

CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS
MAYOR

Agenda Item No. 2

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CITY PURCHASING AGENT

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October 26, 2023

Honorable City Council
City of Los Angeles
c/o City Clerk
Room 395, City Hall
Los Angeles, CA 90012

Attention: Mandy Morales, Legislative Assistant

REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE A LEASE AMENDMENT WITH PEOPLE ASSISTING THE HOMELESS AT 3210 AND 3428 RIVERSIDE DRIVE

The Department of General Services (GSD) requests authority to negotiate and execute a lease amendment with People Assisting the Homeless (PATH), a 501(c)(3) non-profit organization, to operate a bridge housing facility at 3210 and 3428 Riverside Drive, Los Angeles, CA 90029.

BACKGROUND

On June 30, 2023, the City Council adopted a motion (C.F. 20-0841-S35) and report from the Homelessness and Poverty Committee (H&P) instructing staff to extend the 3428 Riverside Drive lease with PATH.

The site is owned by the City of Los Angeles (City) and under the Department of Recreation and Parks' (RAP) jurisdiction. The RAP board recently approved the one year extension of the site via an MOU agreement GSD has executed with RAP.

The project design includes a 10,800 square foot (sf) tent structure with 100 beds, an 1,080 sf hygiene trailer, an 1,080 sf administration/intake trailer, a repurposed garden, bin storage area, waste and recycling area, an elevated deck, an outdoor pet area and general open space.

This bridge housing facility was opened in July 2020. The existing lease with PATH to operate the facility ended July 7, 2023. This new agreement will be amended to be contiguous from the original term. GSD was just recently provided direction to move forward with this new agreement for one year.



TERMS AND CONDITIONS

The one-year lease term is from July 8, 2023 through July 7, 2024. There is a month-to-month holdover option. A complete set of terms and conditions are outlined on the attached term sheet. The term would be contiguous from the current term and agreement from the expiration date.

SHELTER SERVICES

PATH was selected by the Office of the City Administrative Officer (CAO) as the non-profit provider (lessee) to operate this site when it opened in July 2020. PATH was founded in Los Angeles by a group of concerned community members to support their neighbors experiencing homelessness. PATH provides a variety of services for homeless individuals including employment, outreach, housing navigation, and permanent supportive housing.

BUILDING MAINTENANCE

The CAO established a maintenance fund in the Capital Improvement Expenditure Program (CIEP) for major building and site systems such as structural, foundation, sewer, roof, HVAC, plumbing, and electrical, fire, life safety systems. PATH will provide routine daily maintenance and repairs through its operational funds, which shall include landscaping and hardscape, as applicable.

The term sheet states PATH is solely responsible for all building maintenance, including landscaping which may have to be separately funded through the PATH operation agreement.

ENVIRONMENTAL

Through the CAO's 18th Roadmap funding report (CF# 20-0841-S35) approved by the City Council and Mayor on June 30, 2023, it was determined that the bridge home involved in this approval was exempt from the California Environmental Quality Act (CEQA). Findings state that this site is statutorily exempt under Public Resources Code Section 21080(b)(4) as a specific action necessary to prevent or mitigate an emergency as also reflected in CEQA Guideline Section 15269(c); Public Resources Code section 21080.27 (AB 1197) applicable to City of Los Angeles emergency homeless shelters. The current leasing approval is an action toward implementing, and in furtherance of, the previously approved and exempt project.

FUNDING

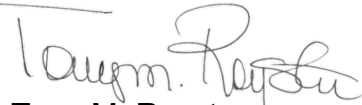
On June 12, 2023, the Mayor concurred the City Council's approval of the 17th Roadmap Funding report (C.F.20-0841-S34), which allocated \$2,196,000 of County Agreement funds to support the operations of 100 beds located at this Bridge Home through June 30, 2024. No funding was provided for leasing since the site is owned by the Department of Recreation and Parks and this is a no-cost agreement. The construction of this shelter was reimbursed by the State's Homeless Housing, Assistance, and Prevention Program (HHAP) funds, which was approved via motion (C.F. 19-0126).

FISCAL IMPACT

There is no anticipated General Fund impact at this time. Future operations may be supported with Roadmap County Agreement funds.

RECOMMENDATION

That the Los Angeles City Council, subject to the approval of the Mayor, authorize GSD to negotiate and execute a lease amendment agreement with the People Assisting the Homeless at 3210 and 3248 Riverside Dr., Los Angeles, CA 90029 to operate a bridge housing facility under the terms and conditions substantially outlined in this report.



Tony M. Royster
General Manager

Attachment: Term Sheet

LEASING TERM SHEET

MFC DATE October 26, 2023

LANDLORD City of Los Angeles - GSD

ADDRESS 111 E. 1st Street, 2nd Floor, Los Angeles, CA 90012

TENANT PATH

ADDRESS 340 N. Madison LA, CA 90004

LOCATION 3210 and 3428 Riverside Drive Los Angeles, CA

AGREEMENT TYPE Lease Amendment

SQUARE FEET 28,500 SF

TERM One Year

RENT START DATE None

LEASE START DATE 07/08/23

OPTION TERM None

HOLDOVER Month to Month

SUBLET/
ASSIGNMENT Right to assign - subject to Landlord approval

TERMINATION 30 days with notice

RENTAL RATE None

ESCALATION None

RENTAL ABATEMENT None

ADDITIONAL RENT None

PROPERTY TAX None

OPEX None

CAM	None
OTHER	None
SECURITY DEPOSIT	None
MAINTENANCE/ REPAIR	Tenant solely responsible for building maintenance of the site and its equipment.
TENANT IMPROVEMENTS	None
PARKING	As Available on site
UTILITIES	Tenant responsible for all utilities
CUSTODIAL	Tenant
SECURITY	Tenant
PROP 13 PROTECTION	N/A
INSURANCE (City)	Tenant shall indemnify and hold harmless Landlord
OTHER:	
PRINT:	Jennifer Hark-Dietz
SIGNATURE:	