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Transcript

October 22, 2025

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OT Operations Cluster Transcription 12:04

And call OPS cluster OPS cluster meeting to order. If we could begin with introductions from SD1. Hi, Tammy Multifice with Supervisors Solutions office and I'm joined by my colleagues. Well, Councillor Iman, director of infrastructure, economic development with support Lisa's office.

Can we take a constructive meeting? We have also Antonio.

CA Chapa, Antonio 12:27

Antonio Chapa, district director for the East Los Angeles office and veteran liaison for surprise Solis. Thank you.

OT Operations Cluster Transcription 12:36

SD2. Aye. May be the 2nd district.

SD3, John Leonard, Third District and 3rd District 4 grandchild, 4th district.

Hi, Miss Suek 4th District and with fifth time Michelle Vega.

OK. We'll go and begin.

We're going to go ahead and do general public comment after the board motion items, so we'll start with 3A, which is supervisorial District 1, updating county wide land development.

Great. I have Aleksandra with me.

You're with us today.

So this motion before you updates the county wide land acknowledgement earlier this year in April, all board offices received a letter from the previously sent Monroe Band of Mission Indians notifying the county that they had actually changed their name to.

Yahava Tom of San Manuel Nation and so following the notification, several of the arts deputies had asked our office.

Is if we were thinking of updating the land acknowledgements and Supervisor, Solis authored the initial motion to adopt A county wide land acknowledgement.

And so after reaching out to Alexandra, she went ahead.

And notified all of the other participants who contributed and provided input to the development of the original county wide land acknowledgment sharing.

You know that the county was in or intended to move forward with an update.

And so in that process, there were three additional tribes. The total band of two Mus nation. They got really no convalidation, and the guy really knows from the tribe who all claimed special tries to the LA County region who wanted to be included in the county wide land.

Mutuality. And so this motion proposes.

I'm told if they have any.

Yeah, just a point of clarification.

That three additional tribes.

That we are proposed to be added.

They participated not in the development of the landing.

On that, they were reached out to, but for various reasons, what they did assist the county in developing the land acknowledgement toolkit, and at that time in the series of meetings articulated the desire, when appropriate, to be added.

And so this is now with the formal change from Johava Tom being put together since.

Update it.

Are there any questions?

Thank you.

Just one of the office.

Yeah. OK.

Thank you.

Now for the request of SD4, we'll move on to item C, which is ending. Veteran homelessness in Los Angeles County.

Excellent and thank you to my colleagues for allowing me to go forward. Right after this, I have to head to to Whittier. And so thank you everyone.

Ivan Sulekh homeless out and deputy supervisor Han, also on the line.

I have is Jim Zenner, the head of our Department of Military and Veterans Affairs, who we've been working very closely the last.

Who it's been.

Maybe a couple months.

I know on this motion.

To address veterans homelessness here in LA County, as my colleagues who are in front of me and my my fellow homeless colleagues know that recently, you know Lhasa and there's been an announcement that has seen the continuous reduction of veterans homelessness.

And so we're looking to.

Continue that trend by working together with our Department of Parks, our new Department of Homeless Services.

And housing, along with a few other departments like DMH DEO and.

Lachta, who have all seen and have contributed to the motion that we are considering today.

Jim, maybe if you could go into a little bit of detail of what we're looking at in the motion.

JZ James Zenner 16:37

Sure. Yeah.

Thanks Ivan and Dan.

Good to see everybody.

Sorry, I have to join virtually.

Yeah, we've been doing a lot of great work with the Veterans administration over the last 2 1/2 years. I've been doing this work since becoming a social worker after military in 2010, and I've seen the good and the opportunities to do better over those years.

As of 2 1/2 three years ago with the creation of what's called one team, which is really a collaboration between the VA, their contract partners.

The county, LA City, join the the.

Initiative. It's really a place to where we come together and talk about barriers, address them collectively, create a culture of accountability and really make sure that we're tearing down silos as a result. We've seen a 42.5% increase in placements in the permanent housing as.

Ivan said.

The last couple of years we've seen an overall reduction. The department recently put out a press release with misinformation.

There was not a 10% decrease between 24 and 25.

It did increase by 2%.

We're sending a corrected update to that press release.

However, we've had conversations with USC, WAUSA and HUD and VA around the shortcomings of the pit count. If you talk to any veteran provider in LA County, an increase does not seem likely given the close coordination and the number, the record number of placements.

That we've placed veterans into housing.

So there's some work there to look at that and revamp it.

We do know, however, there's 15173 veterans that we know by name on or by nameless that we meet regularly on.

So really, our role at MVA has traditionally been to integrate benefits in with the case conferencing and all the work that goes on physically housing a veteran.

So we started off with 50% of veterans that are unhoused in LA County not being on SSI or VA benefits.

We've increased that number and we since have gotten a contract with the VA to do matching that recently expired. But we're having conversations about picking that up.

That's been helpful because as a county entity we're integrated in with DMH, DHS and all the other county departments that where sometimes there's lack of communication between federal government and county.

So that has worked well recently.

And really, taking a look at.

The bench.

Federal benchmarks to ending veteran homelessness that were set by usage and contributed to by the VA.

We saw that there was a need of housing navigation, an influx of housing navigation, which fortunately for just involved vets.

The this board did approve, so funding to stand up the housing navigation and I think what that brings to the equation is because we're funded with a little bit of local dollars.

We're able to be, for lack of better term system disrupters.

So when we see something that isn't right, that's going on in the system, we don't hold back and giving feedback back to our federal partners, we bring that feedback to them and create change.

And that has really been some of the magic that we've been able to create here in, in LA County. And why for the first time it for me it I see an end insight with veteran

homelessness and and really looking forward to working with this board through super.

Hans Motion to bring an effective end to veteran homelessness here in LA County.

OT Operations Cluster Transcription 20:07

And with that, we will open up for questions from the deputies.

Yes, Daniela, I have two questions and thank you, Jim, for being here and thank you all for your bosses work on this motion.

So in the first directive it says establish a response system that effectively serves veterans.

I guess I'm. I'm trying to understand what changes you see coming from that directive in terms of how the system operates now.

Given there's a lot of changes in how our homeless system is operating generally, I'm I'm curious if some of those.

Changes that you're maybe thinking about in this motion may be relevant to the entire system.

What would change to better serve veterans?

Especially because I know that we've done so many emotions on veterans almost as well.

So I'm just kind of wanting to dig in a little bit on what what's the vision there? Jim.

JZ James Zenner 21:05

Yeah, yeah.

So the great great question and and really it's about the timing with the establishment of the new housing department and the director, directors, former experience with VA, there's a real opportunity to get even closer collaboration between our departments as she continues to standard department up we're looking into.

Bringing on a consultant to really kind of dig in and look for opportunities to. Increase the the collaboration and the great work that we've been working on over the last.

2 1/2 years and really take it to the next level.

We know there's a \$303 million deficit that we spoke about as a team today with the new director and and CEO, HI. And so part of that work will also include

recommendations to get veterans who are currently in TLS and other county funded programs over.

To the VA, VA to date has been very responsive to those conversations.

Actually, Director Contreras and I are going to be meeting with VA Medical Center staff.

Have to look at ways to identify veterans that are coming through the DPSS system and get them over to the VA obviously, a large number of them are homeless.

So things like that, how do we further enhance the system, integrate to your point, the great work that we've done up to this point and really take it to the next level, especially considering the funding shortfalls that we're experiencing as a county and the the friends with the.

Federal government.

Pulling funding from the work that we've been doing here at La County.

OT Operations Cluster Transcription 22:37

Thank you. And my second question is around directive #7 in terms of creating a funding framework to support the long term sustainability of the counties veteran homelessness strategy. I guess I'm wondering.

As you know, in addition to what you're mentioning, Jim, about the cuts to the veteran system, obviously.

¿How Destructive?

JZ James Zenner 23:25

Ya.

Really innouted exchanging right night wee weno the mature challenger.

We we can't of set and invast, my bringing ferro resources the beat and getting better.

Way to really kind of let the VA know some of our funding shortfalls and ask for their support and look for options to increase the VA funding and investment versus looking internally at measure AI. Hope I heard the the directive and the question correctly. If I didn't please.

Please let me know.

OT Operations Cluster Transcription 24:24

I I that answers my question I I think.

I mean, are are we not already advocating to to the VA for federal funds?
So I guess I'm just kind of, yeah.

JZ James Zenner 24:36

Yeah, we are.

To answer a question we are but you know the need to ramp up that and and increase the communication Director Mahan and I already had one conversation with the Deputy Medical Center director that went really positively. One example of shifting funding from local dollars to VA is with.

The safe parking that is occurring currently on the West LA Campus, VA, has been willing to engage in conversations and take a look at taking that contract over. That was previously funded.

Through measure A.

So that's just a nod to increasing our efforts and increasing the communication with our federal partners, giving the current fiscal constraint.

MV Martinez, Viridiana 25:13

I want you to hear girls.

OT Operations Cluster Transcription 25:17

Got it.

OK.

One more question if I may.

Just directive six really quickly on directing MBA and law to develop a dashboard.

This may be more of a question for Sarah.

I guess I'm just curious. I know Lhasa has done dashboards. Are we?

Are those staying with lassar or those coming to the department?

Just maybe this should be direct MVA, LANSA and the new department. Just want to make sure that we're not, you know, in this effort to consolidate resources under one department not creating.

Another silo as it relates to data and dashboards. So.

A thought, I guess there.

We will.

We'll take that back.

I'll ask a couple questions.

Thanks Jim.

Ivan. Yes, on number six, I had said the same.

It should be a.

It should include HSH.

But I also wonder, so you're going to have Directive 6.

How does that align with?

Direct.

This directive 4 EI about the CIO well.

The metrics include better and specific data. Government standards. Mm-hmm. Yeah.

Say more what are the dash?

What do you want collected on your dashboard that you have lots of doing?

And then what is it you want?

CIO to develop and I would strongly not support the creation of any more performance metrics.

We have metrics and the VA has metrics for the veterans.

So what?

What is it that you all have in mind with that one?

JZ James Zenner 26:53

Yeah. So with the CIO, I'm really looking to tap into the info hub and see which veterans that are experiencing homelessness or touching other county departments and and making sure that we're integrating with the work, all the work the CIO is doing so that we're not working in.

A silo that was really kind of the thought in in my conversations with Ivan and SD4 is making sure that we're not creating a further silo by building out this dashboard with LASA and and the new, hopefully the new homeless services department.

So that that I mean that's really kind of my. My observation is we don't we don't want to do anything informatics related in a silo and continue to create additional silos that we're going to have to address down the road.

OT Operations Cluster Transcription 27:25

Yeah.

OK, we don't want to develop more metrics.

OK.

These are my.

Just my suggestions of first.

I also a couple things.

I totally agree with Daniela. I don't think the language in one is clear.

It's it sounds like the development of another, it sounds like another system and there's a totally existing system.

So the language should say integrate with existing funding work.

You know the VA funds outreach.

We have MDT's that are all trained on connection to veterans.

So I think that language is is very misleading and and will lead to work that doesn't need to happen because people will do that, you know, and that also then goes to Directive 4C.

The county.

The the idea about coordinated entry coordinated entry is built for one reason. That's to prioritize people.

Among scarce resources, there are not scarce resources.

So the VA has, like everyone else, is like, Get Me Out of CES.

And for some reason, the VA is constantly saying get us in.

They don't need to be in, so they don't even need a coordinated entry system.

They need because they ask the veterans what services they need.

Currently they have 1630 unused tenant base vouchers and 321 vacant project based units.

There's no need to prioritize.

Make referrals.

Get people connected.

So I would not.

You should remove four seat. That's going to complicate the life for everyone, OK?

I'm a little unclear on three just the language.

Is this them asking to make direct referral to the PHAS because it says they want to refer to HUD bash they can refer to HUD Bash now but they want to refer to the PHA.

Assuming.

JZ **James Zenner** 29:13

Yeah, we're we're currently exploring an MOU with the VA to be able to direct refer. That's part of the as.

This home osteopathies are probably aware the big issue of the under utilization of

vouchers is that the fact that everything is so piped through the VA in the HUD bash program.

OT Operations Cluster Transcription 29:21

Yeah.

JZ James Zenner 29:31

And so this is this is a nod to giving delegated authority to my department to enter into an agreement with the VA to to effectively self refer to the pH as.

OT Operations Cluster Transcription 29:31

Agreed.

I love that. I think 'cause it does the the motion.

I'm sorry the directive Ivan starts with in coordination with lacta, but I think just be very clear. This is about you want direct referrals to LACDA.

On Directive 4, I would date the VA needs to be included in this, so it's obviously in coordination with, but it's director of HSH MBA DMH and CEO.

You said directed for Directive 4. the VA needs to be part of a county wide strategy to end veteran homelessness.

So I and.

OK. And then let's see a couple more here. Yes, Jim.

JZ James Zenner 30:25

Yeah. If I could just point out, VA is now part of the leadership table.

So that is, there is some kind of movement in that direction, to your point, deputy.

OT Operations Cluster Transcription 30:34

OK.

I think I on on 4D Ivan again, I think that one goes back to that leveraging existing. Because you know, the truth is we have to look at this through the lens of what we know, which is.

If people like veterans, we all want to help veterans. And as Jim often says, these are constituents of LA County who should be receiving services from LA County. But at any, at any moment right now, as we're cutting people, we're not going to have nearly enough if they.

Can get a resource from the VA.

We cannot let the VA off the hook.

So like it, the more we scale comparable programs, that's duplicative at this point.

And we can't afford that.

So we do have existing programs.

They should be serving some veterans, but there are a lot of veterans who'd love to be connected to VA and can't figure it out.

There are some who don't want to be, and I think Jim's done a great job educating all of us and that's where the county steps in.

Maybe they've been burned by the VA, agreed.

But we have a lot of people.

That a lot of veterans that love to be connected, they just don't have to be.

So that should be our job.

You know, go get it.

And then people who don't qualify for the VA well 100% because there are a lot of situations where people are ineligible even if they've been in service.

And I'll say that a good amount of those are non white biting people that don't are not eligible for those services and the distance to where the physical location services are true.

So that's a length of accounting, but I think there's something in here too, about transportation. And I do think a lot of times veterans actually services at the West LA Campus, they just need to be transported there.

So I think there's something in this about that and just maybe to your point of Sala, like we don't necessarily it would, it would be much more cost wise for us to provide the transportation to the service they want. They just can't get there. It's something else the.

VA actually has funding to do.

I just don't think they do it appropriately.

Just one more or two more things.

On #5.

So, again, harking back to the fact we have, we have 321.

They get PVer today.

I think part of on this on #5 around the clifting and inventory and assessment of county owned sites.

I mean, I think we've.

I think what needs to happen is we need to understand where there are gaps in housing that where veterans want to be housed, because we all know there's been a ton of funding for housing, you know, Sr. OS and Skid Row and things that have been difficult to.

Fill and like I was looking at on the vacant PV, there's only one vacancy in all of spa one right now.

So like maybe this is more about do an assessment of where there are gaps in housing, because if you just found a bunch more land near an existing sites, right?

Can I?

Can I ask on on that one too?

Actually, does this align with like the deadlines for Homecomplus keeps getting extended.

Extended. Yeah, extended.

I guess I'm just curious by the time the county does an assessment, we have passed the deadline for homes. You know, I just want to make sure we're aligned in time line.

I thought it was extended.

Right, I thought I thought.

Until until the funding runs out that it's not, yeah.

What is #8?

I don't know what that means.

A veteran logistics and outreach center and with a public private partnership. Curious about the public part?

JZ James Zenner 33:57

Yeah. So that, yeah, that that is a nod to creating a a donation collection center.

OT Operations Cluster Transcription 33:57

What is this?

JZ James Zenner 34:04

So there's a lot of small nonprofits that do a lot of great work around.

Collecting furniture and getting it to veterans.

Experiencing homelessness, food, clothing, things like that. The veteran community doesn't have.

A.

A place to where, you know, we can create that logistics center.

We have VPN.

We have a lot of folks doing outreach and doing benefits, but currently it's just a modge ***** of, you know, you know, working with American Legion. In this case working with.

OT Operations Cluster Transcription 34:31

Hmm.

JZ James Zenner 34:34

You know Semper Fi foundation in this case, so creating a logistics center where we have a place to partner with these nonprofits to accept donations so that we're not spending flexible funding dollars to buy clothes or buy any of that when, you know, these nonprofits, if given the.

Space, if we're able to identify space and partner with them, they could collect the donations and that would allow access for.

Our outreach teams to be able to collect.

And and distribute that. For instance. Right now we have patriots and paws down in in Orange County.

They're chomping at the bit to relocate to LA because most of the work that they do is in LA, so they want to be closer to the veterans that are receiving the furniture for free.

That a lot of the VA and nonprofit partners are helping them rent moving trucks and go down and picking out.

So there's just a real opportunity to save a lot of money if we're able to find a way to. Support them with county land.

Maybe an old?

Accountability and things like that.

And that's something that I really, you know, verbalize a lot with Ivan and his team like you know this is a good way to partner with the nonprofits in a smart way that saves a lot of money.

And you know, really kind of supports the nonprofits that the smaller nonprofits that do really good work need that support from.

OT

Operations Cluster Transcription 35:52

And that's a.

Yeah, I wasn't totally clear.

That's awesome.

And I think that could be if you do get that, that would be amazing to have another spots for all kinds of populations.

That's a great idea.

And then just the last one, just being sure on number on the Further Move Directive one, I think again I would include Virginia here just to make sure we're preventing any duplication leveraging all they are doing efforts on this. And I know Jim would like to see those.

More robust, and I think that makes a lot of sense and the county can have a role there. But we just wanna make sure.

We keep them.

Well, thanks Ivan.

Thanks for doing this.

Thank you for your edits and comments. We have one question on the job sees that we haven't carolynne closer so we can hear you.

Caroline Roses with SD2I specifically wanted to ask under the I further move the first directive asking DO to collaborate on this.

County Wide Veterans employment and economic mobility strategy.

How is it different than what we already have?

Because every year there's a regional planning process.

And these centers of excellence have been set up specifically one for veterans. I was at the impression that there was that collaboration and strategic planning happening and that's one of the mandated targeted populations.

So how is this directive different than what's already happening?

JZ

James Zenner 37:09

Yeah, really. I think collaborating more closely to Amy's point earlier point about making sure that the VA is, is more is pulled into the conversations more.

That's really kind of the conversations that I've had with with Kelly over at DEO is is really kind of partnering more intentionally with the VA to provide coverage.

There's some opportunities there, for instance, on West LA Campus, the VA

employment programs.

They're all specific to veterans experiencing homelessness.

At least on the healthcare side. And so because there's a lot more push to house veteran families, there's some units on the West LA campus. It houses families being housed across our county.

That's often an afterthought when you're thinking of the veteran, and so making sure that we're closely partnered with the VA, we'll make sure that those family members of veterans are getting employment services as well.

So that's that's an example of what that.

OT

Operations Cluster Transcription 38:07

Got it.

I just want to make sure that we're not like creating more work in silos.

I'm not saying that I'm not totally supportive of this.

I would just say, at least from our offices perspective, we've test DO with a lot and I don't necessarily know that we want to like if we don't have to do a motion to make something happen, let's not do a motion to make something happen if we.

Need to get everyone in a room and say like, look you all need to be collaborating more effectively I think.

Like our office would be absolutely happy to do that if we're hearing there's a gap, but.

I this does seem like they have to make a plan.

They have to do potential relocation of service delivery to different areas and they just went through an entire strategic planning process where they relocated their AJC CS.

So I just want to make sure that we're all mission aligned here.

No knock on anything that's happening at all.

So currently, would it be possible if that directive was about integrating into the next cycle of strategic planning and having this like how we can Co locate these services that you're talking about in the system that already has been literally planned around veterans as one of the Fed?

Mandated targeted populations.

Sort of comments from board officers online, Antonio.

CA

Chapa, Antonio 39:22

No, thank you. And thank you, Jim, for for everything here that you've provided so far.

My question based on the current status we that we are with the VA and possible cutbacks to their staffing numbers.

And everything you're asking here of the VA to go ahead and collaborate or be a part of, do we foresee the VA being able to uphold some of these directives that we're looking at?

JZ James Zenner 39:50

Yeah. So we haven't seen a decrease in access times or anything like that.

Where where we've seen impact to date is with the government shutdown. So the regional office which is on the VBA side which is the tall building across from UCLA on the 4th floor, that building has been closed off. And so our new incoming accredited reps are unable to.

Go there and get their ID badge processed and get access to the VA database for benefits.

But on the healthcare side, we really haven't seen any impact.

On the work. In fact, they've actually grown the homeless program and the veteran Justice outreach program.

You know, Lee, up up to when the government went in to shut the federal government when the shutdown.

So you know, pending the government shutdown, you know, not lasting, you know 3612 months we we don't see that as a problem at nvid.

CA Chapa, Antonio 40:43

Got it now. Thank you.

OT Operations Cluster Transcription 40:46

I'm sorry. Two more quick that are funding related that I forgot to ask. #1, how's the county doing with billing the VA for the healthcare services they're providing for their healthcare eligible veterans still my question.

Sorry, I'm so sorry.

I was waiting for the VA.

That's Tyler's question.

JZ James Zenner 41:04

Is is that to me?

OT Operations Cluster Transcription 41:06

Yes, Jim.

JZ James Zenner 41:08

Yeah. So unfortunately I'm not one of the health care departments. As you're aware I have.

I have flagged for the health directors when new policies come down and new billing opportunities come down. So a couple years ago the Compact Act came out where veterans that were in crisis can go to any emergency room and there's no, you know, you can reimburse get re.

Whether it's a public hospital or private hospital, and so things like that I have flagged for three health department.

Directors.

As far what they've done with that information, I'm not sure.

And their billing practices, I'm not sure, but I've been very vocal with the board that I'm very interested in in running that to ground with my partners at the health departments to maximize that piece. And and I have had some interactions with Department of Mental Health and our.

Vision, leadership, Vision is a regional network.

Structure within the VA so vision 22 encompasses Southern California.

Yeah, New Mexico and Arizona.

So I've had.

I've facilitated some conversations between DMH leadership and the vision level last where we left off is needing data.

We know that DMH is serving over 12112 hundred veterans.

Not sure of the healthcare eligibility of those veterans, but surely some opportunities to ensure that we're billing for FSP services, which is a big gap in the VA system, so.

But I'm I'm very interested in in working with the Health Health department directors to maximize that specially.

Considering our current status.

OT Operations Cluster Transcription 42:41

We should maybe push them to include that as one of the spell as a directive. I've been the health agencies.

Yeah, that's one of the. And then on the, I further move again 1A, there's, I see there's a reference I'm trying to read exactly what it's saying to measure A.

What are are you?

There's not gonna be any measure a additionally spent here.

So is. Is that what it's asking? Or they just asking for integration?

The the IT feels like it's reading the the measure A would be a source that sustained veteran workforce initiative.

It's like additional funding. Yeah. Which doesn't seem like that's not gonna happen.

Yeah, I mean measure a. So limit right now.

Yeah, unfortunately.

Maybe we'll consider striking.

I think that would be a great consideration. Thank you.

Thanks for writing this, Ivan.

I mean if I need changes and redline things like party buddy will make sure all the OPS and the homeless. Yes, I actually had a couple questions.

Did anybody else have questions?

They wanted to ask in general, and I guess this is directed to Jim, you know with with all of the directives that include MDA like, you know, establishing the responsive system, et cetera, are you going to do all that with existing staff and resources?

JZ James Zenner 43:55

Correct, yes.

OT Operations Cluster Transcription 43:57

OK. And then in general for some of these activities that require funding and I know you talked there's discussion in.

Russia for the public, private partners.

Directive 8.

Is that it?

Has funding already has any what public funding would be available for this?

I know the obviously the will have to be through CSP, but what? What are?
What would be the available parts of public funding?

JZ James Zenner 44:35

Yeah. So we, we do have as a department.

We do have some seed money about 100 to 120,000 to get that started.

Really kind of what? What we're looking for is is really working with CEO real estate in any other appropriate department or or office within the county to help us identify potential land and buildings to really kick that center off. We do have a new reportable foundation that was.

Created about a year ago that definitely we would pull in to help fundraise to support.

Port those efforts.

But that's that's basically where we're at.

The biggest, biggest ASK is really kind of help assistance looking at existing county land and buildings and see if there's any opportunities there.

OT Operations Cluster Transcription 45:18

OK. And the accommodations piece, would that be like shelter housing?

JZ James Zenner 45:24

Potentially, if this board, I think this board might be aware that or this cluster might be aware, but during the wildfires we did turn Bob Hope Patriotic call into a shelter for veterans to help them evacuate the West LA campus.

It wasn't a mandatory evacuation.

So this space you know if it if the space is is right that would be additional space that you know we would have in case if there's a disaster or in case if there's a need to do a pop-up shelter and partner with the VA to.

Increase.

Shelter beds, whether it's an emergency or or you know, another situation that brings us to a point of where we do need some immediate beds.

So that's kind of the thinking.

Like, how do we maximize this opportunity with the minimal amount of public and county funding?

To be able to be flexible for whatever is needed, the road ahead to end veteran homelessness.

OT Operations Cluster Transcription 46:18

OK. And then would the outreach center or would services from the outreach center? Be available satellite.

You know, I'm just concerned, obviously for folks that would be in the North County because I'm assuming you'd want your outreach center somewhere centrally located within the county.

And it is a really large county and transportation's always an issue, especially for folks in North County.

How would the services available in the outreach center be available to others that maybe can't get there in person?

JZ James Zenner 46:48

Yeah. So that that most of the service, if not all the services I envision in that center would be provided by the nonprofits.

And that, but the space itself and the furniture, clothing, food, that's that's that's collected and and stored there would be available to all our VPN teams across the county.

So, you know there might.

OT Operations Cluster Transcription 47:07

Oh.

JZ James Zenner 47:07

There would be some logistics transportation that we need to happen, but that's already happened with the veteran access network.

This would just be a way for us to have more access ready access to.

To the commodities and things that are veterans that were were running into as part of our outreach efforts with V10 would need, if that makes sense.

OT Operations Cluster Transcription 47:29

OK.

Anybody else?

All right.

Well, I just want to thank my colleagues. I want to thank the the deputy for your comments.

I've written them all in here, so I will take this back.

I'll work with Jim and his team will provide.

A adjusted with some of your comments and edits. And again we we our office thanks each one of you for your expertise in your.

Recommendations and comments in this motion.

Now we're back to you and then. Thank you, Jim.

Thank you.

JZ James Zenner 48:09

You bet. IVA, thank you all.

OT Operations Cluster Transcription 48:12

Now we will move on to the second item under board motion, which is the Labor peace agreement for piano free on Security Service workers at campus.

Thank you.

Good afternoon, everyone.

Again with why this Lisa's office over the pleasure to come to the office cluster.

I'll just quickly go over the motion item 3B or the intent purpose and approach to the motion and go over some of the directives.

And then happy to answer any questions.

So the motion intent is basically to read from counties commitment to labor stability, equity and uninterrupted public services.

More specifically, it applies to janitorial and security workers.

And and strengthening their protections, many of whom are immigrants, women and people of color, who maintain the health and safety of county facilities, the motion builds on the policy foundations on prior actions on labor peace agreements and service contracts and revenue generating visas.

Mayor all seen some of those discussion coming up at our recent board meetings.

And then to respond to the increase reliance on traffic contracts.

County services. This aligns the county values of workforce, equity retention and service.

Contribute now more specifically on the directives we have.

So first and foremost, to develop a policy.

And that's a direction to CEO and consultation.

It's ISD County Council and all other relevant departments to come up with the labor peace and worker retention policy for all prop.

A janitorial and security related contracts.

Then within the framework, we are also asking that all CB proposed that requires vendors to furnish labor peace agreements before a formal contract awarded for any new work.

It incorporates 90 day worker retention provisions, model after the counties existing right of retention ordinance and California's displaced Janitor Opportunity Act.

Then in terms of procurement integration, we embed labor peace and retention language into all open and future RFPs, contract extensions and scope expansions.

It does provide some language to provide some thresholds, proposed thresholds for minor scope changes to preserve departmental flexibility.

To respond to emergencies and.

Things.

That nature and then in terms of reporting and engagement, the motion asks to report back on all of the above in 90 days, with the draft draft policy and implementation plan, fiscal and operational impact analysis and, of course, getting seeking input from our Labour partners more specifically.

SEIU USW that represent a lot of those janitorial and security.

Guard workers.

So in summary, it's 4th, our frontline workers in essential roles promotes labor, peace, service continuity and paid contracting practices, and it advances inclusive economic development and countrywide workforce protections for the strengthens them. And I want to close with thanking our third District Office and Cecilia working along with.

Us on this.

And also want to extend my. Thank you to.

County Council ISD and CEO for their important.

Happy to answer any questions.

Carolyn. Yeah, I have some.

So can you remind me what cost have we ever done?

I thought, I think we've done it for some of the health services contracts, but have we done a fiscal analysis on these contracts, if we were to add?

Like replace we I I don't recall.

There's several motions and policy motion related to that in the past.

Don't remember doing a more specific disco analysis as it relates to these costs and so forth. So.

We do think that be necessary to kind of like bring up or propose certain thresholds. What should it apply to?

I know some of the recent contracts that came under discussion relates to some. County detention facilities and so forth.

So wanna make sure that we come up with a balanced policy that looks into the fiscal impacts as well? Sure.

So I guess then my question is.

In the third directive, there doesn't seem to be a timeline and it says report back on analysis of the potential fiscal operational impacts.

Wouldn't we want to have that before we implement the policy?

Or you're just saying we don't really care what the fiscal operational impacts are just going to be like. I actually wanted to get clarification.

Can I build on that?

Yeah, because I one of my questions was gonna be you have the the CEO's reporting back with a proposed draft labor policy.

Would the board need to act upon that and would they have Directive 3?

Before they're acting on that right.

Yeah, I think that's the same question.

I'm sorry.

OK.

Thank you for that. So.

So the clarity was that all of that report comes back in 90 days.

So what's under Directive 1?

On Directive 2, it all comes together.

In that report and analysis, as well as the proposed policy.

That I did clarify with County Council.

See you and ISD.

So those are not separate items. You don't want to move forward with the policy without looking at that collectively and holistically. I will say I think to your point, Margaret, Carolyn that if you want to see the fiscal report back.

1st I'm not understanding the impact before adopting the policy. At the very least for

our office. I think that we would be amenable to that.

So if we wanted to do, of course we could check with our bosses and I'm speaking for St. one at all.

But we would be fine with doing fiscal impact report in 90 days and maybe coming back with retention worker policy, labor peace agreement policy and 120 days.

But those 90 days are inclusive for those 120 days, so 30 days afterwards.

Would be my proposal, but I think we have to talk about.

I think it'll be more defensible if you had the analysis 1st and the analysis were to inform on the proposed policy, right?

So that's kind of like really the intent.

So it has to be timed in terms of timing, like if everybody wants to look at the impact analysis 1st and then we go to the.

The second step of looking at proposed policy, that's fine.

The way we had drafted the motion was to bring it all together with.

Analysis Or kind of like informing on the proposed policy. OK. And then I have a second question. Sorry. Can I finish on that?

Yeah. Yeah, sorry.

Go ahead, go ahead.

And then I just want to clarify that even with the if the board approves this motion, as is the the Board would still need to act on the proposed draft labor policy, because the first directive does.

I mean, it could be implied that it's directing.

The actual PLA requirement, so just make sure that the board would still have to approve the draft policy before it takes effect. That's all.

OK, that's all.

Just positions come up in other contexts, and obviously you know that we have a labor peace policy on.

Certain threshold.

So what happens?

Like what?

What's the thought process behind requiring the labor peace agreement to be entered into before the contracts executed?

What happens if, like the two parties can't come to an agreement, the contractor and the Union?

Is there any?

Is there gonna be any sort of recourse or is it just like, oh, you know, the Union held this over barrel, not saying that they would, of course.

And the contractor says we couldn't. We couldn't reach terms.

What happens is the county just cancel that.

I think that that would be part of the policy. OK, would have to be shaped and developed as part of the policy of what would happen here.

Right. And that would be all I am now asking. I think we could also look at what it currently exists, where labor paid students leases on how that's resolved this kind of guidance in the framework, OK and the the real intent here, if I may be just leave.

It on that the real intent is not for Countee to engage or negotiate the labor fees.

No, no. It's between the two parties. And I think in the end for the county to kind of like.

Track and make sure adherence to the policy.

And every dance of some sort that comes back to the county to make sure labor peace was.

You know.

Between the contractor and the unions, there's a discussion and some form of evidence of that comes back to the right.

I just don't want to be in a situation where it's like, oh, we've been negotiating this for 10 months and we haven't been able to execute a contract.

So hopefully, maybe the County Council's here, we can make sure that that's incorporated into our analysis, yeah.

Other questions?

I had a couple in the preamble.

You mentioned the county increase of Prop.

8 contracts.

Is there any data we can provide on the increase of population contracts, maybe over the last five to 10 years?

Sure. We could take take a look at that and give you some analysis. I know we do have some.

I've received some documents that affect and be happy to provide those.

Yeah. And then in the 2016 motion, it indicates that.

Plas, for certain service contracts, including security services, what we're, if you could just remind me or expand upon what security services were included in that 2016 motion.

That what?

What other security services are left then?

That would be included in this PLA.

So I think the 2016 motion was very specific to the some of the contracts that were coming up back then.

It didn't apply like as a broader policy.

Everything that comes to the county in terms of board approval, that specific contracts were related to the cafeteria at HOA and some of the security in and around couple of county facilities.

So it was very specific to certain items that come up and I think we're building on that policy to broaden it to apply more uniformly and all across the board.

OK. And then I just wanted to ask that the fiscal and operational impacts that CEO provides also includes any impacts they've seen on on.

Contracts since like the 2016 motion and other times it's come up like it did a few months ago. There is some health services related contracts.

I know they're being modeled around this liberties policies.

That's another example and I'm sure they could capture some of the analysis.

Related to those, generally speaking, I've looked at some analysis that says actually.

Where the labor piece did exist, it actually resulted in some savings.

So we happy to provide all of that data.

And then see where the labor pieces piece agreements did exist.

You know that should be all part of those system now.

OK. Oh, Jason, go ahead.

I was going to say any changes similarly to share with Darde solution share.

Hold on.

I just wanted to remind everybody that, you know, before COVID-19 years and years and years ago.

The four tier kind of motion to try to bring in house all the prop 8 contracts, right?

And we kind of put that on pause because of COVID. And right now we find ourselves in this, like, messed up fiscal world, which I don't want to get out of. But the intent had been trying to bring in more.

We will always have someone who's.

Some level of contracting, but the level that we have probably more than we should be at needs to be scrubbed in before we get to that point.

This is kind of a good almost getting their kind of way right? Where we provide

better working conditions, better, better quality of life for people who work at our at our facilities because it's all facilities or facilities that we lease.

It's when you work with us, we're going to try to provide you with a good library, but something that is.

Maybe not as comfortable and as county employees.

But to try to better it, especially because we know that people who work these contracts are always going to be primarily our black and brown communities, and that is a priority for the county.

So I just want to put that out there.

Kind of like why this is important and continues to despite the fiscal environment that we are in.

So that's why she sent and then so.

We second that excellent point.

I you know, just to add on that, I think because you brought up the financial status of the county.

I think it would be helpful, helpful to know for the majority of departments that do utilize Prop 8 contracts given their curtailments. If there is an increase, if in the Co analysis they make sure that the departments are able to allocate for the entries in the cost.

For the contracts, just so that we're not in a position where if the department's been curtailed, they don't have the wiggle room for any increase.

Anything else on this?

OK, I think now we can open it up to general public comment on the three motions that were discussed. Sounds good.

Are there any general public comments or any comment on these items?

Well, so please identify your name and the item you're speaking about.

Please raise your hand on teams wish to speak.

Now we will move on to item.

You want to go ahead.

We'll start with one minute. When you start speaking.

Please don't mute.

J **Jorgel Chavez, SEIU USWW** 1:03:10

Yes. Can you hear me?

OT Operations Cluster Transcription 1:03:12

Yes, go ahead.

J Jorgel Chavez, SEIU USWW 1:03:13

Hi there my name is Jorge Chavez, political organizer with SEIU USW. We're gonna have about 5 members doing public comment.

I believe they're on the phone, on the participant, but do they have to express Star one or what's the process to be able to do public comment via via phone call?

OT Operations Cluster Transcription 1:03:32

We just need to.

Be.

RR Rep. Alex Rivera 1:03:37

We're ready.

Cortana.

J Jorgel Chavez, SEIU USWW 1:03:42

OK.

OT Operations Cluster Transcription 1:03:45

I'll start 6th, I'm sorry.

You hear that well.

J Jorgel Chavez, SEIU USWW 1:03:49

OK *6.

OT Operations Cluster Transcription 1:03:52

Yeah.

J Jorgel Chavez, SEIU USWW 1:03:53

OK, OK.

For for I don't know.

I don't believe translation is offered in this meeting, so I'm gonna go ahead and

translate that for the folks that are listening online.

Paradise Gestan or Italian Marcar Estrella says.

And so telefono paraca, comentario publico. It's a serial momento.

OT Operations Cluster Transcription 1:04:14

OK.

So we'll go with 0791, then we muted. So we'll start the timing when it starts.

+13***91** 1:04:18

Google.

My name is Riley Moreno.

I have been working for the county for three years and I have.

I'm also a janitor at the Los Angeles County.

The place I work does not have a Union contract that guarantees fair wages, affordable health insurance and a voice to speak.

We have these rights with our Union, with years of struggle and unity, and that made it possible for us to establish our families in the Los Angeles City of Los Angeles.

But today, unfortunately, we do not have any of these benefits since the non union company.

The county is about to award the cleaning non union companies.

Such as uniserve and as you have heard from our colleagues since Uniserve have took the the staff has took the reduced staff and increased work and cut benefits.

RR Rep. Alex Rivera 1:05:02

99.9.

OT Operations Cluster Transcription 1:05:07

All right.

Thank you. Orel, are you there?

J Jorgel Chavez, SEIU USWW 1:05:12

What was that?

OT Operations Cluster Transcription 1:05:14

Are you interpreting that or just needing it as is?

J **Jorgel Chavez, SEIU USWW** 1:05:18

Yeah, I I don't. If you're asking if I can hear that, I can hear that.

OT **Operations Cluster Transcription** 1:05:22

You don't need to interpret that, right?

J **Jorgel Chavez, SEIU USWW** 1:05:24

No, not for that, not for that.

We'll have five people.

One person just spoke.

So we have another four and then out of those four, two of them will need translation and I'll be on standby.

OT **Operations Cluster Transcription** 1:05:33

All right, great. Thank you.

Next person, please unmute Carson.

RR **Rep. Alex Rivera** 1:05:37

Hello, my name is Blanca Martinez I.

For seven years.

I work for Cervicon today.

I come here to ask you to help us.

To do what is fair and right for us, for years we have fought to the Union, to have job benefits. We earned a \$24.00 by hour because we fight for that one.

We have more vacation time, sick days and today we are losing those benefits because all of the new contractors who are coming.

Our jobs tell us to protect our rights and our Union. We don't.

We don't want to be a part of the homeless, we want to continue to earning and work and working, buy our own food, pay our rent and pay our utilities with your help, this is possible.

We want to live and work with dignity and respect.

Thank you. For listen to me.

OT **Operations Cluster Transcription** 1:06:29

Thank you very much.
Next person please unmute.

RR Rep. Alex Rivera 1:06:34

We're not target.

Yeah. OK oi for oy. Yeah, oi for Oi Trabajo TNM contrados in the Cal. Que guarantees a salario hostos. Even a wozni Trabajo.

Esto derecho loca Namu Conano de lucha Unidan echo possibly que poramos establiscer amostra familias en acidad de Los Angeles, pero oi levantamos lavos porque no procopa que poriamo perderesa nostro beneficios. El Condado Sta Punto de torgar Los Contratos del Impieesa I Empresas in union como unice.

Conjunice Y.

Perdimo Tru Beneficios YN estrone YY.

Tomorrow, contratos.

Personal or mentano Trabajo Y recordaro beneficios Trabajadores emigrantes que montenem olympios publico.

Para de Silva clarida plotadal Trabajadores no Ma Contratos and preggas.

OT Operations Cluster Transcription 1:07:49

I'm sorry. Well, can you start?

For health.

J Jorgel Chavez, SEIU USWW 1:07:57

Yes, I'm. I'm right here.

Yes. So let me go ahead and transfer, right.

OT Operations Cluster Transcription 1:07:59

Yeah.

J Jorgel Chavez, SEIU USWW 1:08:02

Yes, good afternoon.

My name is Carla Cortez.

I have been working with the county for nine years and I'm also a gender in LA County today, the place where I work does not have a Union contract that guarantees fair wages, accessible health insurance and a voice on the job. We have

had these rights through our.

Union, we have gained through years of struggle and unity rights that made it possible for us to establish our families in the city of Los Angeles.

But today, unfortunately, we no longer have any of these benefits because a non union company, Verde came in and the county's about to award contracts to non union companies like Uniserve, as you've heard from my co-workers since Uniserve took over our contracts, they've reduced staffing, increased work.

And cut benefits.

This is how they treat immigrant workers.

The ones that keep buildings, public buildings clean and running.

That's why we're here. To say clearly stop exploiting workers. No more contracts to non union companies.

We want to.

We we want the board to supervise, to defend dignified work, the benefits we've earned and the the Union voice that protects us. Thank you.

OT Operations Cluster Transcription 1:08:52

Thank you very much.

Next caller please unmute *6.

Hello please unmute.

*6 the news.

For health, is there anyone else or we done?

J Jorgel Chavez, SEIU USWW 1:09:12

Companionos I is there.

El Momento streis. Ciao, Companiono de querida momento Estrella telefono.

OT Operations Cluster Transcription 1:09:22

Meet.

J Jorgel Chavez, SEIU USWW 1:09:26

OK, I think that might be it.

OT Operations Cluster Transcription 1:09:29

OK.

Thank you very much for your help maurell.

All right, sure.

J **Jorgel Chavez, SEIU USWW** 1:09:32

Thank you.

All right. Bye bye.

OT **Operations Cluster Transcription** 1:09:33

Thank you.

Thanks for your comments, OK.

Now we will move on to discussion items.

The first is item a advance notification of intent to extend the sole source agreement with Clinicys Database Natural Corporation for Integrated reporting, investigation and surveillance.

We have Department of Public Health.

Please introduce yourself yourselves and you can begin your presentation.

Good afternoon, Marshall Ramsey, chief information officer for the Department of Health, and joining me today is Doctor Naman Shaw with our Disease Control Bureau.

So we're bringing forward a sole source agreement extension for clinicians incorporated to continue the provisioning of our integrated.

Reporting investigation.

It's railing system.

The the request is for a two year extension that will meet this in the May of 2028 with the option to extend for 3rd year May of 2029. We've been in conversation with California Department of Public Health on their pursuits of a future disease.

Surveillance system.

They did go live in August of this year with a request for proposals.

They're anticipating implementation and onboarding.

Of jurisdictions.

Sometime in 2027.

So the extension here is really to give us time to work with the states, their new system, and verify that that would meet our requirements as accounting. They migrate to the system.

Yeah. And this is, you know, Iris is a legacy system.

It is, though, the nerve Center for our Disease Control efforts, both serving as the system of record for our Title 17 communicable diseases, our case investigation system for our hundreds of public health nurses and public health investigators. And we know that it's a long standing contract that the.

Board has asked us to openly bid and we were preparing to do that when the state notified us of its intent to develop a statewide system that would be provided at no cost to the county.

And so it's for this reason we think it is prudent to simply extend the contract to maintain existing support and hosting services to just get us through that transition period.

The state is already released.

Their RFP, they're involving us from the beginning.

Their requirements meets the county specific local needs and we're going to be put core part of the governance. So we feel comfortable with this plan.

Are there any questions?

Thank you.

The the keyword there was that it's free to the county.

We know we'd love to hear that, but I am kind of concerned because generally speaking, when the state rolls something out, it's a little funky, a little awkward, and we generally don't like to be the first in line.

So, are there other counties that are going to go as it been piloted with someone else or are we the pilot?

No. So it's going to be statewide. The state does roll out in phases.

There is not a phase roll out plan because there's not even a procurement done yet. But it is likely that we would not be the first to go.

And I don't think that would be our preference either and that is something we'll insure with the state for all the reasons you mentioned. Not to mention our system is a little bit more complicated than that. They'd have to transfer our 90 million plus records to the new.

System so it, you know, wouldn't be an ideal start. And who's who owns the data would be on our data.

Yes, we still own our surveillance data.

So the jurisdiction that submits it still owns it.

Of course you know the data is collected under the state health and Safety Code. But it is the local jurisdiction. The health officer who is responsible.

Thank you.

Any other questions? I just have a quick note on the actual front page of the board letter for the fact sheet in the subject line.

It talks about how this is executing a sole certificate or the intent to execute a sole source agreement, and it doesn't mention that it's an extension. So maybe just clarifying that in that point, sure.

And then.

Another just sort of clarification point on page 2.

So there's a line under where it says justification to extend sole source agreement.

There's a sentence that says, therefore there are no other vendors that can provide the software.

I just wanna clarify that like a vendor could provide this software correct?

But it's just that no one actively does.

So yeah, just to clarify that.

So there are other softwares for disease surveillance.

But there is no other vendor that can maintain the system we currently have because it's proprietary to clinic's the vendor, OK.

Thank you for clarifying.

Sorry, no, no worries. Thank you.

That's all I have.

Thank you.

No other questions.

OK, wonderful.

Thank you for your time.

Was yes.

Do I have to announce it, Derry? Yeah.

Item B the authorization for the assessor to amend the sole source agreement with Oracle America, is being continued to November 4th, correct.

OK, NEXT is item C which is ISD with the approval to distribute 100HP printers.

Hi, good afternoon.

My name is Cynthia Dolkus and I am the administrative manager over the the Divide initiative I'm server Johnson.

I'm the general manager at ISD.

So we are requesting an approval to distribute 100HP printers through the divide initiative and just to provide you with some background on July 30, 2025 is DS

Purchasing division.

Successfully redeemed 97,500 business rewards points to acquire 100 HP DESKJET 22855 E All in one printers.

Each printer was valued at 975 promotional points to avoid forfeiture of the points, a purchasing division expedited the redemption process prior to the July 31st, 2025 deadline.

Following the acquisition, it was determined that the printers would directly support the delete the Divide initiative, advancing efforts to expand digital access and equity across.

Underserved communities.

The printers will be distributed to households impacted by the digital divide, who qualified based on our programs needs assessment criteria.

This includes households residing in low income areas, individuals receiving government assistance, and other constituents identified through targeted outreach and verified data sources as lacking access to essential digital resources.

This approach ensures alignment with the county's.

Equity goals.

Our plan is to allocate 20 printers to each supervisorial district.

So our recommended actions are approval of the actions will authorize the Director of ISC or their designee to act as an agent of the County of Los Angeles for the purpose of distributing technical devices acquired through HP's business reward points on behalf of the delete initiative.

This authorization should apply to current and future distributions supporting the initiative's mission to eliminate the digital divide and underserved communities.

Are there any questions?

I don't have any questions, but I just want to thank ISD.

This is awesome.

I have been in this role for over 7 years and I've never seen like a redemption program before, which was to think how many other opportunities that we missed already, but just want to talk about. Thank you. And not just with ISE, but with other county parks too.

So thank you very much.

I really appreciate it always keeping like their eyes out.

It's it's very much appreciated, especially right now.

These are the type of things that we need county farmers to even picking up.

These type of opportunities so they get more.

Thank you.

I do have just a quick question.

Is there a process to provide paper and or ink?

No, OK at this point.

We don't have anything, but we can always look OK, sounds good. And then will there be any sort of report on where the printers went once they were distributed?

Yeah. So we actually provide data.

We have.

We probably data to our department head on a weekly basis, but we can also.

Do that on a quarterly basis, to your office or however you'd like it to be. I was gonna say Michael sends what weekly updates I sent to the. Yeah, but he hasn't.

He gets a lot more information than what he sends you, so we send him that data every week and he kind of goes through and decides what he's gonna send to you.

So we have that for like our laptop distributions and stuff like that.

So what?

We could definitely do a report.

I just wanna know great program for you.

One quick question in the back that already done, can you?

Help. Just a quick question.

Thanks for all the work you're doing.

I know it's only 20 for supervisorial district, but was the outreach?

So one of the things because it's only 20, yeah, if you have organizations you wanna prioritize the offering too.

We can do that. We're willing to do that, OK.

Typically you know we do our like our laptops.

It's we work with organizations that come to us.

It's kinda like a first come, first serve and and that match up.

But because it's such a small amount, if there are organizations you'd like to prioritize the offerings, then we we can work with you.

To do that, OK, great. So you would sound like you're looking for open to recommendations from there.

Absolutely fantastic. Thanks.

That's great 'cause. I know for our district, we'd wanna prioritize foster families that have youth that are probably school age kids that, yeah.

So if you wanna like if we connected with adcf's event where they were doing that and then we could deliver on that Carolyn's question. I know you mentioned in your answer.

Organization. So is there a limit to this only going to a household or can it go to a nonprofit?

Translation as well.

It could go to an organization as well.

Small business.

Yes, you do support.

There's a coffee shop in our district that has a printer for for whoever comes in to use their space, so there might be intersections with small businesses that have Open Access to utilize the that would probably be ideal intersection.

Yeah. Typically when we provide a laptop or other support to.

Organizations.

It is to it's to help them serve the their population, which would be similar to the people that we choose that we like to serve.

OK.

Thank you. Any other questions?

Yeah. OK. Wonderful.

Thank you.

Thank you.

OK, now moving on to item D, which is the DMH seven-year.

I know.

Good afternoon.

I'm Omid months senior, real property agent of leasing with the Chief Executive office real estate division.

For your consideration as a new seven-year lease for approximately 13,127 square feet and 60 on site parking spaces at 333 Wilshire Blvd.

For the Department of Mental Health, there is a five year option to extend at Fair market value and.

As the total term for the proposed lease will be 12 years.

The county has the right to terminate the proposed lease at any time after the 60th month, with 120 days prior notice.

DMH will use this space for its Koreatown Mental Health Center, known as MHC. MHC.

The directly operated mental health care provider that offers residents of Priya Town access to a wide range of mental health resources.

Services include include mental health assessment, individual and group therapy, rehabilitation services, medical management and lab services.

MHC also conducts outreach and engagement groups within the community.

The office will be occupied by 33 employees.

The department will be hiring additional staff and has planned to have 42 staff in the near future using 47 workstations.

Some of the workstations will be Hotelling space available for DMH staff from various field teams in the area.

DMH has implemented telework where possible. However, on site coverage is necessary to provide direct services.

DMH projects approximately 98 clients per day will visit facility to receive in person services. Typically spending between 30 minutes.

And two hours at the facility.

Depending on the type of services being rendered.

Based on a review of available industry data, the market has an annual rental range of \$33.36 to \$48 per square foot per year for a similar type office.

The proposed lease has an annual rental rate of \$32.40 per square foot per year, which represents a rate that is below the market rate for the area.

In addition, the landlord will provide a TI allowance of approximately \$591,000, which equates to \$45 per square foot for the for the build out of the space.

The landlord has also agreed to two months of rent abatement, which can be converted towards an increase in the base TI allowance.

The proposed lease has a hold over provision with no holdover fee during the holdover periods, all terms and conditions.

Of the lease would remain the same and the rent would remain subject to the regular annual fix increase.

The landlord is 3333 Wilshire Building LLC, a Delaware limited liability company, which is a Jameson services company.

The county does have 20 other leases with this landlord, who has remained responsive to the department's needs over the years.

The proposed lease will be presented to the board appointed real Estate Management Commission tomorrow, October 23rd, and if and if unanimously approved.

We will amend this board letter to add a statement summarizing the real Estate Management Commission's actions. I have representatives from DMH joining virtually.

We welcome questions or comments at this time.

Thank you.

Does anybody have any questions?

Yeah, I have some questions on this.

So I'm not, do we?

Do we already lease anything at 3333? Let's get them all up at this current building. Alexandra Owen Rivera, Section 2.

Book we use toilet at 3333. That was the Department of Human Resources. OK and I'm. I'm only looking at it on Google Street View.

Maybe I'm looking at the wrong side of it, but you know, I'm thinking about the current space right in at 5-10 reminders there on the 1st floor.

It's very welcoming.

It's obviously a lot of work in that building.

At least on Google, this 3333 looks a lot less welcoming.

A lot less.

It's an older building.

Was any of that like considered given the mental health clinic and also accessibility and all of that? It just looks like a much less inviting space.

I don't know if that was factored in and this is just our best option.

Yeah. So it was factored in.

There's actually two points of access on the 1st floor that they'll be located on, and so I know Google doesn't show it, but there are two points of entry.

I'm trying.

I don't know if I can.

The the main entry.

DP **Damien Parker** 1:25:52

You.

Alex, if you don't mind, I this is Damien.

Hey, how are you guys doing?

So this is our old HR and if you guys have ever been there.

It it has a a a street facing outlook and we're doing two floors. The bottom floor

would be the street facing outset. So it is not as inviting as 5-10, but 510 is beautiful.

It is not. I mean, reality is not as inviting, but it is inviting because it has kind of a courtyard in an area that you can you can.

Do outside it as well as inside and it is on the major street, so we do have access to it and it took us a while to find this and sometimes, yeah, we do get the best out of the worst, but this one wasn't one that.

We've felt that we had to look at and go and let's just take it.

It did fit for what we wanted to do and we did take some clients over to see it and they also enjoyed it as well.

OT Operations Cluster Transcription 1:26:51

And then how did you choose between and? Again, I'm apologize, not not being intimately aware with the other the two programs, but like, how did you right. So there's two programs currently located at 5:10, one of them staying and growing into that bright space and then M.

DP Damien Parker 1:27:06

Correct.

OT Operations Cluster Transcription 1:27:07

Is moving up.

How is it determined which of the two programs would stay versus go like? Is this is that other program more important for them and a better fit for them to stay at 510 is assume that assessment is better.

DP Damien Parker 1:27:13

So.

Yes, so so the there's two programs, one is the clinic and one is the peer center, which we will be closed turning into.

A.

A different function I I just lost the name of it.

I don't why, but the the space for the clinic as soon as we moved into it.

But then I would say six months we outgrew it.

So we knew we had to find a a better space for those clients to go in in a bigger

space.

The the other space, it fits better because we get so much foot traffic.

For for that is why the peer center is a better fit there because it's a lot of foot traffic.

And what the peer center would do is then navigate to the clinic.

So it fits better in that space of all the foot traffic we do get from that street and it just and to be honest, the the clinic outgrew it within six months. We've been here almost three years.

OT Operations Cluster Transcription 1:28:13

In other words.

DP Damien Parker 1:28:18

We've been looking for space for awhile.

We knew it was never supposed to be a clinic in the first place.

We we we just decided to put a clinic to our director, decided to put a clinic in that space because it was built for retail and we knew it was going to outgrow it in and out grow tremendously within six months we were we were in dire need.

Of new space.

OT Operations Cluster Transcription 1:28:40

And does the pure Resource Center, are they also growing and so they need and will fill the space that's been. So I hear what the clinic needs to leave. But does the pure Resource Center actually OK?

DP Damien Parker 1:28:45

Yes.

Yes.

Yes, yes, they will go on to that space because that the peer Resource Center should be in that size of a space and not in that little area that they're in, right, right next to the lobby.

OT Operations Cluster Transcription 1:29:03

OK.

All right. Thanks.

DP **Damien Parker** 1:29:05

Club, I'm sorry.

We're turning the the Pure resort into a clubhouse, so that would be that would be the clubhouse where service for that service area.

OT **Operations Cluster Transcription** 1:29:17

Any other questions?

Yep, so the 42 staff members that are gonna go to the proposed premises.

Are they current?

They're currently at the Vermont Ave. location, correct?

DP **Damien Parker** 1:29:29

Correct.

OT **Operations Cluster Transcription** 1:29:32

And then how long after if, like, given that this is if it was approved by the board when it goes there on the 12th, how long until those staff members be moved over?

There's gonna be based upon the permitting and construction and we generally allocate about 18 months, OK.

This is a little bit of a longer term move for them.

And then just to clarify, because I was getting, as we were talking to Jonathan's asking those questions, what is gonna, what services are being provided at 510 S Vermont?

Damien, do you want to share?

DP **Damien Parker** 1:30:09

There's a mental health.

There's. Yeah, there's a mental health.

OT **Operations Cluster Transcription** 1:30:12

Clubhouse.

DP **Damien Parker** 1:30:13

There's a mental health clinic, which is that is what's moving in.

There's a peer Resource Center which would be turning into a clubhouse. The peer Resource Center is exactly what it sounds. It's its peers providing services as you're first walk in and your first interaction with DMH.

Is is better served with a peer who who has some of the same issues that you're having and then they navigate you to where you need to be.

Are you staying at peer center and just come every once awhile and and do the different services you have but majority of the time they are navigated into a clinic.

So it's it's more of a walk in now what we're changing that to is.

To a clubhouse, and that's a whole different model than what a peer center is.

It is still a your first initiation, but it is more of an everyday giving clients some sense of purpose.

On their everyday life, so they come in and they have a job every day and it's basically taking care of that space and teaching other peers either classes or other cooking for each other or they're coming up with newsletters.

It's a different aspect. It of what a peer center does, and that's what we're doing them for each each of our service areas and this would be the one for this service area.

OT Operations Cluster Transcription 1:31:36

And that would be on the 1st floor still of that building.

DP Damien Parker 1:31:40

Yes. Yeah.

So they would just move over to where the club where the clinic is now, yeah.

OT Operations Cluster Transcription 1:31:41

All right.

OK. And on the proposed premises is where the peer Resource Center is gonna be? Clinic is moving out.

DP Damien Parker 1:31:52

Other way, yeah.

OT Operations Cluster Transcription 1:31:54

OK.

That's why it's confusing me.

OK.

Got it.

DP **Damien Parker** 1:31:57

Yeah.

OT **Operations Cluster Transcription** 1:31:57

Thank you. That's helpful.

Are there any other questions?

OK.

Thank you so much.

Alright. We'll move on to item E with CEO real estate with the notice of intention to purchase.

DP **Damien Parker** 1:32:05

Thank you.

OT **Operations Cluster Transcription** 1:32:14

The Little Rock library.

I'll start deputies.

My name is Michael Chek, with Seagull real estate division. With me joining Greg McQueen, assistant director for facilities and capital projects, collaborate.

So the original board dates for this item were November 12, 2025. For the notice of intentions, purchase and returning on December 9 for authority to enter into purchase agreement.

Constantly sell. However, due to the cancellation of November 12 to 2025 or agenda, we are to move to the board item to November 18 and for the second meeting it will be December 16, 2025 for October 21st agreement and constitute the purchase before.

I start on the recommendation.

I just wanted to thank Michel.

For for proving because I think originally we're supposed to go second meeting.

We're supposed to go on January 6th.

Because on that many board days, but we do want to make Michelle for for picking

on this on on December 16th.

So thank you to you so much and that's why we work.

Appreciate it as well so.

The county is interested in purchasing that certain property located at 351119 80th St. Little Rock, which I refer to as the property or a purchase price of \$700,000.

This purchase will be accomplished in two steps.

The first step is to publish a notice of county's intention to purchase.

Which is action requested at this time.

This notice will be published over the statutorily required period, which is about 3 weeks.

Staff will return to the board with the same board letter on December 16th, 2025 for the second step, which is to obtain authority to execute the purchase agreement with the property owner, which is Little Rock Creek Irrigation District, which I'll refer to as the irrigation Dist.

Point for and take the appropriate actions to consummate the purchase.

We do not plan to return to cluster for the December 16th actions.

We will be providing a justification for the purchase now.

The county has occupied for properties since December 1, 2010, under lease with the Radiation district, which expired December 18, 2026.

But it can be renewed for an additional five year term.

For almost 15 years, the property has functioned as a County Library serving the unincorporated area of the.

Surrounding an old valley.

The irrigation district informs the county that it was selling the property.

And would not renew the lease with the county beyond the option period.

They also asked if the county was interested in purchasing the property. Search was conducted to find a replacement site. However, no suitable property or was found.

The property continues to meet the County Library's space needs and parking, as well as ideally located the notes geographically.

Area the community is familiar with the County Library at this location as well.

The irrigation district initially asked the purchase price of 725,000, but the county and the irrigation district agreed on a purchase price of 700,000.

The purchase price reflects the Fairmont market value for the property, which has been substantiated by County Commission report.

Due diligence was conducted in the property meets all county requirements.

Purchase price is contingent upon subsequent board approval to purchase the property for 700,000 plus approximately 16,000 and associated escrow and title fees and other consideration for a total not to exceed amount of \$716,000.

The appropriation adjustment will transfer \$416,000 from the LA County Library operations budget and \$300,000 from the development fee area #2 to Little Rock Library acquisition.

Capital project number 70220 to fully fund the property acquisition and associated escrow fees. Because of the county levy has been operating at the property for almost 15 years, the library will likely purchase the property so that they may continue providing these essential services until.

The public and surrounding communities. This property will be an asset for the county and with a the county in its effort to reduce its overall lease footprint and costs associated with the leasing.

As well as take advantage of the all the funds accounting has already paid.

The coffee and rental payments. These payments do not include operation costs, so library is accustomed to paying these additional costs as part of the lease.

Library also assured us that the funds used for the purchase are not needed to safeguard staff position as well.

We recommend the purchase of the property based on the Fairmark contract value of purchase price and continue continuing need for these programs for the foreseeable future.

And this is, we believe is most economical way for the County Library to remain.

At this location, I have a representative here and Lee on teams who can better answer your question.

I don't have a question.

I just want to comment because I've been there.

Thank you so much for handling this and reading it, and it's where we see purchase prices for properties so low.

Yeah, I had to read that twice as I.

That's the just it's 1.89 acres, so it could feel more right.

I just had a quick question about, you know, I don't remember ever seeing a board letter like this where we pick up a property in the the library.

Is this gonna be more frequent like I do have others in the queue?

Or just like completely by itself.

Well, I think this connection came up because of the result of the lease issue.

So that's how this came up.

So, but I think in general it depends on the situation and where it's located. Finding great sites is a difficult task for us, but you're working on to purchase like this.

Nothing. OK, thank you.

Any other questions? Sure. OK.

Thank you so much. Thank you so much. OK.

Thank you.

And then we'll move on to item.

F which is the two year lease agreement?

For 7.1 S.

Coronado Ave. with CEO real estate.

And this these have some more timing by the way on this thing on the yes.

Thank you for allowing us to be on the December issue of that variance.

Hi everyone.

My name is Roger Hernandez with the chief executive officer, real estate division, and the county is interested in purchasing that certain real property located at 2615 W. 8th St. in the city of Los Angeles, which I will refer to as property for a purchase price of 4,300,000. As you know, purchases are accomplished in two steps and this is the first step to publish a notice of the county's intention to.

Purchase property.

We originally intended to go to the November 12th 2025 board meeting, but due to the cancellation, this item will go to the November 18th, 2025 board meeting.

This notice would be published over the statutorily required period.

Staff would then plan to return to the board with this same board letter on December 16th for the second step, which is to obtain authority to execute the purchase and sale agreement with the property owner Pacific Bell Telephone Company doing business as AT&T California.

Yeah, I wish I will refer to as AT&T.

And at that time, we'll take appropriate actions to consummate the purchase.

We do not plan to return to OPS cluster for the December 16th action, so we will be providing the justification for the purchase now. This property comprised of vacant land with no improvements is being acquired pursuant to the board established Land bank pilot program.

This program was established on June 14th, 2022.

To create new opportunities for affordable housing in area.

Experiencing and set your experience, rapid gentrification and displacement. This board allocated \$25 million toward that program in collaboration with COHI inclusive action for the city was hired to administer and manage the pilot program.

The purchase is contingent upon subsequent board approval to purchase a property for 4,300,000 plus approximately \$11,196 in associated escrow and title fees and other consideration.

For a total not to exceed 4 million.

\$311,196 the purchase price reflects the fair market value for the property, which has been substantiated by a fair market appraisal completed by a licensed appraiser IAC conducted pertinent due diligence investigation in collaboration with CEO Red Real Estate, DPW and County.

Council and the property meets the county's requirements for acquisition upon acquisition of the property. If approved, the county would enter into a two year gratis license agreement with IAC.

Pursuant to which IAC?

Or it's authorized subcontractors would maintain and secure the property. Any revenue generated during the term of the license agreement would be deposited into the land bank pilot program. Number one, capital project #7A001.

Ultimately, the county will enter into an exclusive negotiating agreement and later a ground lease with the developer to build affordable housing at the property. CEO.

Recommends acquiring the property as part of the land bank pilot for future development of affordable housing to serve the surrounding area and nearby communities.

The need for these services expected to continue well into the future acquisition of the property will alleviate the housing emergency currently experienced by county residents.

I'm available to answer any questions you may have and have representatives from Cohi also here.

Are there any questions?

And learn about.

Any you mentioned any revenue, do you expect to generate revenue in this couple years, we expect to generate revenue from the licensing of the space for parking spaces. So for parking lot pretty much OK, is there a parking lot on us now or are you now right now?

This one there it used to be a parking lot, so it's paid for parking lot.

But I see would work to tire contractor and restripe.

Maybe install meters?

That sort of thing.

You.

Any other questions? Yeah, some questions.

I'll just say thanks for presenting.

We're super excited about the one thing project and been working closely with CEO.

HI and the team on a potential acquisition in the 2nd district.

So really excited to see this program moving forward.

Just wanna better understand this project. That sounds exciting.

Did you say what's going to be developed on this?

Right now it's proposed and I think COHI Bonnie, if you can give us what was your question, what what's what's the development plan like?

Will it be mixed-use?

Just affordable housing in more detail, maybe to be determined.

Based on the proposals we've received.

Yeah. I mean at the end user, there may be a partial.

That's what the question about parking wasn't reduced.

That would only be interim.

The the Board letter just contemplated.

Certain side project purposes OK.

So the goal would be to work on a global project that something is going to be achieved, but we're trying to push the process as quickly as possible.

And you would just be our peanut property and the most qualified.

Response is the one we're going to create a bench of qualified developers and the first step is we know how that works.

And once we have that in place, we work orders or our teams at that point to request referrals on specific sites, so that we'll be tailored to each site.

More questions?

No, I thought there were two sites in this, yeah.

There's two there, OK.

I want to thank the departments for putting this together.

We're really excited.

You know, we need to, like, solidify land so that because people are getting scoffled

up and then developed for like a luxury apartments, which is very unhelpful, right? And we would love to see this across the county because people live everywhere with the county, right?

So we're we're very excited that we're getting this off the ground.

So I just want to thank everybody because I know there's a lot of work.

It's not done yet, but and you know this is just the first of many, many steps. So we're very excited to see this to come to fruition final. Thank you.

I would say to the extent possible we our office would also like to identify additional resources.

To continue doing this.

I know that it was American rescue plan enabled funding and how are we gonna show success if we don't have a critical mass of properties that we're requiring?

Do you need more money for this?

So you have a plan for that too, Richard?

I'm just joking.

Yeah, we hope so too.

Thank you very much.

For the pilot and and incarcerate and and understand like whether we can obtain additional funding to keep us going.

And I know we haven't put into this this customer before, but now we're happy that we built a really useful infrastructure.

Or finding sites and embedding them and moving the first part of the process so.

Yeah. And then we have a website, LA county.

That info, which has gone to walls.

Guidelines to this is.

Kind of new.

This site was actually one that was submitted via via the portal. Oh cool.

Parking lot owned by AT&T and their parking.

They no longer need and so they're selling it off the opportunity to create housing in places and post office as well.

Shall we move on to the next board letter?

Yeah, yeah.

This is for 11:01 to 11:57 Long Beach Blvd.

County's acquisition of that property, the county is interested in purchasing the property located at that address. I just mentioned 11:01 to 11:57 Long Beach Blvd.

In the city of Long Beach for a purchase price of 3,865,000, as you know, purchases are accomplished in two steps.

This is the first step where we published a notice of intention.

We'll also plan to go to the November 12th meeting, which is now the November 18th meeting.

This notice would be published over the three-week publishing period that we have are required to do.

We would return to the board on December 16th, 2025 for the second step, which is to obtain authority to execute the purchase and sell agreement with the property owner and lead work capital of Long Beach LLC.

And at that forward meeting, we would take the appropriate actions to consummate the purchase.

We do not plan to return to the off cluster for the December 16th action, so we'll be providing the justification for the purchase now.

The property is also comprised of vacant land with no improvements, and it's being acquired pursuant to the board established Land bank pilot program.

The program was established in 2022 to create opportunities for affordable housing in areas experiencing and sets experience, rapid gentrification and displacement.

The board allocated \$25 million toward that program, inclusive action for the city was hired to administer and manage that pilot.

This purchase price is contingent upon subsequent board approval to purchase the property for 3,865,000.

Approximately 10,996 in associated escrow and title fees and other consideration for a total not to exceed \$3,875,996. The purchase price reflects the fair market value for the property, which has been substantiated by.

A fair market appraisal.

IAC conducted the due diligence investigation and collaboration with CEO, DPW and County Council, and the property meets the county's requirements for acquisition.

Upon acquisition of the property, if approved, the county would enter into a two year grant license agreement with IAC that we mentioned. Any revenue generated during the term of this license would be deposited into the land bank pilot Program capital project #7 a 007.

It's another capital program specifically for this site.

Ultimately, the county will enter into an exclusive negotiation agreement and later ground lease with the developer to build affordable housing at the property.

CEO.

Recommends acquiring the property as part of the land bank pilot for future development as affordable housing to serve the surrounding area and nearby communities. The need for these services is expected to continue well into the future acquisition of the property will alleviate the housing emergency currently experienced by.

County residents, we are available to answer any questions you may have.

Are there any questions on this plan?

Real quick, we're excited to Long Beach needs it.

Yeah, I'm just curious.

The landing are these the first two properties that we're purchasing for this? No. OK, very exciting.

Thank you very much. Welcome.

Any other questions?

OK.

Thank you.

All right.

And there are no presentation items for today. So it is 341 'cause. We'll go ahead and adjourn today's meeting.

□ **Dardy Chen** stopped transcription