

CITY OF LOS ANGELES

CALIFORNIA

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KAREN BASS
MAYOR

July 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 WITH PEOPLE ASSISTING THE HOMELESS AT 3210 AND 3248 RIVERSIDE DRIVE

The Department of General Services (GSD) requests authority to negotiate and execute a lease amendment for a one year time extension with People Assisting the Homeless (PATH), a 501(c)(3) non-profit organization, to operate a bridge housing facility at 3210 and 3248 Riverside Drive, Los Angeles, CA 90029.

BACKGROUND

On June 18, 2024, the City Council adopted an Office of the City Administrative Officer (CAO) report (C.F. 20-0841-S49) instructing staff to extend the 3248 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 a Memorandum of Understanding (MOU) agreement GSD has executed with RAP.

The project is approximately 28,500 sf which includes a 10,800 square foot (sf) tent structure with 100 beds, a hygiene trailer, an 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 8, 2024. 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, 2024 through July 7, 2025. 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 CAO's Office 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 City shall maintain major structural and building systems, including and limited to plumbing, electrical, and mechanical systems

PATH shall be responsible for utilities and provide daily routine and preventative maintenance including interior electrical, light fixture(s), smoke detectors, Fire Extinguishers, annual Reg 4 testing, localized plumbing drain backups which do not affect the main line, and damage resulting from negligent or other acts or omissions of PATH 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. PATH will also maintain any landscaping and hardscape.

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

ENVIRONMENTAL

Through the CAO's 24th Roadmap funding report (C.F. 20-0841-S49) approved by the City Council and Mayor on June 18, 2024, 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 (PRC) Section 21080.27 and Government Code Section 65660(b), applicable to City low barrier navigation centers, Government Code Section 8698.4(a)(4), governing homeless shelter projects under a shelter crisis declaration, and PRC Section 21080(b)(4) and State CEQA Guidelines, 14 California Code of Regulations Section 15269(c) as specific actions necessary to prevent or mitigate an emergency. The current leasing approval is an action toward implementing, and in furtherance of, the previously approved and exempt project.

FUNDING

On June 18, 2024, the Mayor concurred the City Council's approval of the 24th Roadmap Funding report (C.F. 20-0841-S49), which allocated \$2,409,000 of County Agreement

funds to support the operations of 100 beds located at this Bridge Home site through June 30, 2025. 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 additional impact to the General Fund as a result of the recommendations in this report. Funding for operations of the site will be programmed in a future funding report.

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	July 25, 2024
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 3248 Riverside Drive Los Angeles, CA
AGREEMENT TYPE	Lease Amendment
SQUARE FEET	28,500 SF
TERM	One Year
RENT START DATE	None
LEASE START DATE	Amendment to lease starts 07/08/24
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	Landlord shall be responsible for major Building Systems. Tenant solely responsible for daily building maintenance of the site and its own equipment. Tenant shall also maintain landscaping within the Premises.
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:	