

Authorize the Department of Public Works to Begin Abatement on Future Los Angeles County Care Community Buildings

The State of California (State) and County of Los Angeles (County) are facing mental health and homelessness crises that are exacerbated by a shortage of housing and mental health treatment facilities. To combat these crises, more housing and treatment facilities need to be developed to address this emergency. As part of this effort, the State and County have identified a portion of the Metropolitan State Hospital campus in the City of Norwalk that is underutilized and can be renovated and transformed into a continuum of housing and treatment options for people with mental health challenges – the proposed *Los Angeles County Care Community*.

In June 2024, the State and County entered into an Exclusive Negotiating Agreement regarding the identified unused portion of the Metropolitan State Hospital campus, officially indicating their intent to enter into a proposed lease agreement. This portion of the campus includes seven buildings surrounding a courtyard, and the County intends to renovate and refurbish six of them to add more than 200 beds for individuals with varying levels of mental illness to the County’s continuum of care. Five of those buildings have been vacant and unused for decades and one is temporarily housing the State Hospital police who intend to vacate the building in the coming years. On September

HOA.105008877.1

MOTION

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| SOLIS | _____ |
| MITCHELL | _____ |
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| HORVATH | _____ |

22, 2024, Governor Newsom signed Senate Bill 1336 (Archuleta) into law, allowing the State to lease these buildings to the County for the purposes of developing it into a mental healthcare village to provide housing and treatment to individuals struggling with mental illness. The State and County are currently working on a proposed lease.

Given the urgent need for mental health treatment facilities and housing, it is important to refurbish these buildings expediently so that the County can expand its continuum of care for those in need. Since the buildings are old, make-ready and abatement work would need to take place to clear them of hazardous materials before construction can begin.

American Rescue Plan Act revenue in the amount of \$5 million, which were previously allocated by the Board for digital equity work and safe parking in the Fourth Supervisorial District, have become available as those projects are not moving forward due to implementation challenges. This \$5 million will Remaining American Rescue Plan Act funds have been identified to fund the proposed work, and the Department of Public Works (DPW) is ready to move forward and begin abatement and make-ready activities on five of the six buildings that the County plans to turn into the proposed LA County Care Community in compliance with all American Rescue Plan Act obligation, spending, and other requirements. The proposed LA County Care Community would consist of two psychiatric subacute; two interim housing; and two permanent supportive housing facilities, each with their own outdoor space and courtyards.

The abatement work would include conducting thorough inspections to evaluate the presence and condition of hazardous materials; as well as safely removing and properly disposing of hazardous materials from the site, in compliance with federal, state, and local

regulations. Additionally, the make-ready work would include preparing the buildings and courtyard for construction. The proposed lease, construction projects, and any other agreements and actions will be submitted to the Board for approval.

I, THEREFORE, MOVE that the Board of Supervisors:

1. Find that proposed *LA County Care Community* at Metropolitan State Hospital project and related actions are categorically exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Sections 15301, 15302, 15303, 15304, 15311 and 15331 and County of Los Angeles Document Reporting Procedures and Guidelines, Appendix G, Classes 1, 2, 3, 4 and 11 which apply to repair, operation, leasing and minor alteration of existing public facilities with negligible or no expansion of use, replacement or reconstruction of facilities with the same purpose and capacity, new construction, conversion of existing facilities and installation of equipment in facilities, minor alteration of land where no scenic mature, healthy trees will be removed, accessory structures and historical resource restoration/rehabilitation because they are within certain classes of projects that have been determined not to have a significant effect on the environment; Additionally, the project will comply with all applicable regulations, is not located in a sensitive environment, and there are no cumulative impacts, unusual circumstances, damage to scenic highways listing on a hazardous waste lists of open matters, compiled pursuant to Government Code Section 65962.5, or indications that the project may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable. Additionally, find that the Project and related actions are statutorily exempt from CEQA pursuant to Public Resources Code Section 15061(b)(3), the common sense

exemption; Section 21080(b)(4) and State CEQA Guidelines Section 15269(c) which apply to specific actions necessary to prevent or mitigate an emergency; Section 15183, projects consistent with a community plan or zoning and AB 2162, Government Code Sections 65650 to 65656 which applies to by-right approvals of supportive housing as well as AB 1907 which applies to supportive emergency shelters, supportive and affordable housing. Upon the Board's approval of the actions herein, Public Works will file a Notice of Exemption with the County Clerk and with the State Clearinghouse at the Office of Land Use and Climate Innovation pursuant to Section 21152 of the Public Resources Code and will post the Notice to the County's website in accordance with Section 21092.2.

2. Find that, pursuant to Government Code section 26227, the use of funds in the amount of \$3,900,000 in American Rescue Plan Act (ARPA) Coronavirus Local Fiscal Recovery Funds (CLFRF) and \$1,100,000 CLFRF via ARPA's revenue loss provisions (e.g., ARPA-enabled) is deemed by the Board to be necessary to meet the social needs of the population of the County of Los Angeles and serves a public purpose.
3. Approve the attached appropriation adjustment that reflects the transfer of \$3,900,000 in ARPA CLFRF funds from Internal Services Department-administered Accelerate Digital Equity – Community Broadband Network 3 Program and the transfer of \$1,100,000 of ARPA CLFRF funds via ARP's revenue loss provision from the CEO-Homeless Initiative administered Safe Parking program to increase the appropriation in the amount of \$5,000,000 in the Project and Facility Development budget unit, to fully fund the make-ready and abatement activities for the future LA County Care Community.

4. Authorize the Director of Public Works, or his designee, to perform make-ready and abatement activities on the future LA County Care Community buildings using Board-approved Job Order Contracts.

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JH:kc

October 22, 2024

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 2024-25
4 - VOTES**

| SOURCES | | USES | |
|---|---------------------|--|---------------------|
| INTERNAL SERVICES A01-IS-2000-13100 SERVICES & SUPPLIES DECREASE APPROPRIATION | 3,900,000 | INTERNAL SERVICES A01-IS-90-90WK-13100 ARP - PROGRAMS DECREASE REVENUE | 3,900,000 |
| HOMELESS AND HOUSING PROGRAM A01-CB-5500-26685 OTHER CHARGES DECREASE APPROPRIATION | 1,100,000 | PROJECT AND FACILITY DEVELOPMENT A01-CF-2000-10190 SERVICES & SUPPLIES INCREASE APPROPRIATION | 5,000,000 |
| PROJECT AND FACILITY DEVELOPMENT A01-CF-90-90WW-10190 ARP-CAPITAL PROJECT INCREASE REVENUE | 3,900,000 | | |
| SOURCES TOTAL | \$ 8,900,000 | USES TOTAL | \$ 8,900,000 |

JUSTIFICATION

Reflects re-alignment of \$5,000,000 of American Rescue Plan Act (ARP) Coronavirus Local Fiscal Recovery Funds (CLFRF) from the Safe Parking program (\$1,100,000 funded via ARP's revenue loss provisions) and the Accelerate Digital Equity program (\$3,900,000) to support abatement on future Los Angeles County Care Community buildings.

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

9 October 22, 2024

James Yun

Digitally signed by James Yun
Date: 2024.10.16 08:38:33 -07'00'

AUTHORIZED SIGNATURE

JAMES YUN, MANAGER, CEO

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

Edward Yen

EDWARD YEN
EXECUTIVE OFFICER

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR---

ACTION

RECOMMENDATION

AUDITOR-CONTROLLER

BY

Andrea Turner
Digitally signed by Andrea Turner
Date: 2024.10.16 09:27:24 -07'00'

B.A. NO. 044

DATE 10/16/24

APPROVED AS REQUESTED

APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

Mason Matthews
BY

Digitally signed by Mason Matthews
Date: 2024.10.16 11:41:40 -07'00'

DATE 10/16/24