

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: April 22, 2019

CAO File No. 0220-05151-0112
Council File No. 12-1549-S12, 15-1138-S29, 15-1138-S31, 17-1287, 18-0044, 18-0351, 18-0352, 18-0357, 18-0392, 18-0446, 18-0510, 18-0651, 18-0654, 18-0750, 18-0820, 18-0841, 18-0927, 18-0941, 18-1022, 18-1119, 18-1191, 18-1218, 18-1221, 19-0106, 19-0126

Council Districts: Various

To: The Homeless Strategy Committee

From: Richard H. Llewellyn, Jr., City Administrative Officer

Subject: **Report Back on Feasibility Motions for the A Bridge Home Program**

SUMMARY

This report summarizes the status of the feasibility motions for potential A Bridge Home program sites. It also recommends closing a number of Council Files if the site(s) named in the motion have been deemed infeasible.

RECOMMENDATIONS

That the Homeless Strategy Committee review the following recommendations and forward to the City Council for consideration:

1. INSTRUCT the City Clerk to close the following Council Files due to site infeasibility for bridge housing: 12-1549-S12, 15-1138-S29, 18-0351, 18-0446, 18-0841, 18-1022, 18-1218, and 18-1221. The sites requested for review in the associated files have been determined to be infeasible for the reasons outlined in Table 2 below; and
2. INSTRUCT the City Administrative Officer to report back on the site motions currently in the feasibility review process.

BACKGROUND

According to the 2018 Greater Los Angeles Point in Time Homeless Count released by the Los Angeles Homeless Services Authority (LAHSA), there are a total of 31,516 homeless individuals residing within the City, of which 23,114 are unsheltered. In April 2018, the Mayor and City Council declared a shelter crisis in the City of Los Angeles and adopted alternative health and safety standards to streamline shelter development at sites leased or owned by the City, while ensuring the safety of residents. To respond to this crisis and the immediate need for shelter, the Mayor and

Council have allocated \$81,079,797 to establish new crisis and bridge housing facilities with a goal of adding 50 to 100 new beds per Council District. This amount is comprised of the \$20 million Crisis and Bridge Housing Fund established in the 2018-19 Adopted Budget, \$51,079,797 committed and reserved for bridge housing in the City's Homeless Emergency Aid Program (HEAP) allocation, and \$10 million included in the Unappropriated Balance (Homeless Services Program) in the 2018-19 Adopted Budget.

As of April 19, 2019, the Council had approved 25 motions to determine feasibility of potential A Bridge Home facilities. The City Administrative Officer (CAO), with the assistance of the Bureau of Engineering (BOE), Chief Legislative Analyst (CLA), and LAHSA were instructed to evaluate each site to determine if they were suitable for bridge housing.

ACTIVE, COMPLETED OR PENDING SITES

The sites listed in Table 1 below are either active, pending or complete. Sites that have been determined to be feasible and are under construction or awaiting the start of construction are listed as active. Those under feasibility review are pending, and sites where construction has been completed that are either operating as A Bridge Home sites or will begin operations in the coming weeks are completed. Four (4) sites are completed. Four (4) sites are under construction, seven (7) sites have received funding approval and are moving into the construction phase, and one (1) site is awaiting Council approval of funding. Ten (10) sites are still undergoing a feasibility review. Table 1 lists these based on the site type: temporary facilities, permanent structures, and completed facilities.

Table 1. Active, Completed or Pending sites

#	Address	CD	Council File	Status	Total Beds
Temporary Structures					
1	5965 St. Andrews Pl, Los Angeles, CA	8	18-0654	Active: Under construction.	100
2	11303 Wilshire Blvd, Los Angeles, CA (U.S. Department of Veterans Affairs West Los Angeles Campus)	11	18-0510	Active: Under construction.	100
3	2316 E Imperial Hwy, Los Angeles, CA	15	18-0651	Active: Under construction.	100
4	7521 Canoga Ave, Los Angeles, CA	3	18-0820	Active: Funding approved, construction pending.	85

#	Address	CD	Council File	Status	Total Beds
Temporary Structures					
5	625 La Fayette Pl, Los Angeles, CA	10	18-0392	<i>Active:</i> Funding approved, construction pending.	70
6	1819 S Western Ave, Los Angeles, CA	10	18-0392	<i>Active:</i> Funding approved, construction pending.	18
7	100 Sunset Ave, Los Angeles, CA	11	18-0510	<i>Active:</i> Funding approved, construction pending.	154
8	2817 S Hope St, Los Angeles, CA	9	18-0750	<i>Active:</i> Feasibility complete, funding approval pending.	100
9	11471 Chandler Blvd, North Hollywood, CA	2	18-0357	<i>Pending:</i> Under feasibility review.	45
10	7600 Tyrone Ave, Los Angeles, CA	2	18-0357	<i>Pending:</i> Under feasibility review.	100
11	3428 Riverside Drive, Los Angeles, CA	4	19-0126	<i>Pending:</i> Under feasibility review.	100
12	5874 Miramonte Blvd, Los Angeles, CA	9	18-1191	<i>Pending:</i> Under feasibility review.	100
13	2426 E. Washington Blvd, Los Angeles, CA	14	18-1119	<i>Pending:</i> Under feasibility review.	TBD
14	540 Towne Ave, Los Angeles, CA	14	18-1119	<i>Pending:</i> Under feasibility review.	TBD
15	828 Eubank Ave, Los Angeles, CA	15	18-0651	<i>Pending:</i> Under feasibility review.	100
16	515 N Beacon St, Los Angeles, CA	15	18-0651	<i>Pending:</i> Under feasibility review.	100

#	Address	CD	Council File	Status	Total Beds
Permanent Structures					
17	1403 Gardner Street, Los Angeles, CA	4	17-1287	<i>Active:</i> Under construction; Proposition HHH funded project.	30
18	442 S San Pedro St, Los Angeles, CA	14	18-1119	<i>Active:</i> HEAP funding was approved to support 24 overnight shelter beds for women experiencing homelessness (CF 18-0628).	24
19	1426 Paloma St, Los Angeles, CA	14	19-0106	<i>Active:</i> Funding for lease approved; lease pending. Project being implemented in partnership with the County of Los Angeles. Services to be funded by the County Department of Public Health.	119
20	12860 Arroyo St, Sylmar, CA	7	18-0927	<i>Active:</i> Funding approved; project being implemented in partnership with the County of Los Angeles. Construction by the County is pending.	85
21	310 Main St, Los Angeles, CA	14	15-1138-S31	<i>Pending:</i> Under feasibility review.	100
22	606 E 6th St, Los Angeles, CA	14	18-1119	<i>Pending:</i> Under feasibility review.	TBD
Construction Complete					
23	1920 W 3rd St, Los Angeles, CA	1	18-0941	<i>Completed:</i> Construction Complete; operations expected to begin April 2019.	28
24	1533 Schrader Blvd, Los Angeles, CA	13	18-0352	<i>Completed:</i> Construction complete; facility operations began March 2019.	72
25	1215 Lodi Pl, Los Angeles, CA	13	No motion	<i>Completed:</i> Construction complete; implemented by private owner, services funded by Measure H.	126
26	711 N. Alameda St, Los Angeles, CA	14	18-0044	<i>Completed:</i> Construction Complete; facility operations began September 2018.	45

SITES DETERMINED TO BE INFEASIBLE

Table 2 lists sites that have been deemed infeasible and provides the primary reason for the determination. Except where noted, we recommend that the Council Files associated with these sites be closed.

Table 2. Sites Determined to be Infeasible

#	Address	CD	Council File	Explanation of Infeasibility
1	503 N San Fernando Rd, Los Angeles, CA	1	18-1221	Sewer project being constructed on site until Spring 2021.
2	499 N San Fernando Rd Los Angeles, CA d	1	18-1221	Sewer project being constructed on site until Spring 2021.
3	12225 Ventura Blvd, Studio City, CA	2	18-0357	Existing parking structure, cannot serve as bridge housing. Other sites identified in the motion remain active, Council File should not be closed.
4	APN 2321003901	2	18-0357	Not safe for residential use due to location under active power lines. Other sites identified in the motion remain active, Council File should not be closed.
5	5900 N. Cahuenga Blvd, North Hollywood, CA	2	18-0357	Fully utilized DWP site. Other sites identified in the motion remain active, Council File should not be closed.
6	5161 Sepulveda Blvd, Sherman Oaks, CA	4	12-1549-S12	National Reserve Corps (owner) is not supportive of the proposed project.
7	7951 Beverly Blvd, Los Angeles, CA	5	18-0446	Private owner was not interested in leasing the site for bridge housing
8	741 S Gayley Ave, Los Angeles, CA	5	18-0841	Private owner was not interested in leasing the site for bridge housing.
9	1836 Cotner Ave, Los Angeles, CA	5	18-1218	Active Department of Sanitation (LASAN) yard at capacity.
10	5533 S. Western Ave, Los Angeles, CA	8	18-1022	Site is too small for bridge housing.
11	5525 S. Western Ave, Los Angeles, CA	8	18-1022	Site is too small for bridge housing.
12	5800 S Figueroa St, Los Angeles, CA	9	18-0351	Site requires environmental remediation, which will take at least 18 months to complete.
13	682 S. Vermont Ave, Los Angeles, CA	10	18-0392	Site replaced by 625 La Fayette Pl. and 1819 S Western Ave. These sites are identified in motion and remain active, therefore, the Council File should not be closed.
14	923-937 S Kenmore Ave, Los Angeles, CA	10	18-0392	Existing housing on site would require demolition. Site replaced by 625 La Fayette Pl and 1819 S Western Ave. These sites are identified in motion and remain active, therefore, the Council File should not be closed.

#	Address	CD	Council File	Explanation of Infeasibility
15	411 N. Vermont Ave, Los Angeles, CA	13	15-1138-S29	Infeasible due to high cost of converting to residential use.