

**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