

**Los Angeles County Development Authority and Department of Public Works
Collaboration for the Los Angeles County Care Community Project**

The County of Los Angeles (County) continues to grapple with both mental health and homelessness crises and on June 4, 2024, this the Los Angeles County Board of Supervisors (Board) declared an urgent need for additional facilities and housing solutions to support individuals facing mental health challenges. To address this, the County has entered into an exclusive negotiation agreement with the State of California (State) to identify a group of six abandoned buildings at the Metropolitan State Hospital campus (Campus) in the City of Norwalk that 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" (Proposed Project). The County's vision for the Proposed Project is to renovate the six unused buildings to create two permanent supportive housing facilities for adults, two interim housing facilities – one for young adults and one for adults, and two subacute psychiatric facilities for young adults (ages 18-25).

This Board is asking the Los Angeles County Development Authority (LACDA) to act on behalf of the County to issue a Request for Proposals for a potential development of two of the buildings on the Campus for a permanent supportive housing project,

MOTION

SOLIS _____

MITCHELL _____

HAHN _____

BARGER _____

HORVATH _____

anticipating to provide an approximate a total of 50 units of permanent housing for unhoused individuals with a mental illness with access to mental health care. The potential development ~~will~~would be partially funded with a \$20 million set aside of the County's No Place Like Home (NPLH) funds. The LACDA, as an agent of the County, ~~will~~would also work with a consultant to provide assistance in the potential development of the permanent supportive housing and utilize a Board-approved on-call project management/construction management contract through the Department of Public Works. On October 22, 2024, the Board approved certain actions related to the proposed LA county Care Community at Metropolitan State Hospital, and found the Proposed Project, which consists of two psychiatric subacute; two interim housing; and two permanent supportive housing facilities, and other improvements, exempt from CEQA.

I, THEREFORE, MOVE that the Board of Supervisors:

1. Find the proposed actions are not considered a project under the California Environmental Quality Act (CEQA) pursuant to 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 CEQA's definition of a project ~~because it is excluded from the definition of a project as~~ they constitute ~~it is~~ an organizational or administrative activity of government that will not result in direct or indirect physical changes to the environment and involves government fiscal activities that do not involve any commitment to any specific project ~~which~~ that may result in a potentially significant physical impact on the environment; any future proposed development from the solicitation will require prior Board approval and appropriate additional findings under CEQA, as necessary.
2. Authorize the Los Angeles County Development Authority (LACDA), through its Executive Director, or designee, to act on behalf of the County, for the preparation and

issuance of a Request for Proposal, and to utilize ~~any needed County~~ a Board-approved on-call project management/construction management contracts procured through the Department of Public Works (DPW) to assist in the preparation and issuance of a Request for Proposal for the potential development of a permanent supportive housing project in two of the unused buildings on the Metropolitan State Hospital campus (Campus), located at the intersection of 1st Street and Norwalk Boulevard, in the City of Norwalk and authorize the Director, or designee, of DPW to facilitate LACDA's use of any of the department's applicable contracts for this specified purpose.

3. Authorize the Director, or designee, of the DPW to execute a funding agreement with the LACDA, and any necessary amendments, for the LACDA to provide reimbursement of costs incurred for the administration of the contract, in an amount of up to \$70,000 in No Place Like Home (NPLH) funds included in the LACDA's approved Fiscal Year 2024-2025 budget.
4. Adopt and instruct the Chair of the Board to execute the attached Resolution and Notice of Intention to Solicit Proposals for a permanent supportive housing project for two of the unused buildings on the Campus.
5. Adopt the Chair of the Board to execute the attached Resolution Declaring Certain Property Exempt Surplus Land.

I, FURTHER, MOVE that the Board of Commissioners of the Los Angeles County Development Authority (LACDA):

1. Find the proposed actions are not considered a project under the California Environmental Quality Act (CEQA) pursuant to 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 CEQA's definition of a project because it is excluded

from the definition of a project as it is an organizational or administrative activity of government that will not result in direct or indirect physical changes to the environment and involves government fiscal activities that no involve any commitment to any specific project which may result in a potentially significant physical impact on the environment; any future proposed development from the solicitation will require prior Board approval and appropriate additional findings under CEQA, as necessary.

2. Accept the delegation to act as the agent of the County of Los Angeles (County), to issue a Request for Proposals for a development team to develop a permanent supportive housing project in two of the unused buildings on the Metropolitan State Hospital campus, located at the intersection of 1st Street and Norwalk Boulevard, in the City of Norwalk.
3. Authorize the Executive Director, or designee, to execute a funding agreement with the County, through its Department of Public Works (DPW), and any necessary amendments, for the LACDA to provide reimbursement of costs incurred by DPW for the administration of ~~the~~ DPW's applicable contract, in an amount of up to \$70,000 in NPLH funds included in the LACDA's approved Fiscal Year 2024-2025 budget. If additional funds are required in future years, they will be included through the LACDA's annual budget approval process.

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JH:kc

RESOLUTION NO. _____

**RESOLUTION AND NOTICE OF INTENTION TO SOLICIT PROPOSALS FOR
TWO OF THE UNUSED BUILDINGS ON THE METROPOLITAN STATE
HOSPITAL CAMPUS IN THE CITY OF NORWALK**

WHEREAS, the County of Los Angeles ("County") entered into an Exclusive Negotiating Agreement with the State of California ("State") on June 27, 2024, to identify a group of buildings at the Metropolitan State Hospital Campus in the City of Norwalk that can be renovated and transformed into a continuum of housing and treatment options for people with mental health challenges, located at 11401 Bloomfield Avenue in the City of Norwalk ("Property"), further described in Exhibit "A," attached hereto and incorporated herein by reference;

WHEREAS, the Board has found that the public interest and welfare will be served by the solicitation of proposals for the potential development of a permanent supportive housing project in two of the unused buildings on the Metropolitan State Hospital campus ("Campus"), located at the intersection of 1st Street and Norwalk Boulevard, in the City of Norwalk, for approximately a total of 50 units of permanent housing for unhoused individuals with a mental illness with access to mental health care;

WHEREAS, the Los Angeles County Development Authority ("LACDA"), acting on behalf of the County, desires to allow developers that are determined to have the appropriate qualifications to respond to the Request for Proposals ("RFP") and any references to the County shall also refer to the LACDA, acting as its agent; and

WHEREAS, proposals responsive to the RFP, if received, will be evaluated by the County for possible recommendation to the Board of Supervisors to enter into exclusive negotiations with a proposed developer.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Los Angeles hereby finds, determines, resolves and orders as follows:

Section 1. It is the intention of the County to consider proposals for the potential development of permanent supportive housing project in two of the unused buildings on the Metropolitan State Hospital campus ("Campus"), located at the intersection of 1st Street and Norwalk Boulevard, in the City of Norwalk, for approximately a total of 50 units of permanent housing for unhoused individuals with a mental illness with access to mental health care ("Proposed Project").

Section 2. By separate resolution, the Board has declared that the Proposed Project on the Property is exempt surplus land pursuant to Government Code section 54221(f)(1)(A).

Section 3. An RFP has been prepared by the County for the solicitation of responses from interested and qualified developers for the proposed development of a permanent supportive housing project on the Campus based upon the criteria set forth in the RFP.

Section 4. The Executive Director of the LACDA, or designee, is authorized to issue the RFP for the Proposed Project.

Section 5. Authority to enter into exclusive negotiations with a proposer or proposers may be made at any subsequent meeting of the Board of Supervisors ("Board") upon recommendation of the County after receipt of said proposals.

Section 6. No oral responses to the RFP or oral proposals in response to the RFP will be considered by the County.

Section 7. The County reserves the unqualified right, in its sole and absolute discretion at any time: (1) to amend or withdraw the RFP or to withdraw at any time from this process with no recourse for any proposer; (2) to choose or reject any or all proposals received in response to the RFP in its sole and subjective discretion; (3) to modify the response deadlines; (4) to conduct further due diligence with one or more proposers or any third party; (5) to modify County's objectives or the scope of the proposed project; (6) to issue subsequent RFPs for the same property, or variations or components thereof; (7) to disqualify any developer on the basis of any real or perceived conflict of interest that is disclosed or revealed by responses submitted or by any data available to County; (8) to proceed with that proposal modified proposal, if any, which in its judgment will, under the circumstances, best serve County's objectives; (9) to waive minor deficiencies, informalities and/or irregularities in the proposals or compliance by proposers with requirements for submission of proposals; and/or (10) to determine not to proceed with the proposed development, either on the basis of an evaluation of the factors listed in the RFP, including the County's full exercise of its governmental powers in its review of and/ determinations concerning any required entitlements, and the full exercise of its discretion with respect to its compliance with the California Environmental Quality Act prior to its approval of the proposed development, or for another reason, or for no reason, including but not limited to the convenience of the County. Notwithstanding a recommendation of a department, agency, individual, or other, the Board retains the right to exercise its judgment concerning the selection of a proposal and the terms of any resultant agreement, and to determine which proposal best serves the interests of the County. The Board is the ultimate decision-making body that makes the final determination necessary to arrive at a decision to award, or not award, a lease or other agreement.

PASSED AND ADOPTED by the Board of Supervisors of the County of Los Angeles, State of California, this _____ day of _____, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

By _____
Chair of the Board of Supervisors

ATTEST:
EDWARD YEN,
Executive Officer
of the Board of Supervisors

By: _____
Deputy

APPROVED AS TO FORM:
DAWYN R. HARRISON,
County Counsel

By: Behnaz Jushakovan

RESOLUTION NO. _____

**A RESOLUTION OF THE COUNTY OF LOS ANGELES DECLARING CERTAIN
PROPERTY EXEMPT SURPLUS LAND AND FINDING THAT SUCH DECLARATION
IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT**

WHEREAS, the County of Los Angeles ("County") entered into an Exclusive Negotiating Agreement with the State of California ("State") on June 27, 2024, to identify a group of buildings at the Metropolitan State Hospital Campus in the City of Norwalk that can be renovated and transformed into a continuum of housing and treatment options for people with mental health challenges, located at 11401 Bloomfield Avenue in the City of Norwalk ("Property"), further described in Exhibit "A," attached hereto and incorporated herein by reference;

WHEREAS, the Board has found that the public interest and welfare will be served by the solicitation of proposals for the potential development of a permanent supportive housing project in two of the unused buildings on the Metropolitan State Hospital campus ("Campus"), located at the intersection of 1st Street and Norwalk Boulevard, in the City of Norwalk;

WHEREAS, pursuant to the Surplus Land Act, Government Code section 54220, et seq. ("Act"), "surplus land" is land owned in fee simple by any local agency for which the local agency's governing body takes formal action in a regular public meeting declaring that the land is either surplus land or exempt surplus land and is not necessary for the agency's use;

WHEREAS, pursuant to the Act, land shall be declared either "surplus land" or "exempt surplus land," as supported by written findings, before a local agency may take any action to dispose of it consistent with an agency's policies or procedures;

WHEREAS, the County's Board of Supervisors' ("Board") priorities for the potential development of the Property is to advance the Board's urgent need for additional facilities and housing solutions to support individuals facing mental health challenges;

WHEREAS, the Board hereby declares, pursuant to Government Code section 54221(f)(1)(A), that the Property is exempt surplus land as the County will put the Property out to an open, competitive bid by issuing its Request for Proposals, for the potential development of a permanent supportive housing project to provide housing affordable to persons and families of low or moderate income, as defined by Section 50093 of the Health Safety Code or as defined by the United States Department of Housing and Urban Development or its successors, and that this use is in the County's best interests;

WHEREAS, the Board's declaration is contingent upon the potential development of the Property in accordance with Government Code section 54221(f)(1)(A); and

WHEREAS, pursuant to Government Code section 54222.3, the Act is inapplicable to the disposal of exempt surplus land by a local agency.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Los Angeles hereby finds, determines, resolves and orders as follows:

Section 1. The above recitals are true and correct and are incorporated herein.

Section 2. The Board hereby declares that the Property is exempt surplus land pursuant to Government Code section 54221(f)(1)(A).

Section 3. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines. It has been determined that the adoption of this Resolution will not have a significant environmental impact and is exempt from CEQA pursuant to State CEQA Guidelines section 15060(c)(3) because it is not a "project" as defined by CEQA Guidelines section 15378(b)(5), as it involves organizational or administrative activities of government that will not result in direct or indirect physical changes in the environment. Further, adoption of this Resolution is exempt from CEQA pursuant to State CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that the actions will not have a significant adverse impact on the environment, as no development is authorized by this Resolution, and any future disposition will require separate environmental analysis if and when the details of such disposition are known.

Section 4. The Executive Director of LACDA, or designee, on behalf of the County, is hereby authorized, to do all things which may be deemed necessary or proper to effectuate the purposes of this Resolution, and any such actions previously taken are hereby ratified and confirmed.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the Board of Supervisors of the County of Los Angeles, State of California, this _____ day of _____, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

By _____
Chair of the Board of Supervisors

ATTEST:
EDWARD YEN,
Executive Officer
of the Board of Supervisors

By: _____
Deputy

APPROVED AS TO FORM:
DAWYN R. HARRISON,
County Counsel

By:  _____
Deputy