

CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS
MAYOR

Agenda Item No. 6

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

January 25, 2024

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 AT 11430/11466 CHANDLER BOULEVARD
WITH HOPE OF THE VALLEY FOR INTERIM HOUSING**

The Department of General Services (GSD) requests authority to negotiate and execute a lease amendment with Hope of the Valley (HOTV), a 501(c)(3) nonprofit organization, to operate an interim housing facility at 11430/11466 Chandler Boulevard, Los Angeles, CA 90029 in Council District 2 (CD2).

BACKGROUND

On November 2, 2023 the Board of Recreation and Parks Commissioners approved a report to extend a portion of the Recreation and Parks (RAP) controlled North Hollywood Recreation Center in Council District 2 as an interim housing site through the Homeless Roadmap Program. This lease amendment allows the nonprofit operator, HOTV, to provide continued services on the site through a service contract with Los Angeles Homeless Services Authority (LAHSA).

The portion of the North Hollywood Recreation Center for this project is a triangular lot that measures approximately 21,705 square feet and is separated from the larger park by Chandler Blvd where up to 75 homeless individuals are served with 40 pallet shelters, a mobile hygiene station, an administrative office, and storage area.

GSD has amended the current RAP Right of Entry agreement to allow for the amended term on the HOTV lease.



TERMS AND CONDITIONS

The new lease term is from January 21, 2024 through January 21, 2025. There is no holdover option. The proposed no-cost lease amendment with HOTV has no renewal options. A complete set of terms and conditions are outlined on the attached term sheet.

SHELTER SERVICES

Hope of the Valley, founded in 2009, is a faith-based compassion ministry that focuses on spiritual, emotional, physical, relational, occupational, and financial needs of their clients. Their two-pronged approach starts with crisis intervention then bridges clients, when they are ready, into long-term services that address chronic obstacles.

LAHSA will execute a service contract extension with Hope of the Valley to operate the site.

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. HOTV will provide routine daily maintenance and repairs through its operational funds, which shall include landscaping and hardscape, as applicable.

ENVIRONMENTAL

Through the CAO's 20th Roadmap funding report (Council File (CF) # 20-0841-S40) approved by the City Council and Mayor on December 21, 2023, it was determined that the Tiny Home Village 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 with the City Council's approval of the 17th Roadmap Funding report (C.F.20-0841-S34), which allocated \$1,509,750 of County Agreement funds to support the operations of 75 beds located at this Tiny Home Village 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.

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 Hope of the Valley at 11430/11466 Chandler Avenue, Los Angeles, CA 90029 to continue 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	January 25, 2024
LANDLORD	City of Los Angeles - GSD
ADDRESS	111 E. 1st Street, 2nd Floor, Los Angeles, CA 90012
TENANT	Hope of the Valley
ADDRESS	16641 Roscoe Place North Hills, CA 91343
LOCATION	11430/11466 Chandler Boulevard
AGREEMENT TYPE	Lease Amendment
SQUARE FEET	21,705 SF
TERM	1/21/24-1/21/25
RENT START DATE	None
LEASE START DATE	07/08/23
OPTION TERM	None
HOLDOVER	None
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 responsible for day-to -day building maintenance of the site and its equipment. City, as funded shall provide maintenance of the Building Systems that are further defined in the lease agreement.
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:	
SIGNATURE:	