

MOTION BY SUPERVISORS HILDA L. SOLIS AND
LINDSEY P. HORVATH

May 21, 2024

Approval of the Publication of a Notice of Intention for County to Purchase Real Property located at 955 N. Vignes St., Los Angeles for the Warm Landing Interim Homeless Housing Project

In 2023, the Greater Los Angeles Homeless Count results showed a 9 percent rise in homelessness on any given night in Los Angeles County (County), with an estimated 75,518 people experiencing homelessness. More than 55,000 of those counted were experiencing unsheltered homelessness. It is well known that a significant proportion of people experiencing homelessness in Los Angeles County have experienced involvement with the criminal justice system, with many struggling to access and retain housing upon release. Recognizing the severity of the humanitarian crisis in our communities, the County Board of Supervisors adopted a motion on January 10, 2023, to adopt a “Proclamation of a Local Emergency for Homelessness in the County of Los Angeles” (Emergency Proclamation). The local emergency would allow the County to streamline and accelerate contracting, procurement, and hiring related to homelessness,

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MOTION

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and accelerate the creation of licensed beds, interim housing, and permanent housing (Los Angeles County, 2023; AB 785, Santiago). The implementation of the Emergency Proclamation has been organized into four distinct Persons Experiencing Homelessness (PEH) missions: encampment resolution, housing, mental health and substance use disorder services, and eviction prevention.

Per the findings on the homeless emergency in Los Angeles County by Dr. Heidi Behforouz, homelessness is connected to a variety of issues, such as higher mortality rates, higher rates of untreated illnesses, climate-related morbidities, higher rates of substance abuse, high rates of mental illness, violence and crime, and causes overburdened public services. One issue in particular is the recidivism rate in individuals with insufficiently treated mental illness. Patients released from psychiatric hospitals with nowhere to go often return to the streets of Los Angeles, relapse, and end up in prison, where mental illness treatments and resources are lacking. The decreased availability of psychiatric beds has been correlated with an increased prevalence of crime and arrest rates. Therefore, there is a need for housing and assisted services and resources for these at-risk individuals.

The Warm Landing Place project is designed to alleviate the homelessness emergency in Los Angeles County by providing short-term interim housing and services for formerly incarcerated individuals at risk of homelessness, thereby reducing the increased risk formerly incarcerated individuals face of becoming homeless and/or continuing the cycle of crime and incarceration.

The County, through the Justice, Care, and Opportunities Department (JCOD), is continuing its commitment to its “Care First, Jails Last” vision by providing reentry services

to County residents who have been impacted by the criminal justice system. In furthering of this mission, the County proposes to acquire a commercial office building located at 955 N. Vignes St., Los Angeles (Property). The Property represents an ideal location for JCOD to launch its rapid reentry program, Warm Landing Place, where JCOD will engage individuals immediately upon their release from the Los Angeles Downtown Jails Complex (Twin Towers and Men's Central Jail) and offer basic necessities, service linkages, and interim housing.

The approximately 5,480 square foot parcel is improved with a one-story building constructed in 1964 and containing approximately 4,760 square feet of office space occupied entirely by the seller, David L. Amkraut. JCOD, in coordination with CEO, has identified the Property as a potential location to offer rapid reentry services and interim homeless housing. The Property is located across the street from the Men's Central Jail which is ideal in that it addresses the County's needs to provide, on an interim basis, reentry services and housing for individuals that are exiting the correctional facility on an interim basis. Once the Warm Landing Place is launched, the site will include 10 – 15 interim beds as well as 3-4 staff members during the day/evening (6:30 a.m. – 10:30 p.m.) and 2-3 staff members overnight (10:30 p.m. – 6:30 a.m.). Both JCOD and CEO were unable to identify any other sites in the survey area that could accommodate this requirement and could be acquired within the current fiscal year, nor are there any County-owned, County-leased, or licensed facilities available for this specific need in close proximity to the Men's Central Jail.

The County has finalized the proposed Purchase and Sale Agreement (Agreement) that includes all the terms and conditions as agreed to in principal by the County and Mr. Amkraut for the proposed purchase of the Property for \$1,825,000 plus approximately \$15,000 in escrow fees and \$100 as independent consideration. The proposed purchase price, \$1,825,000, is the fair market appraised value as determined by a County-commissioned appraisal. The attached appropriation adjustment in the amount of \$1,841,000, which includes the purchase price and associated escrow fees for the Property, reflects a transfer from JCOD's operating budget to the Capital Projects, Refurbishments Budget, under 955 N. Vignes Warm Landing Place Acquisition, Capital

Project No. 7A003, to fund the proposed acquisition of the property. The funds would be reimbursed to the County through California Senate Bill 129 (SB 129) and Care First Community Investment (CFCI) funds. JCOD will return to the Board at a later date for any proposed changes to the structure, along with recommendations for any necessary CEQA findings, construction contracts, and/or funding-related matters pertaining to the Warm Landing project.

Section 25353 of the California Government Code, authorizes the Board to purchase real property necessary for use of the County for buildings or for other public purposes. Pursuant to Government Code Sections 6063 and 25350, a Notice of Intention to Purchase will be published for the intended action to purchase real property, and a Board meeting will be held on June 18, 2024, or thereafter following the three-week publishing period to receive comments prior to consummating the proposed acquisition.

Additionally, as required by Government Code Section 65402, notice of the proposed acquisition was submitted to the City of Los Angeles (City) Planning Department. The City responded and found that the site at 955 N. Vignes St. has a City land use designation of Heavy Manufacturing. This zoning and land use designation typically does not allow for transitional or permanent housing uses. However, if the property were County owned, the site would be exempt from City Building and Zoning Code requirements.

Upon approval of the recommendations by the Board and the execution of the Agreement by the Chair, the County of Los Angeles (County) would be authorized to open escrow, order and review all necessary title documents to ensure the County acquires free and clear title to the (Property), issue a warrant for the purchase price of \$1,825,000, plus escrow fees, deposit said funds into escrow, and fulfill the County's obligations associated with the proposed acquisition.

In order to accept the transfer of title, CEO would work with the seller to remove those claims or encumbrances that are not acceptable to the County. CEO, with the assistance of the Department of Public Works, has satisfactorily completed all other due diligence with respect to the proposed acquisition of the Property.

The project, including acquisition of the Property and operation of the facility for the uses included herein, are exempt from the California Environmental Quality Act (CEQA) pursuant to California Public Resource Code Section 21080 (b)(4) and Section 15269 (c) of the State CEQA Guidelines which address specific actions necessary to prevent or mitigate an emergency.

WE, THEREFORE, MOVE that the Board of Supervisors:

1. Find that the proposed Project to acquire Property is statutorily exempt from CEQA pursuant to PRC Section 21080 (b)(4) and State CEQA Guidelines Section 15269(c), since the action is needed to prevent or mitigate an emergency. The proposed purchase of the Property, formerly used as an office building, is for the purpose of operating an interim housing facility. Upon the Board's approval of the action herein, CEO Real Estate will file a Notice of Exemption with the County Clerk and with the State Clearinghouse at the Office of Planning and Research in accordance with PRC Section 21152 and will post the Notice to the County's website in accordance with Section 21092.2.
2. Approve the Notice of Intention to Purchase the Property, in the form attached, for the Property located at 955 N. Vignes St., Los Angeles, from David Amkraut, for a purchase price not to exceed \$1,825,000 plus approximately \$15,000 in escrow fees and \$100 as independent consideration.
3. Instruct the Executive Office-Clerk of the Board of Supervisors to publish the Notice of Intention to Purchase, in accordance with section 6063 of the Government Code., which will state the date following the publishing period that the Board will meet to consummate the purchase.

WE, FURTHER, MOVE that the Board of Supervisors, at a June Board of Supervisors Meeting, set by the Notice of Intention to Purchase, following the Government Code Section 6063 Publishing Period, it is recommended that the Board:

4. Order the purchase of the property located at 955 N. Vignes Street, Los Angeles, California (Property) to be consummated, in accordance with Government Code Sections 25350 and 25353.
5. Authorize the Chief Executive Officer, or her designee, to execute the Sale and Purchase Agreement, approved as to form by County Counsel, to purchase the Property for \$1,825,000 plus approximately \$15,000 in title and escrow fees, and authorize the Chief Executive Officer, or her designee, to take all further actions necessary and appropriate to complete the transaction, including opening and management of escrow, any administrative adjustments to the transfer documents, execution of all the requisite documentation for the completion of the transfer and acceptance of the deed conveying title to the Property to the County of Los Angeles.
6. Establish and approve the 955 N. Vignes Warm Landing Place Acquisition Capital Project No. 7A003.
7. Approve the attached appropriation adjustment to transfer \$1,841,000 from the Justice, Care, and Opportunities Department Operating Budget to the 955 N Vignes Warm Landing Place Acquisition, Capital Project No. 7A003, to fund the purchase and associated escrow fees for the Property.
8. Authorize the Director of Public Works, or his designee, to proceed with the technical studies and design-build scoping documents in compliance with standard County contracting requirements.
9. Instruct the Assessor's Office to place the 955 N. Vignes Lot property under the complete ownership of the County and remove the Property from the tax roll effective upon the transfer of title to the County of Los Angeles.

**NOTICE OF INTENTION
TO PURCHASE PROPERTY**

NOTICE IS HEREBY GIVEN that is the intention of the Board of Supervisors of the County of Los Angeles, State of California, through delegated authority to its Chief Executive Officer or her designee, to purchase real property from David Amkraut ("Grantor") located at 955 N. Vignes St., in the City of Los Angeles, County of Los Angeles, State of California as further described in the legal description attached hereto as Exhibit "A" (the "Property") for the purchase price of One Million, Eight Hundred Twenty Five Million (\$1,825,000)

The purpose of the acquisition is to re-use the Property to offer a rapid reentry program and interim housing to County residents who have been impacted by the criminal justice system.

This matter will be considered by the Board of Supervisors on June 18, 2024 at 9:30AM, or at a regularly scheduled meeting thereafter, in the Hearing Room of the Board, Room 381B, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California. The meetings of the Board are accessible live online at <https://bos.lacounty.gov/board-meeting-agendas/live-broadcast/>.

For more information, or copies of the maps showing the location of the property to be acquired, please contact Roger Hernandez at (213) 974-4208 or rhernandez@ceo.lacounty.gov.

Si no entiende esta Noticia, o necesita mas informacion por favor llame al numero (213) 974-4208.

EDWARD YEN, Executive Officer
Board of Supervisors, County of Los Angeles

By  _____
Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

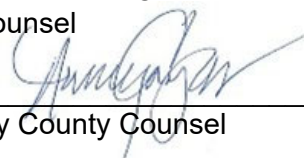
By  _____
Deputy County Counsel

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

Assessor's Parcel Numbers(s): 5409-016-017

Real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

LOT 19 OF THE MACY STREET TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 53 PAGES 19 AND 20 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 19; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT A DISTANCE OF 40 FEET TO THE MOST EASTERLY CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT A DISTANCE OF 10 FEET TO A POINT; THENCE NORTHWESTERLY AND PARALLEL WITH SAID NORTHEASTERLY LINE OF SAID LOT A DISTANCE OF 4.66 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST, TANGENT AT ITS POINT OF BEGINNING TO SAID LAST MENTIONED COURSE AND HAVING A RADIUS OF 560 FEET A DISTANCE OF 35.33 FEET TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT, DISTANT THEREON 11.12 FEET SOUTHWESTERLY FROM SAID MOST NORTHERLY CORNER; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE TO THE POINT OF BEGINNING, AS GRANTED TO THE CITY OF LOS ANGELES FOR STREET PURPOSES IN GRANT DEED RECORDED JANUARY 27, 1937 IN BOOK 14750 PAGE 44 OF OFFICIAL RECORDS.

May 21, 2024

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF JUSTICE, CARE AND OPPORTUNITIES

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	
JUSTICE, CARE AND OPPORTUNITIES		JUSTICE, CARE AND OPPORTUNITIES	
A01-JC-2000-15000		955 N VIGNES WARM LANDING PLACE ACQUISITION	
SERVICES & SUPPLIES		A01-CP-6006-65079-7A003	
DECREASE APPROPRIATION	1,841,000	CAPITAL ASSETS - LAND	
		INCREASE APPROPRIATION	1,841,000
SOURCES TOTAL	\$ 1,841,000	USES TOTAL	\$ 1,841,000

JUSTIFICATION

Reflects a transfer of \$1.841M from the Justice, Care and Opportunities Department's operating budget to the Capital Projects/Refurbishments Budget for the 955 N Vignes Warm Landing Place Acquisition, Capital Project No. 7A003, to fully fund acquisition of the property. The funds will be reimbursed to the County through California Senate Bill 129 (SB 129) and Care First Community Investment (CFCI) funds.

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
3 June 18, 2024


Tucker Merrick

Digitally signed by Tucker Merrick
Date: 2024.05.10 15:35:28 -07'00'

AUTHORIZED SIGNATURE

TUCKER MERRICK, ASM II

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


EDWARD YEN
EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR---

ACTION

RECOMMENDATION
Andrea
BY Turner
Digitally signed by Andrea Turner
Date: 2024.05.10 16:18:55 -07'00'

AUDITOR-CONTROLLER

B.A. NO. 234

DATE 5/10/24

APPROVED AS REQUESTED

APPROVED AS REVISED
CHIEF EXECUTIVE OFFICER

Matthew J. Diaz
BY J. Diaz
Digitally signed by Matthew J. Diaz
Date: 2024.05.10 16:31:30 -07'00'

DATE 5/10/24