

MOTION BY SUPERVISOR LINDSEY P. HORVATH

July 23, 2024

**12135 Victory Boulevard Acquisition for Interim Housing for the Transgender/ Nonbinary Community in North Hollywood**

To address the lack of LGBTQ+ resources and the absence of transgender and nonbinary-inclusive facilities in Service Planning Area (SPA) 2, on November 7, 2023 the Board adopted a [motion](#) by Supervisor Horvath to establish the 12135 Victory Boulevard Interim Housing Acquisition Project, establish funding for the project, and instructed the Chief Executive Officer (CEO) to conduct due diligence and negotiate agreements for the potential acquisition of the property.

The property at 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. To aid in providing interim housing to individuals experiencing homelessness, the County proposes to acquire the Property and then lease it to the nonprofit company, LAFHBUILDS, Inc. (a separate and distinct legal non-profit affiliate corporation from the non-profit homeless service provider L.A. Family Housing Corporation). LAFHBUILDS, Inc. will repurpose the building and, after the building has been renovated, the County would lease to the nonprofit, L.A. Family Housing Corporation, which will operate transgender and nonbinary-inclusive interim housing consisting of approximately 30 beds, creating interim bed capacity in a high-needs, resource rich community. The beds will be paired with ample culturally sensitive wraparound services.

MOTION

SOLIS	_____
MITCHELL	_____
HAHN	_____
BARGER	_____
HORVATH	_____

The County has completed its due diligence and has finalized the proposed Purchase and Sale Agreement (Agreement) which includes all the terms and conditions as agreed to in principle by the County and Betty R. Hollingsworth as trustee of the 1995 Betty Hollingsworth Family Trust UTD December 29, 1995. The proposed purchase price is \$3,515,000 plus approximately \$15,000 in escrow fees and \$100 as independent consideration. The proposed purchase price, \$3,515,000 is the fair market appraised value as determined by a County-commissioned appraisal. Funding for the acquisition will come from \$8 million in American Rescue Act (ARP) funding that was previously allocated to support the acquisition and rehabilitation of property in the San Fernando Valley for use as interim housing for the transgender/nonbinary community.

Section 26227 of the California Government Code authorizes the Board to expend money to establish programs, or fund programs, deemed by the Board to be necessary to meet the social needs of the population of the county. Section 26227, moreover, authorizes the Board to make available real property to nonprofit corporations to carry out these programs.

Upon approval of the recommendations by the Board and the execution of the Agreement, the County would be authorized to open escrow, issue a warrant for the purchase price of \$3,515,000 plus escrow fees, deposit said funds into escrow, and fulfill the County's obligations associated with the proposed acquisition.

As described previously, upon successful acquisition of the Property by the County, the County proposes to lease the property to LAFHBUILDS, Inc., which is a separate and distinct legal non-profit affiliate corporation from the non-profit homeless service provider L.A. Family Housing Corporation, to renovate and repurpose the Property. L.A. Family Housing Corporation 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. LAFHBUILDS, and L.A. Family Housing Corporation are uniquely qualified to rehabilitate and operate the proposed project as the lead Coordinated Entry System (CES) provider for individuals and families in SPA 2.

The lease to LAFHBUILDS, Inc. would be gratis, and the term would be for the length of time needed to renovate the property, approximately 36 months.

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 to receive the comprehensive wraparound services they need to successfully obtain and retain permanent housing thus preventing and mitigating the homelessness emergency. This is an opportunity to increase trans-inclusive housing resources in SPA 2 with a gender-affirming space that centers around trauma-informed care. As the County continues to expand its investments in addressing the homelessness crisis, the Board should approve the acquisition of 12135 Victory Boulevard, and the above-mentioned lease to ensure adequate interim housing resources are available for transgender/non-binary individuals in SPA 2. 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 the proposed acquisition, leasing to LAFHBUILDS, Inc., renovation, and operation of the 12135 Victory Boulevard Interim Housing Project (Project) are exempt from the California Environmental Quality Act (CEQA) pursuant to Government Code Section 65660 et seq., as the project meets the definition of a "by-right" low barrier navigation center development. Find that pursuant to Public Resources Code section 21080.27(c)(2), (3) and (5) (d)(3), the Project is also statutorily exempt as it includes an action to lease and facilitate the lease of land to be purchased for a low barrier navigation center within the City of Los Angeles and an action to provide financial assistance in furtherance of a low barrier navigation center. Further, find that the Project is 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. In addition, find that the Project is categorically exempt pursuant to section 15332 (Infill Development) of the State CEQA Guidelines, Appendix G, because the Project is within certain classes of projects that have been determined not to have a significant effect on the environment. In addition, based on the records of the proposed

Project, it will comply with all applicable regulations, is not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, or damage to scenic highways. In addition, the Property is not listed on hazardous waste site lists compiled pursuant to Government Code section 65962.5, nor is there any indication that it may cause a substantial adverse change in the significance of a historical resource that would make the exemptions inapplicable. Upon approval of these actions, the Department of Health Services (DHS) will file a Notice of Exemption (Notice) with the County Clerk pursuant to section 21152 of the Public Resources Code and will post the Notice to the County's website pursuant to section 20192.2 of the Public Resources Code.

2. Order the purchase of the property located at 12135 Victory Boulevard, North Hollywood, California, in accordance with Government Code Section 26227.
3. Authorize the Chief Executive Officer, or her designee, to execute the Purchase and Sale Agreement, approved as to form by County Counsel, to purchase the property for \$3,515,000 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.
4. Instruct the Assessor's Office to place the Property under 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.
5. Find that the Property once acquired by the County of Los Angeles will not be needed for other County purposes and that the leasing of the Property on a gratis basis to LAFHBUILDS, Inc. for the renovation of the property to accommodate approximately 30 interim housing beds for transgender/non-

binary individuals experiencing homelessness will meet the social needs of the population of the County and serve public purposes pursuant to Government Code section 26227.

6. Authorize the issuance of warrants, as directed by the Chief Executive Office, for the purchase and any other related due diligence and transactional costs.
7. Authorize the Chief Executive Officer, or her designee, to enter into a gratis lease with LAFHBUILDS, Inc., subject to approval as to form by County Counsel.

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