

MOTION BY SUPERVISOR HOLLY J. MITCHELL

November 26, 2024

Second District Faith-Based Organization Shelter Cohort

On June 4, 2024, the Los Angeles County (County) Board of Supervisors approved the Fiscal Year 2024-2025 Action Plan to receive a Community Development Block Grant (CDBG) and other funds from the United States Department of Housing and Urban Development. The Action Plan details how the County will carry out housing and community development activities funded by the CDBG Program.

Nehemiah Project LA, Inc. is a faith-based organization (FBO) that will oversee the interior and exterior rehabilitation improvements of Aunt Ruby’s House and Praise Sanctuary Church through its FBO-Interim Housing Rehabilitation Project. These properties are used as temporary housing sites for unhoused persons for up to two years while they receive career education and social services. Praise Sanctuary Church currently serves 1,500 unhoused individuals and 1,200 low-income families per year through their food distribution program.

Aunt Ruby’s House is currently a single-family building that will be converted into three (3) individual units. The interior and exterior rehabilitation will consist of adding

- MORE -

MOTION

SOLIS _____

MITCHELL _____

HAHN _____

BARGER _____

HORVATH _____

kitchenettes with new cabinetry and appliances plus bathrooms and bedrooms to each unit. In addition, the interior and exterior will be painted along with the installation of new windows, doors, plumbing, air conditioning and heating systems, a roof, and flooring, if necessary.

Praise Sanctuary Church is a 5,000-square-foot space that will be demolished and replaced with a modular-type building system that will be factory-assembled and then deployed to the housing site for final installation. The new facility will become a 23 to 27-bed temporary transitional housing site with comprehensive wraparound services for seniors, veterans, and families experiencing homelessness. The final building will include sleeping units, multi-purpose rooms, bathrooms, a laundry unit, and offices.

Pursuant to 24 Code of Federal Regulations Part 58, predevelopment activities for the Aunt Ruby's House and Praise Sanctuary Church projects are exempt from the National Environmental Policy Act (NEPA) pursuant to section 58.34(a)(8). Construction activities will require NEPA review and clearance prior to the commitment of CDBG funds. The proposed actions are exempt from the California Environmental Quality Act (CEQA) pursuant to 15301 and 15303 of the State CEQA Guidelines and Class 1 and Class 3 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G.

CDBG funds of up to \$1 million will be used for non-personnel costs and capital outlays.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

- 1) Find that the proposed actions are exempt from the California Environmental Quality Act for the reasons stated in this motion and the record of the project.
- 2) Approve and authorize the Executive Director of the Los Angeles County Development Authority (LACDA), or designee, to execute a Community Development Block Grant (CDBG) Advance Contract with Nehemiah Project LA, Inc. for up to \$1,000,000, to be used for the interior and exterior rehabilitation improvements of Aunt Ruby's House and Praise Sanctuary Church, which serve unhoused persons and low-income families, using CDBG funds included in LACDA's approved Fiscal Year 2024-2025 budget and allocated to the Second Supervisorial District, to be effective following

approval as to form by County Counsel and execution by all parties, through June 30, 2026. Contract will ensure compliance with all CDBG requirements.

#

(IG/AL)