollingsworth Family Trust UTD December 29, 1995, expressing our interest in potentially acquiring the Property for this proposed purpose. However, prior to proposing acquisition, the County needs to do its due diligence on the Property and perform feasibility or planning studies to determine whether the Property would be able to serve the desired purpose.

To begin the potential acquisition of the Property, the Chief Executive Office, would need to complete the appropriate due diligence for the Property, and negotiate a potential purchase price. Upon completion of the applicable due diligence, feasibility or planning studies, and negotiation, staff will return to the Board for authority to enter into a purchase and sale agreement, with recommended findings under the California Environmental Quality Act (CEQA), with the owner of the Property and, if approved, proceed with

activities as may be authorized by the Board, to purchase the Property for the negotiated purchase price.

The County proposes to partner with LAFH to operate the project. LAFH is one of the County's largest social services agencies and has been serving the most vulnerable residents in SPA 2 since 1988, as well as providing low-barrier housing options to people experiencing homelessness for 35 years. LAFH is uniquely qualified to rehabilitate and operate the proposed project as the lead Coordinated Entry System (CES) provider for individuals and families in SPA 2, if acquisition is approved by the Board.

Bridge housing is a critical component of our homeless response system as it combines a safe place for people experiencing homelessness in the community to sleep and the comprehensive wraparound services they need to successfully obtain and retain permanent housing. This is the first step to increase trans-inclusive housing resources in SPA 2 with a gender-affirming space that centers trauma-informed care. As the County continues to expand our investments in addressing the homelessness crisis, the Board should approve moving forward with the initial steps of a proposed project at 12135 Victory Boulevard to ensure adequate interim housing resources are available for transgender/non-binary people in SPA 2 and commence the needed due diligence and pre-development work to determine whether a proposed project will be pursued. If we hope to make meaningful progress in solving our homelessness crisis, it is critical to provide safe spaces for vulnerable populations to get back on their feet.

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

1. Find that establishment of a capital project and reallocation of funds for a potential future project as well as due diligence to determine the potential feasibility of acquisition by the County of Property located at 12135 Victory Boulevard in North

Hollywood, including the hiring of consultants to provide real property acquisition due diligence services and feasibility or planning studies, including but not limited to an environmental study of the property, asbestos report, architectural services, various engineering and seismic reports and testing, do not constitute a project under the California Environmental Quality Act (CEQA) because they are excluded from the definition of a project under California Public Resources Code section 21065 of the California Public Resources Code and section 15378(b)(4) and (5) of the State CEQA Guidelines because they are excluded from the definition of a project as they are organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment and involve government fiscal activities that do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment. These actions are also exempt from CEQA under Public Resources Code section 15061(b) since it can be seen with certainty that the actions will not have a significant effect on the environment. Further, the activity, including any testing is alternatively exempt from CEQA pursuant to section 21102 of the California Public Resources Code and State CEQA Guidelines section 15262 to the extent they relate to feasibility or planning studies for possible future actions which the Board has not adopted, approved or funded and for which environmental factors have been considered as well as Section 15306 of the State CEQA Guidelines and Class 6 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G since the activities involve basic data collection, research and resource evaluation which will not result in serious or

major disturbance to an environmental resource. The current actions do not approve or authorize any activity that would be considered a project under CEQA. Prior to implementing any project under CEQA, the Chief Executive Office (CEO) would return to the Board to recommend approval and would include appropriate recommendations under CEQA. Upon the Board's approval of the actions here, the CEO will file a Notice of Exemption with the County Clerk in accordance with section 21152 of the Public Resources Code and will post the Notice to the County's website in accordance with section 21092.2.

2. Establish the proposed 12135 Victory Boulevard Interim Housing Acquisition project, Capital Project No. 70035, with a total estimated budget of \$3,900,000 which includes up to \$3,750,000 for the purchase price for the Property, and \$150,000 inclusive of due diligence costs, related transactional and closing costs, and other contingencies.
3. Approve the attached appropriation adjustment to re-align \$4,190,000 of American Rescue Plan (ARP) Coronavirus Local Fiscal Recovery Funds (CLFRF) from the Sylvan Place Interim Housing Acquisition project, Capital Project No. 77042, which was funded via ARP's revenue loss provisions, as follows: \$3,900,000 to the proposed 12135 Victory Boulevard Interim Housing Acquisition project, Capital Project No. 70035, to be applied towards any future proposed acquisition of the Property, associated proposed due diligence and closing costs, and \$290,000 to DHS for future Project site rehabilitations, if property acquisition is approved in the future.
4. Recognize the addition of \$290,000 for feasibility or planning studies toward the

proposed rehabilitation project at 12135 Victory Boulevard, as a DHS-Capital Improvement Intermediary Program (CIIP) project, for a total CIIP project amount of \$4,090,000 (existing \$3,800,000 re-aligned from the Sylvan Place Interim Housing Renovations project, which is already in DHS' budget, and the additional \$290,000 being transferred from the Sylvan Place Interim Housing Acquisition project), which is captured in the attached appropriation adjustment.

5. Authorize DHS, either directly or through its CIIP, to enter into agreements, as necessary, with approval as to form by County Counsel, to provide funding to LAFH to carry out feasibility or planning studies to determine the scope and budget needed for potential renovations of the proposed Project.
6. Instruct the Chief Executive Officer (CEO), or her designee, to perform the normal and customary real property acquisition and evaluation due diligence on the Property to determine if it meets all County requirements.
7. Authorize the CEO, or her designee, to negotiate all agreements necessary for potential acquisition of the Property for a purchase price up to \$3,750,000, subject to confirmation by appraisal and appropriate adjustments as indicated by the due diligence, including any necessary options and a proposed purchase and sale agreement, subject to approval as to form by County Counsel, and return to the Board for authority to enter into the purchase and sale agreement with appropriate recommendations under CEQA.
8. Instruct the Chief Executive Office-Homeless Initiative to coordinate with the LAFH and DHS to identify operational funding for the potential Project.

November 07, 2023

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 2023-24
3 - VOTES

SOURCES	USES
VARIOUS CAPITAL PROJECTS SYLVAN PLACE INTERIM HOUSING ACQUISITION A01-CP-6006-65099-77042 CAPITAL ASSETS - LAND DECREASE APPROPRIATION4,185,000	VARIOUS CAPITAL PROJECTS 12135 VICTORY BOULEVARD INTERIM HOUSING ACQUISITION A01-CP-6006-65099-70035 CAPITAL ASSETS - LAND INCREASE APPROPRIATION3,900,000
VARIOUS CAPITAL PROJECTS SYLVAN PLACE INTERIM HOUSING ACQUISITION A01-CP-6014-65099-77042 CAPITAL ASSETS - B & I DECREASE APPROPRIATION5,000	HEALTH SERVICES - COMMUNITY PROGRAMS A01-HU-5500-22200 OTHER CHARGES INCREASE APPROPRIATION290,000
SOURCES TOTAL\$4,190,000	USES TOTAL\$4,190,000

JUSTIFICATION

Reflects the realignment of \$4,190,000 American Rescue Plan (ARP) Coronavirus Local Fiscal Recovery Funds (CLFRF) from the Sylvan Place Interim Housing Acquisition project, Capital Project No. 77042, which was funded via ARP's revenue loss provisions, as follows: \$3,900,000 to 12135 Victory Boulevard Interim Housing Acquisition project, Capital Project No. 70035 for potential purchase and \$290,000 to Health Services-Community Programs budget unit for project rehabilitations.

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
#91-C November 7, 2023

James YunDigitally signed by James Yun
Date: 2023.11.03 15:08:39 -07'00'

AUTHORIZED SIGNATUREJAMES YUN, MANAGER, CEO

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


CELIA ZAVALA
EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR---	<input type="checkbox"/> ACTION	<input checked="" type="checkbox"/> APPROVED AS REQUESTED
AUDITOR-CONTROLLER	<input checked="" type="checkbox"/> RECOMMENDATION BY Andrea Turner Digitally signed by Andrea Turner Date: 2023.11.03 15:30:32 -07'00'	<input type="checkbox"/> APPROVED AS REVISED
B.A. NO. 048	DATE 11/3/23	CHIEF EXECUTIVE OFFICER
		Matthew J. Diaz Digitally signed by Matthew J. Diaz Date: 2023.11.03 15:43:24 -07'00'
		DATE 11/3/2023