

CITY OF LOS ANGELES

CALIFORNIA

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April 11, 2024

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

Attention: Luigi Verano, Legislative Assistant

**REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE A LICENSE AGREEMENT WITH HOPE THE MISSION (FORMERLY HOPE OF THE VALLEY) AT 6099 LAUREL CANYON BLVD TO OPERATE INTERIM HOUSING**

The Department of General Services (GSD) requests authority to negotiate and execute a license agreement with Hope the Mission (HTM) to continue operating a Tiny Home Village interim housing site on Department of Recreation and Parks (RAP) owned property located at 6099 Laurel Canyon Blvd., North Hollywood, CA 91606 in Council District 2 (CD2).

**BACKGROUND**

The southeast portion of the Valley Plaza Park, also referred to unofficially as Alexandria Park, measures approximately 236,725 square feet (sf) and is separated from the larger park by the SR-170 Hollywood Freeway. The interim housing portion of the site is approximately 75,000 sf and includes perimeter fencing, sewer lines, utilities, site lighting, and an access road. The site contains 103 pallet shelters, three mobile hygiene stations, two administrative offices, and a storage pallet in order to serve up to 200 people experiencing homelessness.

With the support and direction of Council Office 2, the 12-month extension of this interim housing use is pending approval of the Board of Recreation and Parks Commissioners (Board), which is anticipated at their April meeting. Approval by the Board and this license agreement will allow the nonprofit operator, HTM, to provide continued services on site through a service contract with Los Angeles Homeless Services Authority (LAHSA).

The Tiny Home Village site has been in operation since 2021.



**TERMS AND CONDITIONS**

The new license term is from April 11, 2024 through April 10, 2025. There is no holdover or renewal option for this no-cost license. A complete set of terms and conditions are outlined on the attached term sheet.

**SHELTER SERVICES**

Founded in 2009, HTM 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.

HTM aims to help clients find a job or form of public assistance, medical and mental health services, substance abuse counseling and recovery, and housing placement.

LAHSA has executed a service contract with HTM to operate the site through June 30, 2024. A new service contract will be executed for FY 24-25.

**BUILDING MAINTENANCE, UTILITIES AND LANDSCAPING**

The City shall maintain major building systems, including and limited to plumbing, electrical, and mechanical systems such as fire life safety systems that service the entire project.

HTM shall be responsible for utilities and provide daily routine and preventative maintenance including interior electrical, light fixture(s), smoke detectors, fire extinguishers, localized plumbing drain backups which do not affect the main line, and damage resulting from negligent or other acts or omissions of HTM and its parties. This includes replacement or repair of fixtures, electrical outlets, plumbing, and HVAC damaged as a result of intentional destruction of such property. HTM will also maintain any landscaping and hardscape.

The CAO advises A Bridge Home Maintenance Fund was established through the CIEP with GSD for bridge home and homeless navigation site maintenance costs. The CAO is working with GSD to confirm ongoing costs and funding sources for Tiny Home Villages and additional Roadmap sites, which will be recommended in a subsequent report.

**ENVIRONMENTAL**

Through the CAO's upcoming 23rd Roadmap funding report it is anticipated that the Tiny Home Village facility involved in this approval is exempt from the California Environmental Quality Act (CEQA). Findings are expected to state that this site is statutorily exempt from CEQA under Public Resources Code (PRC) section 21080.27 and Government Code Section 65660(b), applicable to the City of Los Angeles low barrier navigation centers, Government Code Section 8698.4, governing homeless shelter projects under a shelter crisis declaration, and under PRC Section 21080(b)(4) and State CEQA Guidelines, 14 California Code of Regulations (CCR) Section 15269(c) as specific actions necessary to

prevent or mitigate an emergency. The current leasing approval is an action toward implementing and furthering 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 \$4,026,000 of County Agreement funds to support the operations of 200 beds located at this Tiny Home Village through June 30, 2024. Additionally, \$10,000 of Homeless Housing, Assistance, and Prevention Program Round 2 funding is expected to be allocated to support operating costs. 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. Current operational funding is 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 license agreement with Hope the Mission at 6099 Laurel Canyon Blvd., North Hollywood, CA 91606 to continue operating the Tiny Home Village interim 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

April 11, 2024

LANDLORD

City of Los Angeles - GSD

ADDRESS

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

TENANT

Hope the Mission

ADDRESS

16641 Roscoe Place North Hills, CA 91343

LOCATION

6099 Laurel Canyon Blvd.

AGREEMENT TYPE

License

SQUARE FEET

75,000 SF

TERM

1 Year

RENT START DATE

None

LEASE START DATE

4/11/24-4/10/25

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, including landscaping, if applicable.  City, as funded, shall provide maintenance of the Building Systems that are further defined in the lease agreement.
TENANT IMPROVEMENTS	None. Any improvement that is performed needs to be approved by the Landlord prior.
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:	Ken Craft
SIGNATURE:	