

STATUTORY EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA GUIDELINES SECTION 15269(C), PUBLIC RESOURCES CODE (PRC) SECTION 21080(B)(4), AND PRC SECTION 21080.27 (AB 1197); and HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to funding allocation, construction, lease or similar agreement, and operation of an interim housing facility on the City-owned property located at 2377 Midvale Avenue in Council District 5.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. ADOPT the determination by the BOE that the action is statutorily exempt from the CEQA pursuant to PRC Section 21080(b)(4), as specific actions necessary to prevent or mitigate an emergency as also reflected in the State CEQA Guidelines Section 15269(c); and under PRC Section 21080.27 (AB 1197) applicable to City of Los Angeles homeless shelters.
2. APPROVE the September 29, 2023 City Administrative Officer (CAO) report, and September 29, 2023 Bureau of Engineering (BOE) report, attached to the Council file.

Fiscal Impact Statement: The CAO reports that the recommendations will be funded with the City's General Fund previously approved for homelessness interventions and the Homeless Housing, Assistance, and Prevention Round 1 funds. There is no additional impact to the General Fund as a result of the recommendations in the report. Funding for operations of the site will be programmed in a future funding report.

Financial Policies Statement: The CAO further reports that the recommendations in the report comply with the City Financial Policies in that budgeted funds are being used to fund recommended actions.

Community Impact Statement: None submitted

SUMMARY:

On October 4, 2023, your Housing and Homelessness Committee considered the September 29, 2023 CAO and BOE reports relative to the funding allocation, construction, lease or similar agreement, and operation of an interim housing facility that the City-owned located at 2377 Midvale Avenue; and a CEQA exemption determination that the project is statutorily exempt under PRC Section 21080(b)(4) as specific action necessary to prevent or mitigate an emergency as also reflected in CEQA Guidelines Section 15269(c); and under PRC Section 21080.27 (AB 1197) applicable to the City's emergency homeless shelters. The reports attached to the Council file include some background on the matter.

After providing an opportunity for public comment, the Committee moved to approve the recommendations reflected above. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

HOUSING AND HOMELESSNESS COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
RAMAN:	YES
BLUMENFIELD:	YES
HARRIS-DAWSON:	YES
RODRIGUEZ:	YES
LEE:	YES

EV/MM 23-1066_rpt_hh_10-04-23

-NOT OFFICIAL UNTIL COUNCIL ACTS-

CPRA-10-TCOMM-000001



Transportation Board Meeting

Created by: Jasmin San Luis · Your response: ✓ Yes, I'm going

Time

10am - 11:30am (Pacific Time - Los Angeles)

Date

Thu Oct 12, 2023

Where

City Hall Rm. 1070

My Notes

Guests

- ✓ ericeoban@gmail.com
- ✓ Irene Sae Koo
- ✓ Jarvis Murray
- ✓ Jasmin San Luis
- ✓ Jay Kim
- ✓ jazminortega1@gmail.com
- ✓ Kevin Dufner
- ✓ lamobility28@gmail.com
- ✓ Michael Nagle
- ✓ Michelle Cayton
- ✓ Pat Barker
- ✓ Sontue Beacham
- ✓ Tomas Carranza
- ✓ vdauidia@iteris.com
- ✓ Fernando Navarrete
- ✓ Laura Cornejo
- ? Jeannie Park
- ? Jonathan Groat
- Annabelle Gonzales
- cliban@hotmail.com
- douglastohom08@gmail.com
- Makenzi Rasey



Special Board of Transportation Commissioners Meeting

Created by: Jasmin San Luis · Your response: ✓ Yes, I'm going

Time

10am - 11am (Pacific Time - Los Angeles)

Date

Wed Oct 18, 2023

Where

City Hall Conference Rm 1070

My Notes


Guests

- ✓ Annabelle Gonzales
- ✓ eskpak@yahoo.com
- ✓ Fernando Morales
- ✓ Jasmin San Luis
- ✓ jazminortega1@gmail.com
- ✓ Ken Husting
- ✓ Kendra Leal
- ✓ Kevin Dufner
- ✓ Maria Martin
- ✓ Marina Quinonez
- ✓ Michael Nagle
- ✓ Michelle Cayton
- ✓ Nathan Ho
- ✓ Sontue Beacham
- ✓ Steve Martin
- ✓ vdauidia@iteris.com
- ✓ Zachary Warma
- ✓ Fernando Navarrete
- ? Eric Bruins
- ⓧ Jonathan Groat
- ⓧ Tim McWilliams
- ⓧ Laura Cornejo
- cliban@hotmail.com
- douglastohom08@gmail.com
- ericeoban@gmail.com
- Jay Kim
- lamobility28@gmail.com

**BOARD REPORT
CITY OF LOS ANGELES
DEPARTMENT OF TRANSPORTATION**

Date: October 18, 2023

To: Board of Transportation Commissioners

From: Laura Rubio-Cornejo, General Manager
Department of Transportation 

Subject: **TEMPORARY CHANGE IN OPERATION OF MUNICIPAL PARKING LOT NO. 707 TO A MODULAR INTERIM HOUSING FACILITY**

SUMMARY

This is a request by Council District (CD) 5 to temporarily change the operation of the Los Angeles Department of Transportation's (LADOT's) off-street public parking Lot No. 707, located in the West Los Angeles area of CD 5, to a modular interim housing facility (MIHF) for a period of 10 years.

RECOMMENDATION

That the Board APPROVE the temporary change in operation of LADOT Lot No. 707, located at 2377 Midvale Ave, as follows:

- LADOT Lot No. 707 remains under the ownership of the LADOT Special Parking Revenue Fund (SPRF);
- CD5, in consultation with the appropriate City agencies, will be responsible for the selection of vendors, consultants, and developers to study, develop, and build the MIHF on the Lot No. 707;
- The operation and maintenance of Lot No. 707 while used for the MIHF will be the sole responsibility of CD5;
- The term of the MIHF shall not exceed 10 years. At the end of the term, or in the event the program ends before the end of the term, CD5 shall release the parking lot back to LADOT. CD5 shall be responsible for the restoration of Lot No. 707 back to its existing condition as a parking lot, or better, prior to the construction of the MIHF; or, in the alternative, CD5 shall compensate the SPRF for costs associated with restoring the parking lot by the Department, or other City agency, or independent contractor selected by the Department to perform the work.

BACKGROUND

Lot No. 707, also known as the Midvale lot, is located at 2377 Midvale Avenue (See Attachment A). It has 41 spaces, including two Americans with Disabilities Act (ADA) spaces. Parking rates are \$1 per hour and \$4 for the maximum daily rate. The facility is open daily from 7am until 9pm. This parking lot primarily services the local community and surrounding businesses.

In October 2019, LADOT entered into a Memorandum of Understanding (MOU) with the City Administrative Officer and the Housing and Community Investment Department to establish a replacement parking policy when using an LADOT public parking lot for supportive or affordable housing. The replacement parking would be based on the size of the lot and occupancy. In March 2023, Fifth District Councilmember Yaroslavsky introduced a motion to nullify the MOU. The motion was adopted in May 2023 (See Attachment B). Therefore, replacement parking is no longer required when an LADOT parking facility is utilized as interim, supportive, or affordable housing.

In September 2023, the City Administrative Officer (CAO) finalized report 0220-05151-0486 to City Council relative to reprogramming unspent Homeless Housing, Assistance, and Prevention Round 1 funds and approving the design and construction of an interim housing site located at 2377 Midvale Avenue. The report reprograms unspent funds, recommends the approval of the interim housing site at 2377 Midvale, and authorizes the Department of General Services and LADOT to negotiate an agreement and negotiate a commodities contract to acquire modular housing units for the interim housing site. (See Attachment C)

In September 2023, the Bureau of Engineering (BOE) finalized a report to City Council. The report recommends that Council determine the actions that allow for funding allocation, construction, lease or similar agreement, and that the operation of interim housing at 2377 Midvale Avenue is statutorily exempt from the California Environmental Quality Act (CEQA) under Public Resources Code Section 21080(b)(4), as specific actions necessary to prevent or mitigate an emergency as also reflected in the State CEQA Guidelines Section 15269(c), and under Public Resources Code Section 21080.27 (AB 1197) applicable to City of Los Angeles homeless shelters. (See Attachment D)

Per the Los Angeles Administrative Code, Chapter 20 "Department of Transportation", Article 5 "The Board of Transportation Commissioners", the Board has the authority and responsibility to manage all matters related to off-street parking facilities under the control of LADOT.

DISCUSSION

Modular Interim Housing Facility (MIHF)

Per the Los Angeles City and County Practice Standards for Interim Housing, the intent of interim housing is to connect people experiencing homelessness with temporary housing, permanent housing, and other services. The homeless count in December of 2022 revealed 834 unsheltered individuals in CD 5.

The proposed MIHF by CD5 has 31 modular units that are 134 square feet each and two ADA modular units that are 200 square feet, for a total of 33 sleeping units. CD 5 selected LifeArk as the modular vendor for the MIHF. Life Ark's concept is titled "Hope Pavilion". There will also be three laundry units, staff parking, a dog run, and a covered central courtyard. See Attachment E for the conceptual drawings of LifeArk's Hope Pavilion. Over the years, these modular home communities have been referred to as Tiny Homes Villages. Currently, there are 11 Tiny Homes Villages throughout the City of Los Angeles that date back to February 2021.

The proposed term for the use of the parking lot for the MIHF is 10 years. During the 10-year use, CD 5 or its designated contractors will be responsible for the upkeep, operation, maintenance, and security of

the lot and MIHF. At the end of the term, the lot shall be released back into the LADOT oversight. CD 5 agreed and shall be responsible for the restoration of the parking Lot No. 707 back to the existing condition or better, or compensate SPRF for costs associated with restoring the parking lot to existing conditions prior to the construction of the MIHF.

LADOT Parking Analysis

To determine the parking impact to the businesses and community that Lot No. 707 serves, LADOT studied parking at the lot and around the lot.

Lot No. 707 Parking Occupancy Counts

LADOT conducted parking occupancy counts on Lot No. 707 on March 16-22, 2023 (See Attachment F). These counts showed that the lot has occupancy levels of below 40% during most times of the day. However, the counts showed that occupancy was at 68% (28 cars) on Friday evening. Due to the occupancy on the Friday evening, LADOT conducted two additional occupancy counts on Friday, July 14th, and Friday, July 21st, at 6pm. The additional counts showed that the occupancy was at 56% (23 cars) and 54% (22 cars), respectively. Upon concluding the parking counts around 6pm on July 14th and July 21st, staff noticed several more cars arriving to the parking lot. These additional cars, while not counted, may have resulted in higher occupancies on Friday nights, around the 6pm hour.

Preferential Parking Districts (PPDs) and Street Parking

Parking Lot No. 707 is located within the boundary of PPD No. 26 and a parking meter zone. The areas immediately adjacent to Lot No. 707 are either PPDs in the residential area or metered street parking in the commercial area as depicted on Attachments G and H, respectively.

The residential streets in the area with PPD parking restrictions typically have one of the following parking restrictions:

- No Parking Any Time Except 2 Hour Parking 8am-6pm Monday-Friday, Vehicles with District Permits Exempt;
- No Parking Any Time Except 1 Hour Parking 8am-6pm Monday-Friday; Vehicles with District Permits Exempt; or
- 2 Hour Parking 8am-6pm; Vehicles with District Permits Exempt.

The street parking along Pico Boulevard and Westwood Boulevard is metered with Tow-Away, No Stopping (TANS). The TANS hours vary depending on the block segment in the morning and/or late afternoon Monday through Friday. Typical TANS restrictions in this area vary from 7am-9am or 10am and 4pm-7pm. On-street metered parking is limited to 2-hour parking from 8am or 9am to 4pm or 6pm Monday through Saturday. After the metered hours and provided there is not a TANS restriction in place, motorists are able to park free at the meters.

LADOT Lot No. 685

LADOT Lot No. 685 is an off-street parking lot located three blocks east of Lot No. 707 at 2386 Malcolm Ave in the Rancho Park community. It has 19 spaces (including one ADA space) with parking rates of \$1 per hour and \$4 for the maximum daily rate. The daily hours of operation are 7am-9pm.

LADOT conducted parking occupancy counts at the lot each day from July 19-25, 2023 at 12pm and 6pm (See Attachment I). The counts showed that the lot varying occupancy levels ranging from 16% full to 63% full.

Findings

With the closure of Lot No. 707, the motorists using the parking lot will be displaced. During field visits to the surrounding area, LADOT staff did not observe any additional public parking outside of LADOT Lot No. 685. Nearby private parking lots were reserved for employee and/or customer parking. Residential parking surrounding Lot No. 707 is predominantly limited to 1 or 2-hour parking with PPD parking permits exempt. On-street parking in the commercial areas is metered and typically limited to 2-hour parking with varying hours of metered operation and TANS restrictions.

Lot No. 685 may be able to absorb some of the parking demand that will be created by the potential closure of Lot No. 707, if people are willing and able to walk three blocks to the lot. Lot No. 685 can only absorb a limited number of displaced parkers since it only has 19 parking spaces and during its highest counts it was 63% full. Both lots had occupancy levels ranging from 53%-68% on various evenings during the 6pm hour. Motorists who are not able to park at Lot No. 685 will need to park at a meter, be subject to time limits, or may not have access to parking depending on the time of the day and restrictions.

Community Outreach

CD 5 began their community engagement on July 24, 2023. Community engagement included a press release (See Attachment J), personal calls to community leaders from Councilmember Yaroslavsky, 199 letters sent to stakeholders and canvassing within 500 feet of the MIHF, and text messages sent to stakeholders within a half-mile of the MIHF. All engagement informed the public of the project, invited them to an in-person information session on August 3, 2023 where Mayor Bass was in attendance, and invited them a virtual information session on August 6, 2023. More information is available on CD 5's website at <https://councildistrict5.lacity.gov/Midvale>.

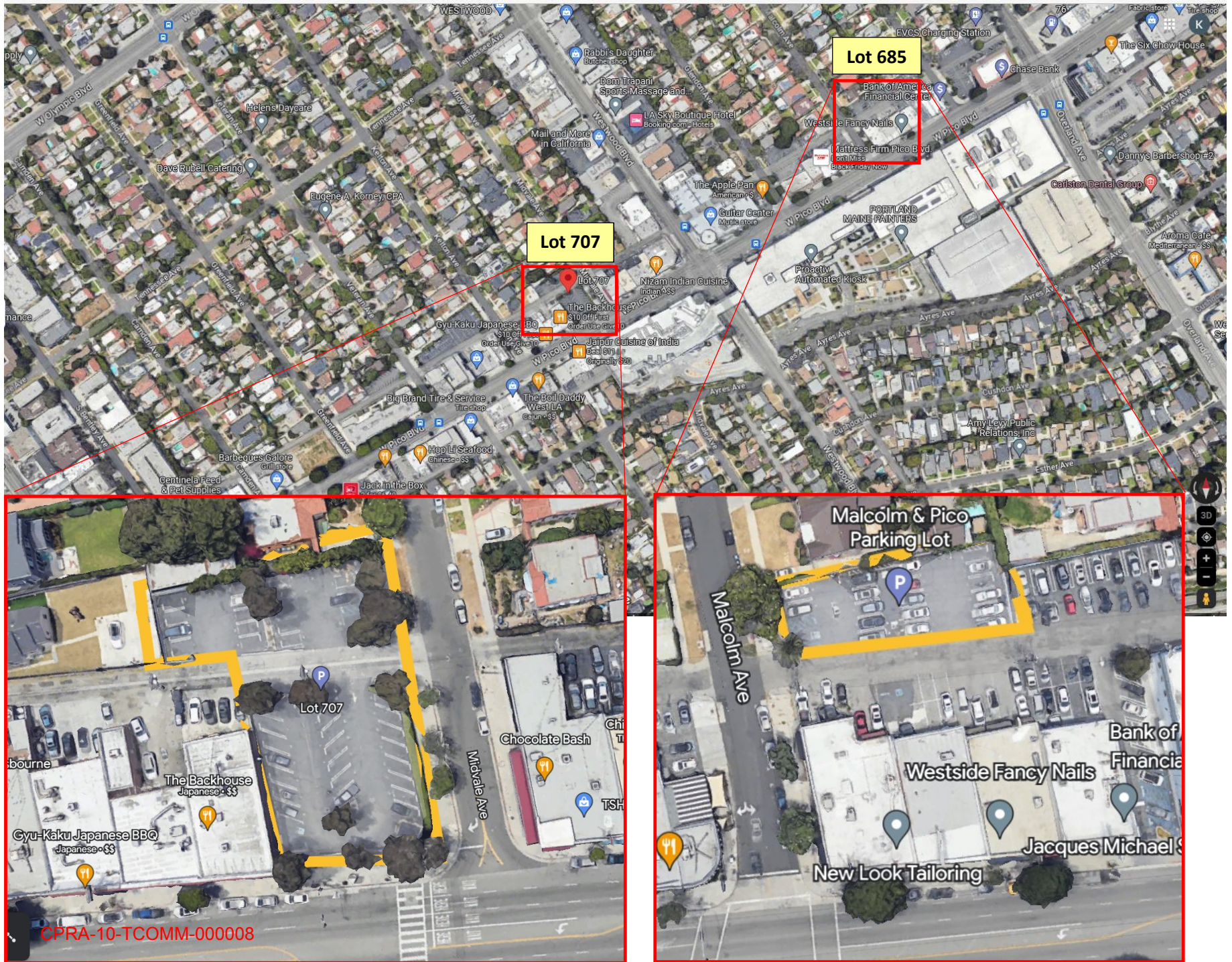
Councilmember Yaroslavsky intends for construction of the MIHF to begin in late 2023 with an opening date in spring of 2024.

FISCAL IMPACT STATEMENT

There is no impact to the General Fund. Should the Board approve the conversion of Lot No. 707 to a MIHF, LADOT expects an annual loss of \$53,000 to the SPRF based on pre-pandemic revenue. With the MIHF expected to remain in place for the next 10 years, the cumulative estimated SPRF revenue impact is a loss of \$530,000.

Attachments

Attachment "A"



"Attachment B"

MOTION

TRANSPORTATION
HOUSING & HOMELESSNESS

On October 29, 2019, the Housing and Community Investment Department ("HCIDLA," now the Housing Department, or "LAHD"), the Department of Transportation ("LADOT"), and the City Administrative Officer ("CAO") entered into a five-year Memorandum of Understanding (MOU) outlining the parking replacement policy of LADOT Special Parking Revenue Fund Off-Street Parking Facilities when transferred to LAHD for the purpose of affordable housing development. This agreement sets requirements for the number of parking spaces that an affordable developer must replace depending on the size and utilization rates of the parking facility.

The net effect of this MOU, which has been in effect for 3.5 years, has been to render a number of City-owned parcels financially infeasible for affordable or supportive housing development. With parking structure replacement costs estimated at approximately \$40,000 - \$70,000 per space, these requirements result in the potential to increase costs for affordable housing developers by millions of dollars, leading to several projects languishing for years.

With nearly 42,000 Angelenos lacking a home and hundreds of thousands more in dire need of affordable housing, the City should not be tying its own hands on parcels under its control while driving up the already high cost of housing development, particularly when Mayor Bass has issued a State of Emergency on Homelessness and multiple Executive Directives meant to ease the construction of housing on City-owned sites.

I THEREFORE MOVE that pursuant to the Los Angeles Administrative Code Sections 22.482(a) and 22.602, the policy requiring parking space replacement for Department of Transportation (LADOT) parking facilities containing 25 spaces or more transferred to the Housing Department (LAHD) for utilization as affordable or supportive housing, as detailed in the October 29, 2019 Memorandum of Understanding governing the parking replacement policy for LADOT Special Parking Revenue Fund Off-Street Parking Facilities be nullified effective immediately, and that neither LADOT nor LAHD shall require the replacement of any parking spaces when an LADOT facility is utilized as interim, supportive, or affordable housing.

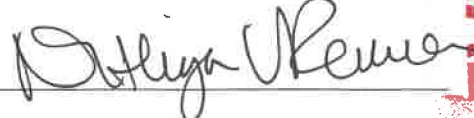
I FURTHER MOVE that Council instruct the City Administrative Officer to report within 60 days on all LADOT-owned facilities totaling 25 spaces or greater, by Council District, that will no longer be subject to the parking replacement requirements, along with the current status of any contemplated or in-process affordable or supportive housing developments.

I FURTHER MOVE that Council direct LAHD to immediately publicly notify affordable and supportive housing developers of the relevant policy change.

PRESENTED BY:


KATY YAROSLAVSKY
Councilwoman, 5th District

SECONDED BY:



 MAR 24 2023

ORIGINAL

TRANSPORTATION COMMITTEE REPORT relative to the Los Angeles Administrative Code (LAAC) parking space replacement policy for Los Angeles Department of Transportation (LADOT) parking facilities containing 25 spaces or greater.

Recommendations for Council action, as initiated by Motion (Yaroslavsky – Raman):

1. NULLIFY, effective immediately, pursuant to LAAC Sections 22.482(a) and 22.602, the policy requiring parking space replacement for LADOT parking facilities containing 25 spaces or more transferred to the LAHD for utilization as affordable or supportive housing, as detailed in the October 29, 2019 Memorandum of Understanding governing the parking replacement policy for LADOT Special Parking Revenue Fund Off-Street Parking Facilities. Neither LADOT nor LAHD shall require the replacement of any parking spaces when an LADOT facility is utilized as interim, supportive or affordable housing.
2. INSTRUCT the City Administrative Officer (CAO) to report to Council within 60 days, on all LADOT-owned facilities totaling 25 spaces or greater, by Council District, that will no longer be subject to the parking replacement requirements, along with the current status of any contemplated or in-process affordable or supportive housing developments, along with the annual revenue and utilization rate of each parking facility.
3. DIRECT the LAHD to immediately publicly notify affordable and supportive housing developers of the relevant policy change.

Fiscal Impact Statement: Neither the CAO nor the Chief Legislative Analyst has completed a financial analysis of this report.

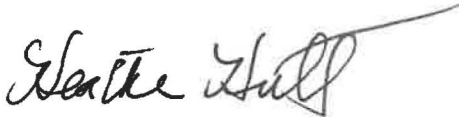
Community Impact Statement: None submitted.

(Also referred to the Housing and Homelessness Committee)

Summary:

On May 10, 2023, your Committee considered a Motion (Yaroslavsky – Raman) relative to the LAAC parking space replacement policy for LADOT parking facilities containing 25 spaces or greater. According to the Motion, on October 29, 2019, the Housing and Community Investment Department (HCIDLA, now the Housing Department, or LAHD), LADOT), and the CAO entered into a five-year Memorandum of Understanding (MOU) outlining the parking replacement policy of LADOT Special Parking Revenue Fund Off-Street Parking Facilities when transferred to LAHD for the purpose of affordable housing development. This agreement sets requirements for the number of parking spaces that an affordable developer must replace depending on the size and utilization rates of the parking facility.

The net effect of this MOU, which has been in effect for 3.5 years, has been to render a number of City-owned parcels financially infeasible for affordable or supportive housing development. With parking structure replacement costs estimated at approximately \$40,000 - \$70,000 per space, these requirements result in the potential to increase costs for affordable housing developers by millions of dollars, leading to several projects languishing for years. With nearly 42,000 Angelenos lacking a home and hundreds of thousands more in dire need of affordable housing, the City should not be tying its own hands on parcels under its control while driving up the already high cost of housing development, particularly when Mayor Bass has issued a State of Emergency on Homelessness and multiple Executive Directives meant to ease the construction of housing on City-owned sites. After consideration and having provided an opportunity for public comment, the Committee moved to concurring with the Housing and Homelessness Committee's April 19, 2023 action, as amended and detailed above. This matter is now submitted to Council for its consideration.



Respectfully Submitted,
Transportation Committee

COUNCILMEMBER VOTE

HUTT:	YES
PARK:	YES
HERNANDEZ:	YES
RAMAN:	YES
YAROSLAVSKY:	YES

ARL
5/10/23

-NOT OFFICIAL UNTIL COUNCIL ACTS-

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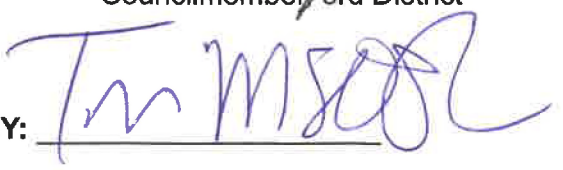
MOTION

I MOVE that the matter of the Transportation Committee Report and/or Housing and Homelessness Committee Report pertaining to a Motion (Yaroslavsky-Raman) relative to the Los Angeles Administrative Code (LAAC) parking space replacement policy for Los Angeles Department of Transportation (LADOT) parking facilities containing 25 spaces or greater, Item No. 3 on today's Council Agenda (C.F.: 23-0360), BE AMENDED to add the following recommendation:

4. INSTRUCT the CAO, when conducting initial feasibility studies analyzing LADOT parking facilities for repurposing as supportive or affordable housing, include contemplation of the mobility, livability, and commercial needs of the nearby community if requested by the Councilmember whose District includes the parking facility.

5. INSTRUCT the CAO to apply the October 29, 2019, Memorandum of Understanding to the LADOT off-street parking lots in Reseda, as they have been under active consideration for several years as potential housing sites; during multiple community meetings the community has been promised replacement parking should housing be constructed on these sites; and the availability of these parking lots was a consideration in approving the Reseda Boulevard Complete Streets Project.

PRESENTED BY: 
BOB BLUMENFIELD
Councilmember 3rd District

SECONDED BY: 

May 23, 2023

ORIGINAL

PK

Motion

03D

I **MOVE** that the matter of the Housing and Homelessness and Transportation Committee Reports pertaining to a Motion (Yaroslavsky-Raman) relative to the Los Angeles Administrative Code (LAAC) parking space replacement policy for Los Angeles Department of Transportation (LADOT) parking facilities containing 25 spaces or greater, Item No. 3 on today's Council Agenda (C.F.: 23-0360), **BE AMENDED** to add the following recommendation:

4. I **FURTHER MOVE** that the CAO, when conducting an initial feasibility study analyzing LADOT parking facilities for repurposing as supportive or affordable housing as outlined in the City's Asset Evaluation Framework (C.F. 12-1549-S3), also include a report on the existence of any parking agreements between the city and surrounding businesses and the fiscal impacts of the potential repurposing, as well as contemplation of the mobility, livability, and commercial needs of the nearby community if stipulated in the Council motion initiating the feasibility analysis.

PRESENTED BY:



KATY YAROSLAVSKY

Councilwoman, 5th District

SECONDED BY:



ORIGINAL

May 23, 2023

HOLLY L. WOLCOTT
CITY CLERK

City of Los Angeles
CALIFORNIA

OFFICE OF THE
CITY CLERK

PETTY F. SANTOS
EXECUTIVE OFFICER



KAREN BASS
MAYOR

Council and Public Services Division

200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213)978-1040

PATRICE Y. LATTIMORE
DIVISION MANAGER

CLERK.LACITY.ORG

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

Council File No.: 23-0360

Council Meeting Date: May 23, 2023

Agenda Item No.: 3

Agenda Description: HOUSING AND HOMELESSNESS and TRANSPORTATION COMMITTEES REPORTS relative to the Los Angeles Administrative Code (LAAC) parking space replacement policy for Los Angeles Department of Transportation (LADOT) parking facilities containing 25 spaces or greater.

Council Action: MOTION (HUTT – YAROSLAVSKY) ADOPTED AS AMENDED BY MOTION 3C (BLUMENFIELD – MCOSKER) AND MOTION 3D (YAROSLAVSKY – KREKORIAN)

Council Vote:

YES	Blumenfield	YES	de León	ABSENT	Harris-Dawson
ABSENT	Hernandez	YES	Hutt	YES	Krekorian
YES	Lee	YES	McOsker	YES	Park
YES	Price Jr.	YES	Raman	YES	Rodriguez
YES	Soto-Martínez	YES	Yaroslavsky		

HOLLY L. WOLCOTT
CITY CLERK

- Adopted Report(s) Title
- Amending Motion 3D (Yaroslavsky - Krekorian) dated 5-23-23
- Amending Motion 3C (Blumenfield - McOsker) dated 5-23-23
- Motion (Hutt - Yaroslavsky) dated 5-23-23
- Transportation Committee Report 5-10-23

Attachment C

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: September 29, 2023

CAO File No. 0220-05151-0486
Council File No.
Related Council File No. 19-0914
Council District: 5

To: The City Council

From: Matthew W. Szabo, City Administrative Officer



Reference: Council District 5 Midvale

Subject: **COUNCIL DISTRICT 5 INTERIM HOUSING - 2377 MIDVALE AVENUE**

SUMMARY

As part of the June 14, 2022, Alliance Lawsuit Settlement Agreement, the City has committed to provide 12,915 new interim or permanent housing units by 2027. This report recommends an interim housing site to provide assistance to people experiencing homelessness.

First, this Report reprograms unspent Homeless Housing, Assistance, and Prevention Round 1 (HHAP-1) funds from previous fiscal years and allocates uncommitted HHAP-1 funds and HHAP-1 interest.

Second, this Report recommends the approval of the design and construction of an interim housing site located at 2377 Midvale Avenue in Council District 5 for 33 beds. Funding recommended for this site includes General Fund and HHAP-1 funds.

Third, this Report authorizes the Department of General Services to negotiate an agreement with the Department of Transportation and enter into a commodities contract to acquire modular housing units for the interim housing site.

RECOMMENDATIONS

That the City Council, subject to approval by the Mayor:

1. DETERMINE that the Interim Housing Project at 2377 Midvale Avenue, which allows for funding allocation, construction, lease or similar agreement, and operation of an interim housing facility to provide temporary emergency shelter to people experiencing homelessness, is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code, Section 21080(b)(4), as a specific action necessary to prevent or mitigate an emergency, and as reflected in State CEQA Guidelines, Section 15269(c); and Public Resources Code, Section 21080.27 (AB 1197), applicable to City of Los Angeles emergency homeless shelters.

2. REPROGRAM \$1,770,257 in unspent funds from previous fiscal years of State Homeless Housing, Assistance, and Prevention Program (HHAP) from the Los Angeles Housing Department to HHAP Fund No. 62Y/10, Account No. 10S650, FC-1: A Bridge Home Capital and Operating Gap from the following accounts:
 - a. \$246,363 from HHAP Fund No. 62Y/43, Account No. 43S846, Shower of Hope
 - b. \$22,630 from HHAP Fund No. 62Y/43, Account No. 43S853, Bridge Housing-Beacon Street;
 - c. \$300,760 from HHAP Fund No. 62Y/43, Account No. 43S988, Laundry Truck LA;
 - d. \$27 from HHAP Fund No. 62Y/43, Account No. 43V812, Services St. Andrews Place;
 - e. \$37,555 from HHAP Fund No. 62Y/43, Account No. 43V831, TPC Hygiene;
 - f. \$3,015 from HHAP Fund No. 62Y/43, Account No. 43V835, Homeless Outreach Integrated Care Sys-CD8;
 - g. \$434,399 from HHAP Fund No. 62Y/43, Account No. 43V839, Sepulveda Blvd Motel Initiative;
 - h. \$33,865 from HHAP Fund No. 62Y/43, Account No. 43V857, LA Mission Hygiene;
 - i. \$26,919 from HHAP Fund No. 62Y/43, Account No. 43V860, Downtown Women's Center Rapid Rehousing;
 - j. \$64,724 from HHAP Fund No. 62Y/43, Account No. 43VA24, HHRP-Tarzana Treatment Center-TTC;
 - k. \$600,000 from HHAP Fund No. 62Y/43, Account No. 43WC46, LAHSA PRK Housing Navigation Services;

3. REPROGRAM \$347,768 in unspent funds from previous fiscal years of State Homeless Housing, Assistance, and Prevention Program (HHAP) funds from the Office of the City Administrative Officer to HHAP Fund No. 62Y/10, Account No. 10S650, FC-1: A Bridge Home Capital and Operating Gap from the following accounts:
 - a. \$134,228 from HHAP Fund No. 62Y/10, Account No. 10T182, Bureau of Sanitation;
 - b. \$11,869 from HHAP Fund No. 62Y/10, Account No. 10V112, City Attorney;
 - c. \$201,671 from HHAP Fund No. 62Y/10, Account No. 10W110, City Administrative Officer;

4. APPROPRIATE \$266,087 of uncommitted HHAP funds from HHAP Fund No. 62Y/10, Account No. 10S656, FC-7: Administrative Costs to HHAP Fund No. 62Y/10, Account No. 10S650, FC-1: A Bridge Home Capital and Operating Gap;

5. APPROPRIATE up to \$865,986 from HHAP Grant Fund No. 62Y/10, RSRC 4903, Interest Income to HHAP Fund No. 62Y/10, Account No. 10S650, FC-1: A Bridge Home Capital and Operating Gap;

6. REPROGRAM maintenance savings in the amount of \$137,255 from Capital and Technology Improvement Expenditure Program (CTIEP) Fund No. 100/54, Account No. 00T773, Safe Sleep Village-317 N. Madison Avenue to HHAP Fund No. 62Y/10, Account No. 10S650, FC-1: A Bridge Home Capital and Operating Gap;

7. APPROVE \$4,597,353 for construction costs relative to the interim housing site located at 2377 Midvale Avenue in Council District 5 for 33 beds;
8. APPROPRIATE \$4,597,353 to a new CTIEP Fund No. 100/54, in a new account entitled "CD 5 Midvale IH" from the following accounts:
 - a. \$1,200,000 from General City Purposes Fund No. 100/56, Account No. 000903, Council Community Projects;
 - b. \$3,397,353 from HHAP Fund No. 62Y/10, Account No. 10S650, FC-1: A Bridge Home Capital and Operating Gap;
9. AUTHORIZE the General Services Department (GSD) to negotiate and enter into an agreement with the Los Angeles Department of Transportation (LADOT) for the LADOT owned lot #707 located at 2377 Midvale Avenue in Council District 5;
10. AUTHORIZE the GSD to negotiate and execute a sole source Commodities Contract for one year, with LifeArk SPC for the acquisition of prefabricated modular units for an interim housing facility to be located at the LADOT owned lot #707 at 2377 Midvale Avenue in Council District 5;
11. INSTRUCT the General Manager of the Los Angeles Housing Department or their designee to amend the HHAP contract with LAHSA (C-135650) to reflect the reprogramming of allocations shown in Recommendation 2; and
12. AUTHORIZE the CAO to:
 - a. Prepare Controller instructions or make necessary technical adjustments, including to the names of the Special Fund accounts recommended for this report, to implement the intent of these transactions, and authorize the Controller to implement these instructions;

BACKGROUND

Under the June 14, 2022, Alliance Lawsuit Settlement Agreement, the City is required to develop 12,915 new interim or permanent housing units or other interventions by June 14, 2027, in order to accommodate 60 percent of unsheltered persons experiencing homelessness (PEH) within the City based on LAHSA's 2022 Point-in-Time Count who do not have a serious mental illness. As of June 30, 2023, 1,748 new interventions are open and occupiable and 6,206 interventions are in progress.

DISCUSSION

New Interim Housing in Council District 5

This Report introduces a City owned parking lot as consideration for a new interim housing intervention in Council District 5. The surface parking lot located at 2377 Midvale Avenue, also

known as 10907 Pico Blvd., is owned by the Los Angeles Department of Transportation (LADOT). The lot also known as Lot #707 sits at the intersection of Pico Boulevard and Midvale Avenue and is approximately 16,800 square feet, with a 40 percent utilization rate. This project will provide onsite laundry, housing units with ensuite bathrooms, storage, and services to people experiencing homelessness. This report recommends funding that would support construction, as well the authorities for the appropriate groups within the General Services Department (GSD) to enter into agreements with LADOT and the LifeArk SPC, a modular building system company. The proposed layout will provide 33 beds towards the City of Los Angeles Alliance Settlement Agreement.

The Bureau of Engineering (BOE) has conducted a CEQA analysis for these sites, which is transmitted under a separate cover. The Mayor and City Council must approve BOE's determinations that these uses are categorically exempt from CEQA. A future report will recommend funding for furniture, fixtures, and equipment and operating costs, and the authority for the GSD to negotiate and execute necessary license, lease, and/or sublease agreements for 2377 Midvale Ave.

Funding

Funding for this site includes \$1.2 million of General Fund allocated to Council District 5 under Council Community Projects for homelessness interventions and unspent Homeless Housing, Assistance and Prevention Round 1 (HHAP-1) funds from previous fiscal years from the following programs in Table 1. Expenditure authority for these accounts ended on June 30, 2023. Funding for these programs have been continued using additional rounds of Homeless Housing, Assistance, and Prevention grant funds awarded to the City. Additionally, uncommitted HHAP-1 funds in the amount of \$276,087 and \$865,986 in HHAP-1 accrued interest have been recommended for this project. Table 2 below provides the details of the source of funds.

Table 1: HHAP Detail Breakdown

Program	Amount
Shower of Hope	\$246,363
Bridge Housing-Beacon Street (A Bridge Home Operations)	\$22,630
Laundry Truck LA	\$300,760
Services St. Andrews Place (A Bridge Home Operations)	\$27
The People Concern Hygiene	\$37,555
Homeless Outreach Integrated Care Sys-CD8	\$3,015
Sepulveda Blvd Motel Initiative (CD 7 Family Navigation Services)	\$434,399
LA Mission Hygiene	\$33,865
Downtown Women's Center Rapid Rehousing	\$26,919
HHRP-Tarzana Treatment Center-TTC	\$64,724
LAHSA PRK Housing Navigation Services	\$600,000
YMCA Shower Program (Bureau of Sanitation)	\$134,228
City Attorney (Salaries)	\$11,869

Program	Amount
City Administrative Officer (Salaries)	\$201,671
CTIEP Madison Safe Sleep Maintenance	\$137,255
Uncommitted HHAP-1 (Funding Category 1- A Bridge Home Capital and Operating)	\$10,000
Uncommitted HHAP-1 (Funding Category 7- Administrative Costs)	\$266,087
Uncommitted HHAP-1 (Accrued Interest)	\$865,986.03
Total	\$3,397,353

Table 2: Source of Funds

Funding Source	Amount
Homeless Housing, Assistance, and Prevention Round 1	\$3,397,353
General Fund	\$1,200,000
Total	\$4,597,353

FISCAL IMPACT STATEMENT

The recommendations in this report will be funded with the City’s General Fund previously approved for homelessness interventions and the Homeless Housing, Assistance, and Prevention Round 1 funds. 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.

FINANCIAL POLICIES STATEMENT

The recommendations in this report comply with the City Financial Policies in that budgeted funds are being used to fund recommended actions.

MWS:ECG:KML:MP:MAG:16240023

Attachment D

CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS
MAYOR

BOARD OF PUBLIC WORKS MEMBERS

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EXECUTIVE OFFICER

DEPARTMENT OF PUBLIC WORKS

**BUREAU OF
ENGINEERING**

TED ALLEN, PE
CITY ENGINEER

1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

<http://eng.lacity.org>

September 29, 2023

The Honorable Paul Krekorian
President
Los Angeles City Council

c/o Holly L. Wolcott
City Clerk
City Hall Room 360

CRISIS AND INTERIM HOUSING AT 2377 MIDVALE AVENUE (C.F. 23-1066) CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) NOTICE OF EXEMPTION (NOE)

Dear President Krekorian and Honorable Members:

The attached environmental documentation is being transmitted for City Council's consideration related to the new Interim Housing site at 2377 Midvale Avenue, Council District 5.

RECOMMENDATION

Staff recommends that Council determine the actions that allow for funding allocation, construction, lease or similar agreement, and operation of interim housing at 2377 Midvale Avenue is statutorily exempt from the California Environmental Quality Act under Public Resources Code Section 21080(b)(4), as specific actions necessary to prevent or mitigate an emergency as also reflected in the State CEQA Guidelines Section 15269(c); and under Public Resources Code Section 21080.27 (AB 1197) applicable to City of Los Angeles homeless shelters. Please refer to the attached NOE.

Honorable Paul Krekorian
September 29, 2023
Page 2 of 2

If you have any questions, please contact Maria Martin at Maria.Martin@lacity.org or (213) 485-5753.

Sincerely,


For Ted Allen, PE
City Engineer

TA/JF/MM:ja

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_BOE_Report_CF23-1066_2377_Midvale_Ave_09-29-23

Attachment

cc: Deborah Weintraub, Bureau of Engineering
Jose Fuentes, Bureau of Engineering
Marina Quinones, Bureau of Engineering
Maria Martin, Bureau of Engineering

**CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING
1149 S. BROADWAY, 7th FLOOR
LOS ANGELES, CALIFORNIA 90015
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION**

(Articles II and III – City CEQA Guidelines)

Submission of this form is optional. The form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, California, 90650, pursuant to Public Resources Code Section 21152(b), and with the state Office of Planning and Research pursuant to Public Resources Code Section 21080.27(c) (AB1197), when applicable; and on the City website pursuant to Public Resources Code Section 21092.2(d). Pursuant to Public Resources Code Section 21167(d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project.

LEAD CITY AGENCY AND ADDRESS: City of Los Angeles c/o Bureau of Engineering (BOE) 1149 S. Broadway, MS 939 Los Angeles, CA 90015	COUNCIL DISTRICT 5
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PROJECT TITLE: CD 5 - 2377 Midvale Ave Interim Housing	LOG REFERENCE C.F. 23-1066
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PROJECT LOCATION: 2377 Midvale Avenue, Assessor’s Parcel Number (APN) 4322-004-903; and 10901 - 10909 Pico Boulevard, APN 4322-004-902, in the West Los Angeles Community Plan Area of the City of Los Angeles (City), Los Angeles County, 90064. See Figure 1, Project Location. T.G. 632-C6

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: The CD 5 - 2377 Midvale Ave Interim Housing project (Project) consists of funding allocation, construction of approximately 45 units including sleeping cabins (*ensuite* units) with restrooms in each unit, on-site laundry facilities, storage bins and a storage module, pet area, office/case management conferencing space, dining area/community space, security fencing, and staff parking; lease or similar agreement, and operation of an interim housing facility on an existing underutilized City-owned parking lot (Los Angeles Department of Transportation Lot No. 707). The purpose of the Project is to provide emergency shelter for approximately 33 individuals experiencing homelessness to help bridge their transition from living on the streets to finding services and, ultimately, living in transitional and/or permanent housing. Project beneficiaries include the homeless community, the public, and local businesses. (Please see the attached narrative for more details.) On _____, 2023, the City Council determined the Project was exempt under the California Environmental Quality Act (CEQA) and approved the Project.

CONTACT PERSON Maria Martin (Maria.Martin@lacity.org)	TELEPHONE NUMBER (213) 485-5753
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EXEMPT STATUS:	<u>CITY CEQA GUIDELINES</u>	<u>STATE CEQA GUIDELINES</u>	<u>CA PUBLIC RESOURCE CODE</u>
<input checked="" type="checkbox"/> STATUTORY		15269(c)	21080(b)(4) & 21080.27

JUSTIFICATION FOR PROJECT EXEMPTION: This Project is statutorily exempt under Public Resources Code, Section 21080(b)(4), as a specific action necessary to prevent or mitigate an emergency, and as reflected in the CEQA Guidelines, Section 15269(c); Public Resources Code, Section 21080.27 (AB 1197) applicable to City of Los Angeles emergency homeless shelters (see attached narrative).

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING

SIGNATURE: Maria Martin <i>Pending Project approval.</i>	TITLE: Environmental Affairs Officer BOE Environmental Management Group	DATE:
RECEIPT NO.	REC'D BY	DATE

DISTRIBUTION: (1) County Clerk; (2) Agency Record

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Figure 1: Project Location



EXEMPTION NARRATIVE

I. PROJECT DESCRIPTION, CONTINUED

The Project includes construction of approximately 45 units including 33 sleeping units, two of those would be Americans with Disabilities Act (ADA) accessible, (ensuite units) with restrooms in each unit; three on-site laundry units, storage bins and a storage module, pet area, office/case management conferencing space, dining area/community space, security fencing, and approximately two staff parking spaces; lease or similar agreement, and operation of an interim housing facility for up to 33 individuals experiencing homelessness, in furtherance of providing emergency homeless shelter beds in the City of Los Angeles. See ATTACHMENT 1: CONCEPTUAL SITE PLAN.

The shelter will be operated consistent with the Los Angeles Homeless Services Authority’s (LAHSA) program requirements for bridge shelters including, but not limited to Crisis Housing Program for All Populations Scope of Required Services (LAHSA, 2020-2021). A third-party service provider will operate the project for the City and it is anticipated that a lease or similar operating and/or funding agreements may be executed with the service provider, County, and/or LAHSA. The site includes approximately 2 on-site parking spaces, including an Americans with Disabilities Act (ADA) accessible space.

This interim housing facility will provide emergency shelter, hygiene, storage, food services and case management for approximately 33 individuals experiencing homelessness. Additional services may include job training, group therapy, resume building and other workshops. Project operations will include approximately six to eight employees scheduled in shifts throughout the day, approximately three employees onsite at one time; with site security provided on a 24/7 basis or per a security plan consistent with the Los Angeles Homeless Services Authority’s (LAHSA) standards. The homeless shelter will be operated consistent with LAHSA’s program requirements for crisis and bridge shelters including, but not limited to, LAHSA’s Scope of Required Services and Program Standards, as noted in the references section. A third-party service provider, County, and/or LAHSA will operate the Project for the City, and it is anticipated that a lease or similar operating and/or funding agreements may be executed with the service provider, County, and/or LAHSA.

The Project site consists of two parcels, APNs 4322-004-902 (Lot 1) and 4322-004-903 (Lot 2), bisected by an alley and with an area of approximately 16,860 square feet with frontages along Pico Boulevard and Midvale Avenue. Lot 1 is zoned NMU(EC)-POD which is a mixed-use zone that allows for multi-family uses. Lot 2 is zoned R1-1 which is a residential zone; however, the property qualifies as an infill site as defined by Public Resources Code Section 21061.3 since it is currently developed for qualified urban uses and at least 75 percent of the perimeter of the site adjoins parcels developed with qualified urban uses. Residential uses are located to the north, east, west of the site and surface transportation uses to the south of the site. (City of Los Angeles Department of City Planning, 2023).

II. PROJECT HISTORY

A. Homelessness Imposes a Loss of, or Damage to, Life, Health, Property, and to Essential Public Services in the City

Homelessness presents a danger of loss or damage to the health and property of the people of the City and an undue burden on essential public services. Based on information from the Census and the Los Angeles Homeless Services Authority (LAHSA), in 2020, homeless persons constituted approximately 1.07 percent of the City's population (U.S Census Bureau, 2021 & LAHSA, 2020).

In 2018, homeless persons constituted 13.5 percent of LAFD's total patient transports to a hospital, meaning a homeless person is 17 percent more likely to require emergency hospital transportation than the general population (LAFD Battalion Chief and Paramedic Douglas Zabalski, 2019). Studies have shown that individuals identified as homeless utilize health care services more frequently than comparable non-homeless individuals of the same age, gender, and low-income status, particularly high-cost services such as Emergency Room (ER) visits and psychiatric hospitalizations (Hunter, 2017) (Hwang SW, 2013).

Los Angeles County's Chief Executive Officer reported the County spent \$965 million on health, law enforcement, and social services toward individuals experiencing homelessness in fiscal year 2014–2015 (Wu, 2016). Consistent with that report, a 1998 study in the *New England Journal of Medicine* found that homelessness was associated with substantial excess costs per hospital stay in New York City, with homeless patient staying in the hospital 36 percent longer per admission on average than other patients (Salit, Hospitalization Costs Associated with Homelessness in New York City, 1988).

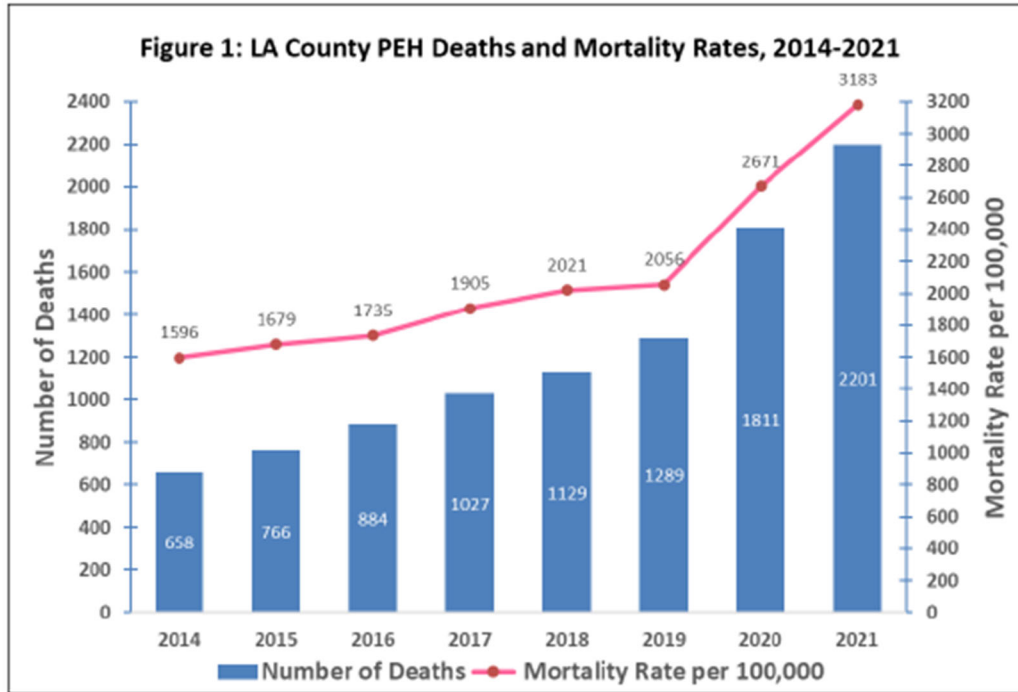
Homelessness also causes significant danger to the health and lives of persons who are homeless. Homeless individuals living in the City are frequent crime victims. In 2018, LAPD reported 2,965 instances where a homeless individual was a victim of a serious crime, including homicide, rape, aggravated assault, theft, and arson (also known as "Part 1 Crimes.") (Commander Dominic H. Choi, 2019). This compares to 1,762 such crimes in 2017, a 68 percent increase (*Id.*). This dramatic increase in Part 1 Crime statistics may be due to more rigorous LAPD data collection methodologies, however it is consistent with the increasing incidence of homelessness documented in June of 2019 detailed below (*Id.*). During the first six months of 2020, LAPD reported 1,738 instances where a homeless individual was a victim of a serious crime including homicide, rape, aggravated assault, burglary, and larceny (LAPD, 2020).

Overall, in 2018, the LAPD reported 6,671 instances in total where a homeless individual was a Part 1 Crime victim and/or suspect, among the 31,285 estimated homeless individuals throughout the City (Commander Dominic H. Choi, 2019). This means that in 2018 there was approximately one Part 1 Crime per every 4.68 homeless individuals in the City. By comparison, for the same year LAPD reported 129,549 total Part 1 Crimes Citywide among an estimated population of 4,054,400 City residents, or approximately one Part 1 crime per every 31.29 City residents. Accordingly, the rate of Part 1 crimes among homeless individuals in 2018 was approximately seven times higher than the rate among the City population as a whole (*Id.*). According to the LAPD Use of Force Year-

End Report in 2020, among the 41,290 estimated homeless individuals throughout the City, 7,872 persons were reported to be victims of a violent or property crime. In the same year, 5,722 persons experiencing homelessness were reported as suspects of a violent or property crime. (LAPD, 2020). On October 4, 2018 and again on February 6, 2019, the Los Angeles County Department of Public Health identified an outbreak of endemic flea-borne typhus in downtown Los Angeles among persons experiencing homelessness. On September 19, 2017, the Los Angeles County Department of Public Health declared a Hepatitis A virus outbreak among persons who are homeless and/or use illicit drugs in the County. Likewise, a January 2018 report from the Los Angeles County Department of Mental Health reported that data from the Los Angeles County Medical Examiner-Corner's showed that a significant number of deaths in the homeless population were caused by treatable conditions such as arteriosclerotic cardiovascular disease, pneumonia, diabetes, cancer, cirrhosis, severe bacterial infections and other conditions (Choi, 2019). As noted by the Board of Supervisors for the County of Los Angeles on October 29, 2019:

Mortality rates for people experiencing homelessness are much higher than those for the general population, have risen in the County over the past five years, and are expected to increase again for 2019. A recent analysis by the County's Department of Public Health on mortality rates and causes of death among people experiencing homelessness shed critical light on this issue and provided sobering data on recent trends. The overall mortality rate, which accounts for increases in the total homeless population over the 6-year period from 2013 to 2018, increased each year from 1,382 per 100,000 to 1,875 deaths per 100,000, with the total number of deaths among people experiencing homelessness increasing each year from 536 in 2013 to 1,047 in 2018. The leading causes of death included coronary heart disease (22%) and unintentional drug and alcohol overdose (21%), indicating that there are opportunities for interventions to prevent premature deaths (Supervisor Ridley-Thomas, Supervisor Solis, 2019) (Department of Public Health, 2019).

In May 2023, LA County Department of Public Health released a report on its finding that mortality rates among the homeless population have recently continued to drastically rise from 2,056 per 100,000 people experiencing homelessness in 2019 to 3,183 per 100,000 in 2021. (LAC Department of Public Health, May 2023.) Indicators of mortality in the homeless population "began increasing dramatically beginning in 2020, with the mortality rate increasing by 55% between 2019 and 2021." (LAC Department of Public Health, May 2023.)



(Source: LA County DPH May 2023.)

In a press release dated May 12, 2023, the LA County Board of Supervisors released statements noting “We have declared a state of emergency in Los Angeles County because there are far too many people on our streets” and the report “underscores how important it is that we continue to treat the homelessness crisis with a sense of urgency and move as many people as possible inside so we can begin to save their lives.” (LA County DPH May 12, 2023.)

These significant adverse health impacts suffered by the homeless in the City and County of Los Angeles are consistent with the impacts identified by a well-established body of expert social science studies that document the significant adverse health and welfare impacts experienced by homeless persons in the United States and in other countries, which the homeless in the City and County experience as well. Some of that research has documented the following impacts upon homeless persons:

Mortality Rates. A study of the mortality rates of sheltered homeless people in New York City between 1987 and 1994 documented that homeless men died at a rate more than twice that of other residents of New York, and that homeless women died at a rate more than 3.7 times greater than other New York residents (Barrow, Susan M., PhD, Daniel B. Herman, DSW, Pilar Cordova, BA, and Elmer L. Struening, PhD, 1999). A study conducted between 1985 and 1988 in Philadelphia found that the mortality rate among homeless persons in Philadelphia was nearly four times greater than for the general population (Hibbs, Jonathan R., MD, et. al., 1994). A review of five years of data between 2000 and 2005 in Glasgow, Scotland found that homelessness is, itself, is an independent risk factor for death, distinct from other specific causes (Morrison, 2009).

Access to Healthcare. A 2003 nationwide survey of homeless persons documented that homeless adults reported substantial unmet needs for multiple types of health care (Baggett, Travis P., MD, MPH, James J. O’Connell, MD, Daniel E. Singer, MD, and Nancy A. Rigotti, MD, 2010). The report found 73 percent of the respondents reported at least one unmet health need, including an inability to obtain needed medical or surgical care (32%), prescription medications (36%), mental health care (21%), eyeglasses (41%), and dental care (41%) (*Id.*).

AIDs Impacts. A study of San Francisco residents diagnosed with AIDS from 1996 through 2006 and reported to the San Francisco Department of Public Health demonstrated that homeless persons with HIV/AIDS have greater morbidity and mortality, more hospitalizations, less use of antiretroviral therapy, and worse medication adherence than HIV infected persons who are stably housed (Schwarcz, Sandra K, Ling C Hsu, Eric Vittinghoff, Annie Vu, Joshua D Bamberger and Mitchell H Katz, 2009).

Cancer Impacts. A study of 28,000 current and formerly homeless individuals in Boston documented that homeless men saw a significantly higher cancer incident rate than expected compared to the general Massachusetts general population, and that homeless women and men experienced significantly higher cancer mortality rates than the Massachusetts general population (Baggett, Travis P et al., 2015).

B. Unexpected and Unabated Dramatic Surge in Homelessness

A 2017 Rand Corporation study reported the County of Los Angeles as having the highest rate in the United States of unsheltered individuals who experience homelessness (Hunter, Sarah B., Melody Harvey, Brian Briscoombe, and Matthew Cefalu, 2017). The impacts of homelessness upon the homeless and upon the community, in terms of the danger to or loss of life, property, health and burden on public services is exacerbated in the City due the very size of the City’s homeless population. The homeless shelter crisis and the rise in homelessness are the type of emergency situations that led the State to adopt AB 1197, an urgency statute addressing homelessness that was deemed necessary for the immediate preservation of the public peace, health, or safety and for the critical necessity to address the shelter and homeless crisis within the City of Los Angeles.

The City Council declared a homeless shelter crisis pursuant to Government Code Section 8698, et seq. on April 17, 2018 (The Honorable M. Bonin & M. O’Farrell, 2019), which is currently in effect (The Honorable M. Bonin & M. Harris-Dawson, 2019). Following significant investment of resources by both the County and City, the 2018 Homeless Count showed progress in reducing homelessness, documenting a 5.5 percent overall decrease in the number of persons experiencing homelessness in LA County (LAHSA, 2020).

Table 1 - 2018 Homeless Count Data Summary presents the data revealed by the 2018 Homeless Count concerning the City of Los Angeles, as documented in the 2018 Data Summary in Table 1 (LAHSA, 2020).

Table 1 2018 Homeless Count Data Summary		
	Number of Individuals	Change from 2017
Sheltered Homeless	8,398	6% Decrease
Unsheltered Homeless	22,887	5.3% Decrease
Total Homeless Persons	31,285	5.5% Decrease

Despite these efforts and the initial progress shown in 2018, the Homeless Counts unexpectedly documented a dramatic increase in the number of individuals experiencing both sheltered and unsheltered homelessness in (LAHSA, 2022) *Table 2 - 2019 Homeless Count Data Summary* presents the data revealed by the 2019 Homeless Count concerning the City of Los Angeles, as documented in the 2019 Data Summary as shown in Table 2 (LAHSA, 2020).

Table 2 2019 Homeless Count Data Summary (Revised 07/20/2020)		
	Number of Individuals	Change from 2018
Sheltered Homeless	8,944	6.5% Increase
Unsheltered Homeless	26,606	16.2% Increase
Total Homeless Persons	35,550	13.7% Increase

LAHSA published its 2020 Homeless Count, released in July 20, 2020, which shows that the homelessness emergency in the City of Los Angeles continues. The documented number of individuals experiencing both sheltered and unsheltered homelessness dramatically increased yet again, as shown in *Table 3 - 2020 Homeless Count Data Summary* (LAHSA, 2020).

Table 3 2020 Homeless Count Data Summary		
	Number of Individuals	Change from 2019
Sheltered Homeless	12,438	39% Increase
Unsheltered Homeless	28,852	8.4% Increase
Total Homeless Persons	41,290	16.1 % increase

LAHSA prepared a 2021 shelter point-in-time count for the City of Los Angeles that estimated the number and demographic characteristics of the sheltered homeless population on a single night in January 2021. Released in July 20, 2021, it shows that the homelessness emergency in the City of Los Angeles continues unabated and uncertain. The documented number of individuals experiencing sheltered homelessness increased yet again, as shown in *Table 4 - 2021 Housing Inventory Count and Shelter Count Data Summary* (LAHSA, 2021). The 2021 unsheltered street count could not be conducted due to the COVID-19 pandemic. However, the availability of vaccinations enabled the resumption of the Homeless Count for February 2022 with appropriate precautions (LAHSA, 2022).

Table 4		
2021 Housing Inventory Count and Shelter Count Data Summary		
	Number of Individuals	Change from 2020
Sheltered Homeless	12,503	1% Increase

LAHSA published its 2022 Homeless Count, released on September 7, 2022, which shows that the homelessness emergency in the City of Los Angeles continues. The documented number of individuals experiencing sheltered homelessness dramatically increased yet again, while the documented number of unsheltered homelessness indicated a slight decrease as shown in *Table 5 - 2022 Homeless Count Data Summary* (LAHSA, 2022).

Table 5		
2022 Homeless Count Data Summary		
	Number of Individuals	Change from 2020
Sheltered Homeless	13,522	8.72% Increase
Unsheltered Homeless	28,458	1.37% Decrease
Total Homeless Persons	41,980	1.67% Increase

LAHSA published its 2023 Homeless Count, released on June 29, 2023, which shows that the homelessness emergency in the City of Los Angeles continues. The documented number of individuals experiencing sheltered homelessness dramatically increased, while the documented number of unsheltered homelessness indicated a slight increase as shown in *Table 6 - 2023 Homeless Count Data Summary* (LAHSA, 2023).

Table 6		
2023 Homeless Count Data Summary		
	Number of Individuals	Change from 2023
Sheltered Homeless	13,580	0.43% Increase
Unsheltered Homeless	32,680	14.84% Increase
Total Homeless Persons	46,260	10.2% Increase

Taken together, the unexpected and dramatic increase in homelessness, exacerbated by the COVID-19 pandemic, is an emergency in the City of Los Angeles. This situation presents documented dangers to health, life, and property and a burden on, and loss of access to, essential public services, which presents an emergency as defined by CEQA as explained below.

III. THE PROJECT IS EXEMPT FROM FURTHER CEQA REVIEW

A. The Project is Exempt Pursuant to the Emergency CEQA Statutory Exemption (PRC Section 21080(b)(4))

Public Resources Code Section 21080(b)(4) provides that CEQA does not apply, to “specific actions necessary to prevent or mitigate an emergency.” Public Resources Code section 21060.3 defines Emergency as, “a sudden, unexpected occurrence, involving a clear and imminent danger, demanding immediate action to prevent or mitigate loss of, or damage to, life, health, property, or essential public services.” Section 21060.3 further provides that Emergency, “includes such occurrences as fire, flood, earthquake, or other soil or geologic movements, as well as such occurrences as riot, accident, or sabotage.”

Finally, 14 California Code of Regulations (Governor's Office of Planning and Research, 2018) Section 15269, “Emergency Projects,” provides examples of emergency projects exempt from the requirements of CEQA, including the following:

(c) Specific actions necessary to prevent or mitigate an emergency. This does not include long-term projects undertaken for the purpose of preventing or mitigating a situation that has a low probability of occurrence in the short-term, but this exclusion does not apply

(i) if the anticipated period of time to conduct an environmental review of such a long-term project would create a risk to public health, safety or welfare, or

(ii) if activities (such as fire or catastrophic risk mitigation or modifications to improve facility integrity) are proposed for existing facilities in response to an emergency at a similar existing facility.

On December 12, 2022, City of Los Angeles Mayor Bass declared a homelessness emergency in the City of Los Angeles. She specifically stated that she “declare[s] the existence of a local emergency and direct[s] all Divisions of the Emergency Operations Organization (EOO) and all other City Departments to take necessary steps for the protection of life, health and safety in the City of Los Angeles.” (City of Los Angeles, Dec. 12, 2022.) The Mayor’s declaration discussed how the homelessness crisis created a dramatic unanticipated impact on the population, and how it displaced people even greater than major hurricanes and earthquake events, all of which are emergencies requiring prompt action to avoid clear and imminent danger to the displaced populations. The City Council ratified the declaration. (CF No. 22-1545.)

On July 7, 2023, Mayor Bass, again, declared a local housing and homelessness emergency because “the City still finds itself in an emergency” with emergency conditions continuing to require prompt abatement due to the severe shortage of beds available to the unhoused population. (City of Los Angeles July 7, 2023.) The Mayor noted the City “is acting with urgency” to provide shelter for the homeless, and she “declare[d] the existence of a local emergency on affordable housing and homelessness and direct[ed] all City Departments to take necessary steps for protection of life, health and safety in the City of Los Angeles.” (City of Los Angeles, July 7, 2023.) In a press release, the Mayor added “It’s no secret that Los Angeles is facing an emergency when it comes to homelessness. This is an issue of life and death for the thousands of people who are living in tents and cars. That’s why I signed an updated declaration of emergency and have continued to lock arms with the City Council to maintain our momentum toward confronting homelessness and building more affordable housing.” (City of Los Angeles, July 10, 2023.)

The Project is a specific action necessary to prevent or mitigate an emergency – the conditions arising from a sudden and unexpected dramatic rise in the City’s already dangerously large homeless population, now adversely impacted by the COVID-19 pandemic for all of the reasons set forth above in Part II (Project History). The dramatic rise in the homeless population is a sudden unexpected occurrence, as is the unexpected and sudden occurrence of losing access to adequate shelter and essential services for each individual newly experiencing homelessness, as is the unexpected rise in mortality rates among the homeless population recently documented from 2019 to 2021. Each is an emergency presenting impending acute harm to the individuals experiencing homelessness. The project is necessary to avoid and prevent the emergency by providing shelter and services to the homeless occupants of the shelter, and by facilitating their transition from the streets, to this shelter, and then on to long-term housing. The City’s emergency shelters are critical short-term projects to address the above-noted high risk issues that face people experiencing homelessness. The Project, therefore is exempt from CEQA environmental review pursuant to Section 21080(b)(4) and CEQA Guidelines Section 15269(c) because it prevents and mitigates such imminent loss and damage.

B. The Project is Exempt Pursuant to AB 1197 Codified at PRC Section 21080.27

Assembly Bill 1197 (Santiago, 2019) was signed into law on September 26, 2019, which adopted Section 21080.27 of the California Public Resources Code (PRC) and created a statutory exemption for compliance with CEQA for emergency shelter projects located within the City of Los Angeles. The intent of AB 1197 is to help the City of Los Angeles address its homeless crisis and is an urgency statute that is deemed necessary for the immediate preservation of the public peace, health, or safety and for the critical necessity to address the shelter and homeless crisis. AB 1197 took immediate effect on September 26, 2019 in order to address the unique circumstances faced by the City of Los Angeles and to expedite the development of emergency homeless shelters. As noted in the following sections, this shelter Project complies with the requirements in AB 1197, and thus the Project is exempt from CEQA pursuant to AB 1197 (PRC § 21080.27).

1. City of Los Angeles Declaration of a Shelter Crisis

Public Resources Code, section 21080.27(a)(2) requires that emergency shelters be approved during a shelter crisis under Government Code, section 8698.2. The City of Los Angeles City Council declared a homeless shelter crisis pursuant to Government Code Section 8698, et seq. on April 17, 2018 (The Honorable M. Bonin & M. O'Farrell, 2019), which is currently in effect (The Honorable M. Bonin & M. Harris-Dawson, 2019).

2. The Project Meets the Definition of a Low Barrier Navigational Center in Government Code Section 65660

Under AB1197, emergency shelters must meet the definition of “Low Barrier Navigational Center” in Government Code Section 65660, which defines Low Barrier Navigation Center as a “Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities, while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter and housing. The City builds and operates emergency shelters, such as this Project, to be operated as low barrier navigation centers consistent with Government Code Section 65660.

Service-Enriched Shelter with Case Managers Connecting to Services. The requirements are met by this Project for a “service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities, while case managers connect families experiencing homelessness to income, public benefits, health services, shelter and housing.” This Project provides temporary housing, with case managers staffing the facility that provide connections to homeless family services and assistance for the occupants. This is one of the fundamental purposes of this shelter project. For example, the Project’s programs include Trauma Informed Care policies and procedures that involve understanding, recognizing, and responding to the effects of all types of trauma. Trauma Informed Care also emphasizes physical, psychological and emotional safety for both families and providers, and helps families rebuild a sense of control and empowerment. Trauma Informed services take into account an understanding

of trauma in all aspects of service delivery and place priority on the trauma survivor's safety, choice, and control. Trauma Informed Care services create a culture of nonviolence, learning, and collaboration.

The Project will be operated by service providers coordinated with the Los Angeles Homeless Services Authority (LAHSA). The intention of this emergency shelter is to provide persons experiencing homelessness with some stability, so that they can more easily maintain contact with housing navigation and/or case management services to facilitate safe and supportive housing placement.

Per LAHSA's Crisis and Bridge Housing Scope of Required Services, which will be followed for operating the shelter in this Project, service providers that oversee an emergency shelter must provide case management services and develop a Housing Stability Plan with each person. The shelter will program implement a case management and service plan known as Housing-Focused Case Management and Support Services (HFCMSS). HFCMSS includes but is not limited to: support with completing housing applications, accompanying the individual to housing appointments and/or leasing appointments, and other support associated with the housing placement process. The primary objective of HFCMSS is to extend support to individuals through an individualized case management relationship that will ultimately translate to increased housing stability. The HFCMSS offers services to connect individuals to permanent housing. Case Managers present at the shelter make rapid connections to a broad continuum of resources and permanent housing, emphasizing a short-term stay.

HFCMSS connects families to a Housing Navigator who assists individuals to gain access to permanent housing through referrals to housing programs (such as RRH, Permanent Supportive Housing, affordable housing, etc.). A case manager is assigned to an individual when the person enters the program and then helps the participant establish a connection to a Housing Navigator. A Housing Navigator assists individuals with Housing Navigation services. Housing Navigation services are available to individuals to support their housing placement goals and must be focused on assisting the participant in identifying and accessing permanent housing within the general ninety (90) days. Housing Navigation services may be provided onsite or offsite, and may also require participants' to be accompanied to off-site appointments.

Case management must be conducted on a regular and routine basis and must be routinely documented. The content and outcome of case management meetings with individuals are entered into a housing management information system with case notes that are tracked in the system. Housing-focused case management sessions are dedicated to assessing and reassessing needs, educating individuals on community resource opportunities, developing Housing Stability Plans, scheduling appointments, and providing necessary follow up to ensure housing stability plans are progressing on schedule and needs are adequately being addressed.

As noted in LAHSA's Program Standards, supportive services for the shelters focus on the income, resources, skills and tools needed to pay rent, comply with a lease, take reasonable care of a housing unit, and avoid serious conflict with other tenants, the landlord, and/or the police. The Program Standards also require service providers to utilize and maintain referral networks with specific lists of health services and public benefit services for connecting occupants to those benefits. Thus, the project is a service-enriched shelter focused on moving individuals into permanent housing that provides temporary living facilities, while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter and housing.

Housing First. The Project is a "Housing First" shelter pursuant to Government Code Section 65660. Also, in being such a Housing First shelter, the project complies with Chapter 6.5 of Division 8 of the Welfare and Institutions Code (commonly referred to as the Housing First Law) as required by Government Code Section 65662 (discussed further below). "Housing First" means the evidence-based model that uses housing as a tool, rather than a reward, for recovery from homelessness, and that centers on providing or connecting people experiencing homelessness to permanent housing as quickly as possible. Housing First providers offer services as needed and requested on a voluntary basis and that do not make housing contingent on participation in services.

Housing First also includes time-limited rental or services assistance, so long as the housing and service provider assists the recipient in accessing permanent housing and in securing longer-term rental assistance, income assistance, or employment. In the event of an eviction, programs shall make every effort, which shall be documented, to link tenants to other stable, safe, decent housing options. Exit to homelessness should be extremely rare, and only after a tenant refuses assistance with housing search, location, and move-in assistance. If resources are needed to successfully divert an individual from entry into the homelessness system, a referral must immediately be made to a CES Diversion/Prevention program. In order to identify other permanent housing options, service providers continue to have such problem-solving conversations with the individual while residing in Crisis and Bridge Housing. More broadly, the project includes a housing and services plan and housing-focused case management, both with an orientation towards supporting individuals to exit to safe and stable housing. This Project meets the above-noted Housing First requirements.

The emergency shelters are operated by service providers coordinated through LAHSA. All service providers must comply with LAHSA's Scope of Required Services, Program Standards, and Facility Standards. Per LAHSA's Program Standards, all eligible participants are to be served with a Housing First approach. LAHSA's CES for Families' Principles and Practices that were approved by the CES Policy Council on August 23, 2017 shall be used to guide the development of systems-level policy and to ensure transparent and accountable decision-making with privately owned Service Providers who enter into a partnership with LAHSA. The basic underlying principle of LAHSA's System Components is that access to housing is the primary need for its program participants. Services are voluntary and not required to enter into a shelter. Individuals will not be rejected or exited from participation in the emergency shelter due to any unnecessary barriers.

The City's shelters are intended to be a Housing First program focused on quickly moving individuals experiencing homelessness into permanent housing and then providing the additional supports and services each person needs and wants to stabilize in that housing. The basic underlying Housing First principle is that individuals are better able to move forward with their lives once the crisis of homelessness is over and they have control of their housing. The City's emergency shelter will, provide a safe, low barrier, housing-focused, and homeless services support in a twenty-four (24) hour residence to help individuals who experience homelessness that meet the above-noted requirements for Housing First. One of the core components of the Housing First model is that longer-term housing accepts referrals directly from shelters. The City's shelters, including this Project, are primarily focused on connecting, transitioning, and referring homeless individuals into such permanent housing as quickly as possible in the Housing First model, and accepting occupants through the crisis response system. The intention of this emergency shelter project is to provide participants with some stability, so that they can more easily maintain contact with housing navigation and case management services and facilitate safe and supportive housing placement. Services in the City's shelters, including this Project, are never mandatory and cannot be a condition of obtaining the housing intervention. This Project will provide temporary housing, case managers and Housing Navigators staffed at the facility or offsite who provide connections to homeless services for the occupants. Based on the above-noted information, the project's emergency shelter meets the Housing First requirements relative to AB 1197.

Low Barrier. "Low Barrier" means the shelters use best practices to reduce barriers to entry, including but not limited to, the presence of partners (if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth); pets; storage for possessions; and privacy (such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms). The City's shelters, including this Project, meet these requirements.

The Project provides beds for approximately 33 individuals experiencing homelessness, which allow for the presence of partners. Participants are allowed to bring their pets to the shelter. The Project has storage within each sleeping area for personal possessions or storage bins. The Project is designed to provide privacy to participants by providing each family or individual with their own sleeping space. There are separated sleeping spaces with bathrooms in each "ensuite" unit. Therefore, the project is managed and designed to allow the privacy of participants and is a pet friendly facility for participants who choose to be accompanied by their pets.

The Project uses low barrier best practices that reduce barriers to entry. They include the allowance for presence of partners, pet friendly facilities, storage areas for some possessions, and management and design for individuals' privacy. All of the City's emergency shelters, including this project, meet these requirements. Therefore, none of the noted conditions would preclude access to the project, and the project is considered crisis and bridge housing that is "low barrier" within the meaning of Government Code Section 65660 and AB 1197.

In sum, based on the above-noted information, which is additionally explained and provided with additional details in the documents from LAHSA cited in the Reference section to this document, the Project meets the definition of Low Barrier Navigation Center set forth in Government Code Section 65660.

3. The Project Complies with Government Code Section 65662

Under AB1197, emergency shelters must meet the four requirements identified in Government Code Section 65662(a) through (d), which are each discussed in turn in this section.

Connecting to Permanent Housing through a Services Plan. Government Code Section 65662(a) requires that Low Barrier Navigation Centers offer services to connect families and individuals to permanent housing through a services plan that identifies services staffing. This Project meets that requirement. As noted above, the Project includes housing-focused case management sessions that involve developing Housing Stability Plans/Housing and Services Plans, scheduling appointments, and providing the necessary follow-up to ensure housing stability plans are progressing on schedule and needs are adequately being addressed. This is required in LAHSA's Scope of Required Services.

The Housing Stability Plan is the family or individual's service plan that summarizes the participant's housing goals, services needed, what will be provided, actions that need to be taken (by staff and the participant), and referrals that need to be made. Case managers develop the services plan in coordination with the family or individual right after intake and assessment, track the plan in a homeless management information system, and revise the plan as the family or person's situation changes and steps are completed or revised accordingly.

Families and individuals are assisted with a range of activities that address the stated goals of the family or individual in the Housing Stability Plan, including but not limited to:

- Accessing personal identification (For quick referral to permanent housing)
- Accessing certification of the current income (For quick referral to permanent housing)
- Mainstream Benefits
- Substance Abuse services
- Mental Health Services
- Health Services
- Vocational Services
- Employment Services
- Educational Support
- Legal Services
- Life Skills Development
- Independent Living Program for Youth
- Transitional Housing Program for Youth
- CES and CoC Rapid Re-Housing Program

- Housing Navigation Assistance
- CoC Permanent Supportive Housing
- LA County Department of Health Services, Housing for Health or Housing and Jobs Collaborative
- LA County Department of Health Services, Countywide Benefits Entitlement Services Team
- LA County Department of Mental Health, Countywide Housing Assistance Program
- Veterans Administration Housing Programs
- Housing Opportunities for Persons with Aids (HOPWA) Housing
- Crisis Housing for Unaccompanied Youth
- Youth Family Reconnection Program

Progress and problems implementing the plan are reviewed and updated frequently.

Coordinated Entry System. Government Code Section 65662(b) requires Low Barrier Navigation Centers to be linked to a coordinated entry system allowing staff and co-locating staff to conduct assessments and provide services to connect families and individuals to permanent housing. This is required by LAHSA's Scope of Required Services and Program Standards. Thus, all City of Los Angeles homeless shelters, including this project, are linked to the Los Angeles County Coordinated Entry System, a centralized or coordinated assessment system designed to coordinate program participant intake, assessment, and referrals. The residents are prioritized through the coordinated entry system in the Los Angeles County Coordinated Entry System for safe and supportive housing resources. The City collaborates with Los Angeles County Case Entry System and provides case management services to program participants through a Housing Stability Plan. Case managers must develop a Housing Stability Plan in coordination with the participant right after intake and assessment. The Housing Stability Plan must be tracked in a Homeless Management Information System (HMIS) along with the date of completion.

The shelter will collaborate with Los Angeles County Case Entry System Housing Navigators and case managers from other outside agencies to provide case management services to program participants. Los Angeles County Coordinated Entry System case managers work with participants and assist by facilitating service appointments; and then eventually help them find permanent housing.

Compliance with Welfare and Institutions Code. Government Code Section 65662(c) requires Low Barrier Navigation Centers comply with Chapter 6.5 of Division 8 of the Welfare and Institutions Code, which specifies the Housing First requirements. As noted above, the City's emergency shelters, including this project, are Housing First shelters, and thus they comply with this requirement.

Homeless Management Information System. Government Code Section 65662(d) requires Low Barrier Navigation Centers to have a system for entering stays, demographics, income, and exit destinations through a local Homeless Management

Information System designed to coordinate program participant intake, assessment, and referrals. These are required by LAHSA's Scope of Required Services and Program Standards. The City's emergency shelters use such a system in the Los Angeles Continuum of Care Homeless Management Information System (HMIS). In 2001, Congress directed the U.S. Department of Housing and Urban Development (HUD) to ensure the collection of more reliable data regarding the use of homeless programs. HUD required all Continuum of Care applicants to demonstrate progress in implementing a Homeless Management System (HMIS). LAHSA led a regional planning process, encompassing three Continuums of Care - Los Angeles, Glendale, and Pasadena. This process resulted in the selection of a system that would not only satisfy the HUD mandate, but would also provide the Los Angeles Continuum with a means to measure the effectiveness of programs serving homeless families. Presently, the Los Angeles Continuum of Care (LACoC) is part of a collaborative called the Los Angeles HMIS Collaborative. The LA HMIS Collaborative consists of three Continuums of Care (CoC): Los Angeles, Glendale, and Pasadena.

HMIS is a web-based application that is designed to collect information on the characteristics and service needs of homeless persons. The system allows agency users and the Los Angeles Homeless Services Authority (LAHSA) to use collected information for informed programmatic decision-making. Participating agencies collect and input standardized client-level and demographic data into the system, including client/household demographic details; relationships within a family and household; client/household income; client/household documents; case management and services; housing placements; and progress for housing retention. The HMIS includes a focus on Outcomes Management that sets and measures milestones and target achievements of clients and program performance.

Housing Stability Plans are tracked in a Homeless Management Information System (HMIS) along with the date of completion. Case managers complete a Monthly Update with the family to assess progress towards achieving the goals defined in the Housing Stability Plan. All services must be tracked, and information is provided to families in HMIS with the goal of the individuals achieving housing stability and sustainability upon exit from the program. Exit destination information is also collected. Accordingly, the Project meets the HMIS requirements.

In sum, based on the above-noted information, which is additionally explained in more detail in the documents from LAHSA cited in the Reference section to this document, the Project meets the requirements set forth in Government Code Section 65662.

4. The Project is in a Qualified Location Under AB 1197

AB 1197 requires that the site be located in "either a mixed-use or nonresidential zone permitting multifamily uses or infill site..." (PRC § 21080.27(a)(2).)

Lot 1 of the Project site is zoned NMU(EC)-POD which is a mixed-use zone that allows for multi-family uses and Lot 2 is zoned R1-1 which is a residential zone; however, the property qualifies as an infill site as defined by Public Resources Code Section 21061.3

since it is currently developed for qualified urban uses and at least 75 percent of the perimeter of the site adjoins parcels developed with qualified urban uses. Residential uses are located to the north, east, west of the site and surface transportation uses to the south of the site, and therefore, the Project site is surrounded by qualified urban uses and is considered a qualified location under AB 1197. (City of Los Angeles Department of City Planning, 2023)

5. The Project Involves Qualified Funding Under AB 1197

AB 1197 (Public Resources Code Section 21080.27(a)(2)(A)-(D) exempt emergency shelter projects from CEQA which have at least a portion of the funding from qualified sources. The City has identified and will be allocating Homeless Housing, Assistance and Prevention (HHAP) grant funds for construction of this Project, which qualifies this Project for the exemption under AB 1197. Because the Project is partly funded by a qualified funding sources under Public Resources Code Section 21080.27(a)(2)(A), the funding requirement is met.

6. The City's Actions Qualify under AB 1197 as Actions in Furtherance of Providing Emergency Shelters in the City of Los Angeles

AB 1197 (Public Resources Code Section 21080.27(b)(1)), exempts from CEQA “any activity approved by or carried out by the City of Los Angeles in furtherance of providing emergency shelters or supportive housing in the City of Los Angeles.” This Project involves the construction and operation of interim housing on a City-owned property. The City will provide funding and enter into contracts with a qualified service provider and/or LAHSA, to lease and operate the emergency shelter. Therefore, the City's actions are in furtherance of providing emergency shelters in the City of Los Angeles and qualify for exemption from CEQA under AB 1197.

7. AB 1197 Conclusion

Based on the above-noted information, the Project is exempt from CEQA pursuant to Public Resources Code Section 21080.27.

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ATTACHMENT 1: CONCEPTUAL SITE PLAN



Bird's Eye View

Project Summary

	Mods	Total	SF/Unit	# Units	# Beds	Total Beds	Total SF
Ensuite Unit	2	62	134	31	1	31	4,154
Ensuite ADA Unit	3	6	200	2	1	2	400
Deck				32			
Laundry	1	3	67	3			201
Admin/ Office	6	6	400	1			400
Total		77				33	5,155

Attachment E

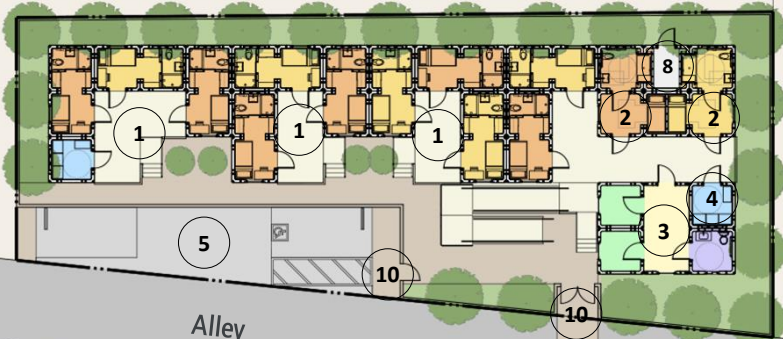


HOPE PAVILION

INTERIM HOUSING DEVELOPMENT PROPOSAL- VOLUME 1
PICO & MIDVALE WLA SITE

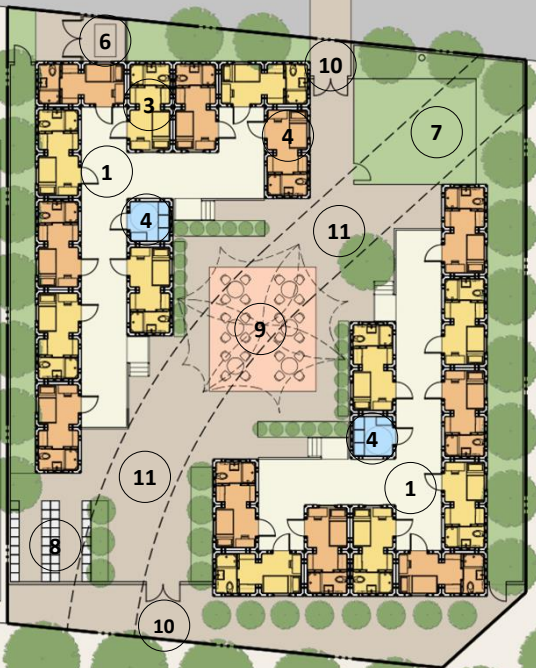
Submitted to Council District 5
June 2023

Site Plan



Alley

- 1. Ensuite Units
- 2. ADA Units
- 3. Admin/Flex
- 4. Laundry Unit
- 5. Parking
- 6. Trash
- 7. Dog Run
- 8. Storage
- 9. Covered Central Courtyard
- 10. Entry
- 11. Easement



Pico Blvd

Midvale Ave



Bird's Eye View

Project Summary

Site Area	Acre	SF
	0.38	16,340

	Mods	Total	SF/Unit	# Units	# Beds	Total Beds	Total SF
Ensuite Unit	2	62	134	31	1	31	4,154
Ensuite ADA Unit	3	6	200	2	1	2	400
Deck				32			
Laundry	1	3	67	3			201
Admin/ Office	6	6	400	1			400
Total		77				33	5,155



CPRA-13-TCOMM-000050

HOPE PAVILION

PICO/MIDVALE SITE INTERIM HOUSING

COUNCIL DISTRICT 5 CITY OF LOS ANGELES

LIFEARK



Bird's Eye View
CA-10-TCOMM-00051

HOPE PAVILION

PICO/MIDVALE SITE INTERIM HOUSING

COUNCIL DISTRICT 5 CITY OF LOS ANGELES

LIFEARK



Bird's Eye View 10-TCOMM-000052

HOPE PAVILION

PICO/MIDVALE SITE INTERIM HOUSING

COUNCIL DISTRICT 5 CITY OF LOS ANGELES

LIFEARK



Bird's Eye View 10-T-COMM-000053



Central Courtyard
CPRA-10-TCOMM-000054

HOPE PAVILION

PICO/MIDVALE SITE INTERIM HOUSING

COUNCIL DISTRICT 5 CITY OF LOS ANGELES

LIFEARK



Green-Wall Community COMM-000055

HOPE PAVILION

PICO/MIDVALE SITE INTERIM HOUSING

COUNCIL DISTRICT 5 CITY OF LOS ANGELES

LIFEARK



Dog Park **CPRA-10-TCOMM-000056**

HOPE PAVILION

PICO/MIDVALE SITE INTERIM HOUSING

COUNCIL DISTRICT 5 CITY OF LOS ANGELES

LIFEARK



Bird's Eye Context View

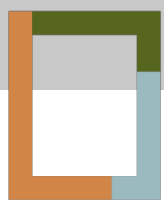


View of Hope Pavilion from the Alley

View of Hope Pavilion Entry from Pico Blvd



CPRA-10-TCOMM-000057



LifeArk™

HOUSING REIMAGINED

www.lifeark.net

CPRA-10-TCOMM-000058

Attachment F

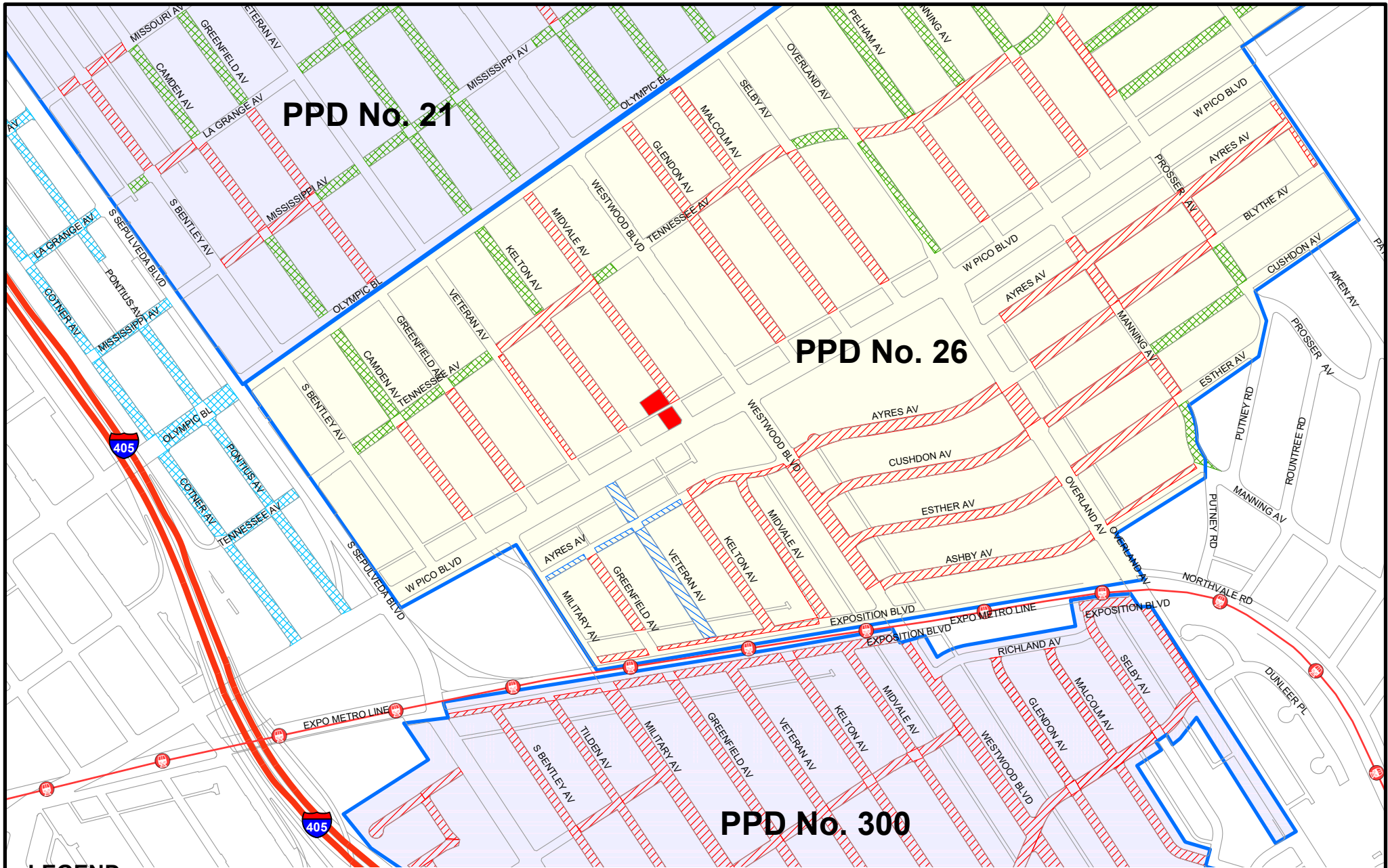
OCCUPANCY STUDY

2377 Midvale Avenue - LADOT # 707

Maximum Spaces = 41, including 2 ADA spaces

DATE	12:00 PM		6:00 PM		10:00 PM	
	# of Cars	Percentage	# of Cars	Percentage	# of Cars	Percentage
Thursday, 3/16/23	4	10%	13	32%	17	41%
Friday, 3/17/23	2	5%	28	68%	28	68%
Saturday, 3/18/23	2	5%	16	39%	11	27%
Sunday, 3/19/23	2	5%	11	27%	0	0%
Monday, 3/20/23	3	7%	13	32%	3	7%
Tuesday, 3/21/23	1	2%	16	39%	5	12%
Wednesday, 3/22/23	2	5%	13	32%	14	34%
Friday, 7/14/23			23	56%		
Friday, 7/21/23			22	54%		

Highlighted Cells = over 50% occupancy



PPD No. 21

PPD No. 26

PPD No. 300



LEGEND:

- PPD Boundary
- No Parking Any Time Except 2 Hr. Parking 8AM-6PM Mon-Fri; Vehicles with District Permits Exempt
- No Parking Any Time Except 1 Hr. Parking 8AM-6PM Mon-Fri; Vehicles with District Permits Exempt
- 2 Hr. Parking 8AM-6PM; Vehicles with District Permits Exempt
- T.A.N.P. 2AM-6M Vehicles Over 7' High or 22' Long; Except by Permit

EXPO METRO LINE

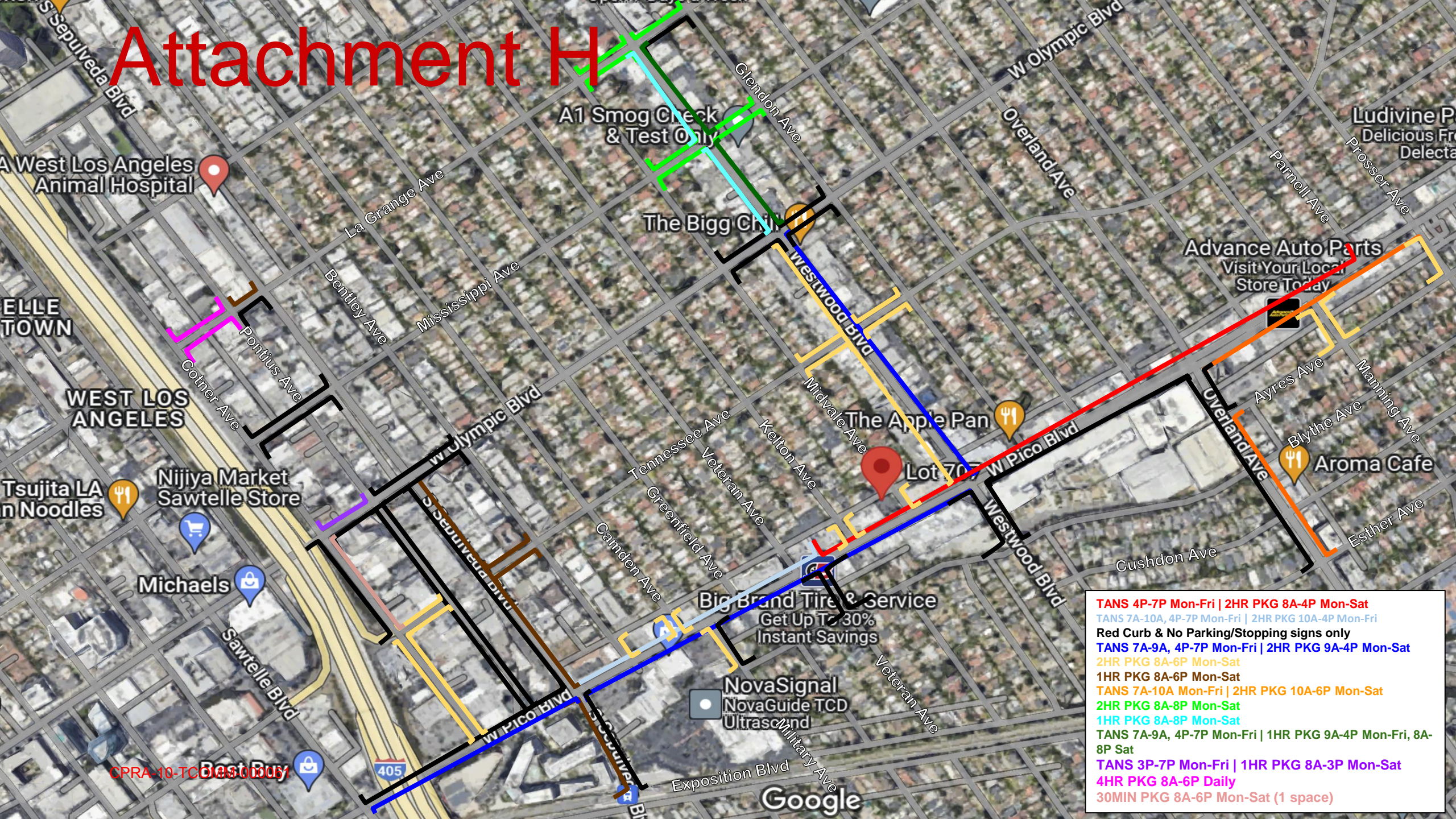
Lot 707 (2377 Midvale Av.)

Attachment G



CPRA-10-TCOMM-000060

Attachment H



- TANS 4P-7P Mon-Fri | 2HR PKG 8A-4P Mon-Sat
- TANS 7A-10A, 4P-7P Mon-Fri | 2HR PKG 10A-4P Mon-Fri
- Red Curb & No Parking/Stopping signs only
- TANS 7A-9A, 4P-7P Mon-Fri | 2HR PKG 9A-4P Mon-Sat
- 2HR PKG 8A-6P Mon-Sat
- 1HR PKG 8A-6P Mon-Sat
- TANS 7A-10A Mon-Fri | 2HR PKG 10A-6P Mon-Sat
- 2HR PKG 8A-8P Mon-Sat
- 1HR PKG 8A-8P Mon-Sat
- TANS 7A-9A, 4P-7P Mon-Fri | 1HR PKG 9A-4P Mon-Fri, 8A-8P Sat
- TANS 3P-7P Mon-Fri | 1HR PKG 8A-3P Mon-Sat
- 4HR PKG 8A-6P Daily
- 30MIN PKG 8A-6P Mon-Sat (1 space)

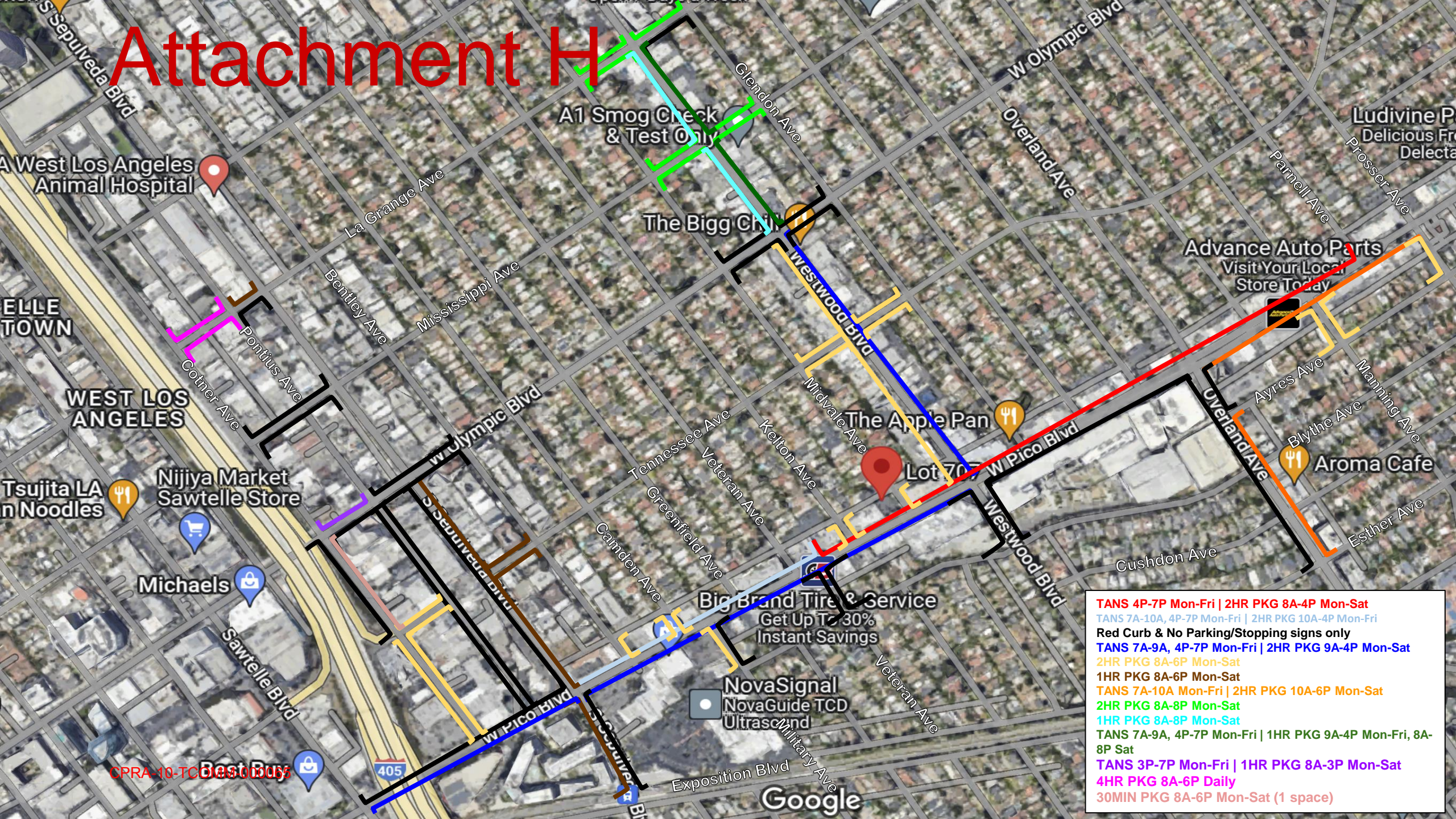
CPRA 10-TC 00000001

Parking Restrictions	Comments
TANS 4P-7P Mon-Fri 2HR PKG 8A-4P Mon-Sat	
N/S Pico Blvd btwn Midvale Ave & Kelton Ave	PW210-211 - PLO
N/S Pico Blvd btwn Midvale Ave & Westwood Blvd	
*N/S Pico Blvd btwn Kelton Ave & Veteran Ave	#PW224 and W223 have parking signs TANS 7A-10A, 4P-7P Mon-Fri 2HR PKG 10A-4P Mon-Fri. IPS and ArcGIS match
N/S Pico Blvd btwn Prosser Ave & Patricia Ave	3 15-minute meters
N/S Pico Blvd btwn Parnell Ave & Prosser Ave	
N/S Pico Blvd btwn Manning Ave & Parnell Ave	
N/S Pico Blvd btwn Pelham Ave & Manning Ave	
N/S Pico Blvd btwn Overland Ave & Pelham Ave	
N/S Pico Blvd btwn Selby Ave & Overland Ave	
N/S Pico Blvd btwn Malcolm Ave & Selby Ave	
N/S Pico Blvd btwn Glendon Ave & Malcolm Ave	
N/S Pico Blvd btwn Westwood Blvd & Glendon Ave	2 TANSAT signs
TANS 7A-10A, 4P-7P Mon-Fri 2HR PKG 10A-4P Mon-Fri	
*N/S Pico Blvd btwn Kelton Ave & Veteran Ave	Signs for #PW224 and W223 only. IPS and ArcGIS do not match with signs
*N/S Pico Blvd btwn Veteran Ave & Greenfield Ave	#PW226-231. IPS and ArcGIS do not match with signs
*N/S Pico Blvd btwn Greenfield Ave & Camden Ave	#PW233. IPS and ArcGIS do not match with signs
*N/S Pico Blvd btwn Camden Ave & Bentley Ave	#PW345-353. IPS and ArcGIS do not match with signs
*N/S Pico Blvd btwn Bentley Ave & Sepulveda Blvd	#PW359-360. IPS and ArcGIS do not match with signs
Red Curb & TANS signs only	
N/S Pico Blvd btwn Sepulveda Blvd & Pontius Ave	
N/S Pico Blvd btwn Pontius Ave & Cotner Ave	
N/S Pico Blvd btwn Cotner Ave & Sawtelle Blvd	
S/S Pico Blvd btwn Westwood Blvd & Overland Ave	Mix of TANSAT signs and TANS 7A-10A, 4P-7P. Illegal green curbs? + 2 Taxi zones
B/S Westwood Blvd btwn Pico Blvd & Ayres Ave	
B/S Overland Ave btwn Pico Blvd & Ayres Ave	
W/S Overland Ave btwn Cushdon Ave & Esther Ave	Street Cleaning Mon 10A-12P; TANS 7A-7P Daily, no meters
W/S Overland Ave btwn Ayres Ave & Cushdon Ave	Street Cleaning Mon 10A-12P; TANS 7A-7P Daily, no meters
W/S Sepulveda Blvd btwn Pico Blvd & Tennessee Ave	TANSAT
W/S Sepulveda Blvd btwn Tennessee Ave & Olympic Blvd	
S/S Olympic Blvd btwn Sepulveda Blvd & Pontius Ave	
S/S Olympic Blvd btwn Pontius Ave & Cotner Ave	TANS 7A-7P Mon-Sat
N/S Olympic Blvd btwn Sepulveda Blvd & Pontius Ave	TANS 3P-7P Mon-Fri
W/S Cotner Ave btwn Tennessee Ave & Olympic Blvd	No parking 2A-6A Vehicles or 7' high or 22' long
B/S Pontius Ave btwn Olympic Blvd and Pico Blvd	No parking 2A-6A Vehicles or 7' high or 22' long; 5 Y/C on N/S
S/S Olympic Blvd btwn Sepulveda Blvd & Bentley Ave	TANS 7A-7P
N/S Olympic Blvd btwn Sepulveda Blvd & Bentley Ave	TANS 3P-7P Mon-Fri
E/S Sepulveda Blvd btwn Pico Blvd & Exposition Blvd	TANSAT
E/S Military Ave btwn Pico Blvd & Ayres Ave	TANSAT
B/S Veteran Ave btwn Pico Blvd & Ayres Ave	
S/S Olympic Blvd btwn Midvale Ave & Westwood Blvd	TANS 7A-7P Mon-Fri
N/S Olympic Blvd btwn Midvale Ave & Westwood Blvd	TANS 3P-7P Mon-Fri
S/S Olympic Blvd btwn Westwood Blvd & Glendon Ave	TANS 7A-7P Mon-Fri
N/S Olympic Blvd btwn Westwood Blvd & Glendon Ave	TANS 3P-7P Mon-Fri
B/S Mississippi Ave btwn Cotner Ave & Sepulveda Blvd	No parking 2A-6A Vehicles or 7' high or 22' long. N/S has 1 Y/C

S/S La Grange Ave btwn Pontius Ave & Sepulveda Blvd	No parking 2A-6A Vehicles or 7' high or 22' long
S/S La Grange Ave btwn Westwood Blvd & Glendon Ave	
TANS 7A-9A, 4P-7P Mon-Fri 2HR PKG 9A-4P Mon-Sat	
S/S Pico Blvd btwn Westwood Blvd & Veteran Ave	
S/S Pico Blvd btwn Veteran Ave & Military Ave	#PW242-241 - PLO
S/S Pico Blvd btwn Military Ave & Sepulveda Blvd	
E/S Westwood Blvd btwn Tennessee Ave & Olympic Blvd	
E/S Westwood Blvd btwn Pico Blvd & Tennessee Ave	2 green meters (15 min)
S/S Pico Blvd btwn Sepulveda Blvd & Sawtelle Blvd	
2HR PKG 8A-6P Mon-Sat	
E/S Midvale Ave btwn Pico Blvd & Alley	Street cleaning 8A-11A Thu
W/S Westwood Blvd btwn Pico Blvd & Tennessee Ave	
W/S Westwood Blvd btwn Tennessee Ave & Olympic Blvd	
W/S Manning Ave btwn Pico Blvd & Ayres Ave	2 hr pkg; Tue Street Cleaning 10A-12P
E/S Manning Ave btwn Pico Blvd & Ayres Ave	2 hr pkg; Mon Street Cleaning 10A-12P
W/S Prosser Ave btwn Pico Blvd & Ayres Ave	2 hr pkg; Mon Street Cleaning 10A-12P
W/S Patricia Ave btwn Pico Blvd & Ayres Ave	2 hr pkg; Tue Street Cleaning 10A-12P
E/S Patricia Ave btwn Pico Blvd & Ayres Ave	2 hr pkg; Mon Street Cleaning 10A-12P
B/S Cotner Ave btwn Pico Blvd & Tennessee Ave	2 hr pkg, 1 CLZ on S/S
E/S Bentley Ave btwn Pico Blvd and alley	2 hr pkg, Street Cleaning 8A-11A Fri
B/S Camden Ave btwn Pico Blvd & alley	2 hr pkg, Street Cleaning 8A-11A Fri
B/S Kelton Ave btwn Pico Blvd & alley	2 hr pkg, Street Cleaning 8A-11A Fri
W/S Military Ave btwn Pico Blvd & Ayres Ave	2 hr pkg; Street Cleaning 10A-12P Tue
B/S Tennessee Ave btwn Westwood Blvd & Midvale Ave	N/S Street Cleaning 8A-11A Thu; S/S is Fri
B/S Tennessee Ave btwn Westwood Blvd & Glendon Ave	N/S Street Cleaning 8A-11A Thu; S/S is Fri and 1 Y/C
B/S Tennessee Ave btwn Cotner Ave & Pontius Ave	2 hr pkg
1HR PKG 8A-6P Mon-Sat	
E/S Sepulveda Blvd btwn Pico Blvd & Tennessee Ave	1 CLZ Y/C
E/S Sepulveda Blvd btwn Tennessee Ave & Olympic Blvd	
W/S Sepulveda Blvd btwn Pico Blvd & Exposition Blvd	
B/S Tennessee Ave btwn Sepulveda Blvd & Bentley Ave	1 hr pkg; Street Cleaning 8A-11A Fri
N/S La Grange Ave btwn Pontius Ave & Sepulveda Blvd	1 Y/C
TANS 7A-10A Mon-Fri 2HR PKG 10A-6P Mon-Sat	
S/S Pico Blvd btwn Overland Ave & Manning Ave	
S/S Pico Blvd btwn Manning Ave & Prosser Ave	1 PLO
S/S Pico Blvd btwn Prosser Ave & Patricia Ave	
E/S Overland Ave bwn Ayres Ave & Blythe Ave	2 hr pkg
*E/S Overland Ave btwn Blythe Ave & Cushdon Ave	no signage and IPS has different parking hrs from arcgis. Street cleaning Tue 10A-12P
E/S Overland Ave btwn Cushdon Ave & Esther Ave	2 hr pkg
2HR PKG 8A-8P Mon-Sat	
B/S Mississippi Ave btwn Westwood Blvd & Midvale Ave	2hr pkg; S/S Street cleaning Thu 10A-1P and N/S is Fri
B/S Mississippi Ave btwn Westwood Blvd & Glendon Ave	2hr pkg; S/S Street cleaning Thu 10A-1P and N/S is Fri
B/S La Grange Ave btwn Westwood Blvd & Midvale Ave	2 hr pkg; S/S Street Cleaning Fri 10A-1P & 1 CLZ ptm sign; N/S Thu
N/S La Grange Ave btwn Westwood Blvd & Glendon Ave	2hr pkg; N/S Street cleaning Thu 10A-1P
1HR PKG 8A-8P Mon-Sat	
W/S Westwood Blvd btwn Olympic Blvd & Mississippi Ave	

W/S Westwood Blvd btwn Mississippi Ave & La Grange Ave		
TANS 7A-9A, 4P-7P Mon-Fri 1HR PKG 9A-4P Mon-Fri, 8A-8P Sat		
E/S Westwood Blvd btwn Olympic Blvd & Mississippi Ave	1 hr parking	
E/S Westwood Blvd btwn Mississippi Ave & La Grange Ave	1 hr pkg	
TANS 3P-7P Mon-Fri 1HR PKG 8A-3P Mon-Sat		
N/S Olympic Blvd btwn Pontius Ave & Cotner Ave	1 hr pkg	
4HR PKG 8A-6P Daily		
B/S La Grange Ave btwn Cotner Ave & Pontius Ave	No parking 2A-6A Vehicles or 7' high or 22' long.	
30MIN PKG 8A-6P Mon-Sat		
E/S Cotner Ave btwn Tennessee Ave & Olympic Blvd	1 30-min parking space Mon-Fri; 2 Y/C, No parking 2A-6A Vehicles or 7' high or 22' long.	

Attachment H



- TANS 4P-7P Mon-Fri | 2HR PKG 8A-4P Mon-Sat
- TANS 7A-10A, 4P-7P Mon-Fri | 2HR PKG 10A-4P Mon-Fri
- Red Curb & No Parking/Stopping signs only
- TANS 7A-9A, 4P-7P Mon-Fri | 2HR PKG 9A-4P Mon-Sat
- 2HR PKG 8A-6P Mon-Sat
- 1HR PKG 8A-6P Mon-Sat
- TANS 7A-10A Mon-Fri | 2HR PKG 10A-6P Mon-Sat
- 2HR PKG 8A-8P Mon-Sat
- 1HR PKG 8A-8P Mon-Sat
- TANS 7A-9A, 4P-7P Mon-Fri | 1HR PKG 9A-4P Mon-Fri, 8A-8P Sat
- TANS 3P-7P Mon-Fri | 1HR PKG 8A-3P Mon-Sat
- 4HR PKG 8A-6P Daily
- 30MIN PKG 8A-6P Mon-Sat (1 space)

CPRA 10-TC 018 00005

Parking Restrictions	Comments
TANS 4P-7P Mon-Fri 2HR PKG 8A-4P Mon-Sat	
N/S Pico Blvd btwn Midvale Ave & Kelton Ave	PW210-211 - PLO
N/S Pico Blvd btwn Midvale Ave & Westwood Blvd	
*N/S Pico Blvd btwn Kelton Ave & Veteran Ave	#PW224 and W223 have parking signs TANS 7A-10A, 4P-7P Mon-Fri 2HR PKG 10A-4P Mon-Fri. IPS and ArcGIS match
N/S Pico Blvd btwn Prosser Ave & Patricia Ave	3 15-minute meters
N/S Pico Blvd btwn Parnell Ave & Prosser Ave	
N/S Pico Blvd btwn Manning Ave & Parnell Ave	
N/S Pico Blvd btwn Pelham Ave & Manning Ave	
N/S Pico Blvd btwn Overland Ave & Pelham Ave	
N/S Pico Blvd btwn Selby Ave & Overland Ave	
N/S Pico Blvd btwn Malcolm Ave & Selby Ave	
N/S Pico Blvd btwn Glendon Ave & Malcolm Ave	
N/S Pico Blvd btwn Westwood Blvd & Glendon Ave	2 TANSAT signs
TANS 7A-10A, 4P-7P Mon-Fri 2HR PKG 10A-4P Mon-Fri	
*N/S Pico Blvd btwn Kelton Ave & Veteran Ave	Signs for #PW224 and W223 only. IPS and ArcGIS do not match with signs
*N/S Pico Blvd btwn Veteran Ave & Greenfield Ave	#PW226-231. IPS and ArcGIS do not match with signs
*N/S Pico Blvd btwn Greenfield Ave & Camden Ave	#PW233. IPS and ArcGIS do not match with signs
*N/S Pico Blvd btwn Camden Ave & Bentley Ave	#PW345-353. IPS and ArcGIS do not match with signs
*N/S Pico Blvd btwn Bentley Ave & Sepulveda Blvd	#PW359-360. IPS and ArcGIS do not match with signs
Red Curb & TANS signs only	
N/S Pico Blvd btwn Sepulveda Blvd & Pontius Ave	
N/S Pico Blvd btwn Pontius Ave & Cotner Ave	
N/S Pico Blvd btwn Cotner Ave & Sawtelle Blvd	
S/S Pico Blvd btwn Westwood Blvd & Overland Ave	Mix of TANSAT signs and TANS 7A-10A, 4P-7P. Illegal green curbs? + 2 Taxi zones
B/S Westwood Blvd btwn Pico Blvd & Ayres Ave	
B/S Overland Ave btwn Pico Blvd & Ayres Ave	
W/S Overland Ave btwn Cushdon Ave & Esther Ave	Street Cleaning Mon 10A-12P; TANS 7A-7P Daily, no meters
W/S Overland Ave btwn Ayres Ave & Cushdon Ave	Street Cleaning Mon 10A-12P; TANS 7A-7P Daily, no meters
W/S Sepulveda Blvd btwn Pico Blvd & Tennessee Ave	TANSAT
W/S Sepulveda Blvd btwn Tennessee Ave & Olympic Blvd	
S/S Olympic Blvd btwn Sepulveda Blvd & Pontius Ave	
S/S Olympic Blvd btwn Pontius Ave & Cotner Ave	TANS 7A-7P Mon-Sat
N/S Olympic Blvd btwn Sepulveda Blvd & Pontius Ave	TANS 3P-7P Mon-Fri
W/S Cotner Ave btwn Tennessee Ave & Olympic Blvd	No parking 2A-6A Vehicles or 7' high or 22' long
B/S Pontius Ave btwn Olympic Blvd and Pico Blvd	No parking 2A-6A Vehicles or 7' high or 22' long; 5 Y/C on N/S
S/S Olympic Blvd btwn Sepulveda Blvd & Bentley Ave	TANS 7A-7P
N/S Olympic Blvd btwn Sepulveda Blvd & Bentley Ave	TANS 3P-7P Mon-Fri
E/S Sepulveda Blvd btwn Pico Blvd & Exposition Blvd	TANSAT
E/S Military Ave btwn Pico Blvd & Ayres Ave	TANSAT
B/S Veteran Ave btwn Pico Blvd & Ayres Ave	
S/S Olympic Blvd btwn Midvale Ave & Westwood Blvd	TANS 7A-7P Mon-Fri
N/S Olympic Blvd btwn Midvale Ave & Westwood Blvd	TANS 3P-7P Mon-Fri
S/S Olympic Blvd btwn Westwood Blvd & Glendon Ave	TANS 7A-7P Mon-Fri
N/S Olympic Blvd btwn Westwood Blvd & Glendon Ave	TANS 3P-7P Mon-Fri
B/S Mississippi Ave btwn Cotner Ave & Sepulveda Blvd	No parking 2A-6A Vehicles or 7' high or 22' long. N/S has 1 Y/C

S/S La Grange Ave btwn Pontius Ave & Sepulveda Blvd	No parking 2A-6A Vehicles or 7' high or 22' long
S/S La Grange Ave btwn Westwood Blvd & Glendon Ave	
TANS 7A-9A, 4P-7P Mon-Fri 2HR PKG 9A-4P Mon-Sat	
S/S Pico Blvd btwn Westwood Blvd & Veteran Ave	
S/S Pico Blvd btwn Veteran Ave & Military Ave	#PW242-241 - PLO
S/S Pico Blvd btwn Military Ave & Sepulveda Blvd	
E/S Westwood Blvd btwn Tennessee Ave & Olympic Blvd	
E/S Westwood Blvd btwn Pico Blvd & Tennessee Ave	2 green meters (15 min)
S/S Pico Blvd btwn Sepulveda Blvd & Sawtelle Blvd	
2HR PKG 8A-6P Mon-Sat	
E/S Midvale Ave btwn Pico Blvd & Alley	Street cleaning 8A-11A Thu
W/S Westwood Blvd btwn Pico Blvd & Tennessee Ave	
W/S Westwood Blvd btwn Tennessee Ave & Olympic Blvd	
W/S Manning Ave btwn Pico Blvd & Ayres Ave	2 hr pkg; Tue Street Cleaning 10A-12P
E/S Manning Ave btwn Pico Blvd & Ayres Ave	2 hr pkg; Mon Street Cleaning 10A-12P
W/S Prosser Ave btwn Pico Blvd & Ayres Ave	2 hr pkg; Mon Street Cleaning 10A-12P
W/S Patricia Ave btwn Pico Blvd & Ayres Ave	2 hr pkg; Tue Street Cleaning 10A-12P
E/S Patricia Ave btwn Pico Blvd & Ayres Ave	2 hr pkg; Mon Street Cleaning 10A-12P
B/S Cotner Ave btwn Pico Blvd & Tennessee Ave	2 hr pkg, 1 CLZ on S/S
E/S Bentley Ave btwn Pico Blvd and alley	2 hr pkg, Street Cleaning 8A-11A Fri
B/S Camden Ave btwn Pico Blvd & alley	2 hr pkg, Street Cleaning 8A-11A Fri
B/S Kelton Ave btwn Pico Blvd & alley	2 hr pkg, Street Cleaning 8A-11A Fri
W/S Military Ave btwn Pico Blvd & Ayres Ave	2 hr pkg; Street Cleaning 10A-12P Tue
B/S Tennessee Ave btwn Westwood Blvd & Midvale Ave	N/S Street Cleaning 8A-11A Thu; S/S is Fri
B/S Tennessee Ave btwn Westwood Blvd & Glendon Ave	N/S Street Cleaning 8A-11A Thu; S/S is Fri and 1 Y/C
B/S Tennessee Ave btwn Cotner Ave & Pontius Ave	2 hr pkg
1HR PKG 8A-6P Mon-Sat	
E/S Sepulveda Blvd btwn Pico Blvd & Tennessee Ave	1 CLZ Y/C
E/S Sepulveda Blvd btwn Tennessee Ave & Olympic Blvd	
W/S Sepulveda Blvd btwn Pico Blvd & Exposition Blvd	
B/S Tennessee Ave btwn Sepulveda Blvd & Bentley Ave	1 hr pkg; Street Cleaning 8A-11A Fri
N/S La Grange Ave btwn Pontius Ave & Sepulveda Blvd	1 Y/C
TANS 7A-10A Mon-Fri 2HR PKG 10A-6P Mon-Sat	
S/S Pico Blvd btwn Overland Ave & Manning Ave	
S/S Pico Blvd btwn Manning Ave & Prosser Ave	1 PLO
S/S Pico Blvd btwn Prosser Ave & Patricia Ave	
E/S Overland Ave bwn Ayres Ave & Blythe Ave	2 hr pkg
*E/S Overland Ave btwn Blythe Ave & Cushdon Ave	no signage and IPS has different parking hrs from arcgis. Street cleaning Tue 10A-12P
E/S Overland Ave btwn Cushdon Ave & Esther Ave	2 hr pkg
2HR PKG 8A-8P Mon-Sat	
B/S Mississippi Ave btwn Westwood Blvd & Midvale Ave	2hr pkg; S/S Street cleaning Thu 10A-1P and N/S is Fri
B/S Mississippi Ave btwn Westwood Blvd & Glendon Ave	2hr pkg; S/S Street cleaning Thu 10A-1P and N/S is Fri
B/S La Grange Ave btwn Westwood Blvd & Midvale Ave	2 hr pkg; S/S Street Cleaning Fri 10A-1P & 1 CLZ ptm sign; N/S Thu
N/S La Grange Ave btwn Westwood Blvd & Glendon Ave	2hr pkg; N/S Street cleaning Thu 10A-1P
1HR PKG 8A-8P Mon-Sat	
W/S Westwood Blvd btwn Olympic Blvd & Mississippi Ave	

W/S Westwood Blvd btwn Mississippi Ave & La Grange Ave		
TANS 7A-9A, 4P-7P Mon-Fri 1HR PKG 9A-4P Mon-Fri, 8A-8P Sat		
E/S Westwood Blvd btwn Olympic Blvd & Mississippi Ave		1 hr parking
E/S Westwood Blvd btwn Mississippi Ave & La Grange Ave		1 hr pkg
TANS 3P-7P Mon-Fri 1HR PKG 8A-3P Mon-Sat		
N/S Olympic Blvd btwn Pontius Ave & Cotner Ave		1 hr pkg
4HR PKG 8A-6P Daily		
B/S La Grange Ave btwn Cotner Ave & Pontius Ave		No parking 2A-6A Vehicles or 7' high or 22' long.
30MIN PKG 8A-6P Mon-Sat		
E/S Cotner Ave btwn Tennessee Ave & Olympic Blvd		1 30-min parking space Mon-Fri; 2 Y/C, No parking 2A-6A Vehicles or 7' high or 22' long.

Attachment I

OCCUPANCY STUDY

2386 Malcom Avenue - LADOT #685

Maximum Spaces = 19 including 1 ADA space

DATE	12:00 PM		6:00 PM	
	# of Cars	Percentage	# of Cars	Percentage
Wednesday, 7/19/23	9	47%	11	58%
Thursday, 7/20/23	3	16%	8	42%
Friday, 7/21/23	9	47%	10	53%
Saturday, 7/22/23	2	11%	12	63%
Sunday, 7/23/23	7	37%	3	16%
Monday, 7/24/23	4	21%	4	21%
Tuesday, 7/25/23	3	16%	5	26%

Highlighted Cells = over 50% occupancy

Attachment J

FOR IMMEDIATE RELEASE:

July 24, 2023

Councilwoman Katy Yaroslavsky Announces New Interim Housing Project at 2377 Midvale Ave

Today, Los Angeles City Councilwoman Katy Yaroslavsky unveiled plans for a new interim housing project on L.A.'s Westside. Located on an underutilized city-owned parking lot at the intersection of Pico Blvd. and Midvale Ave, the project would add desperately needed interim beds to the Fifth Council District's homeless housing supply. When Councilmember Yaroslavsky took office, there were fewer than 100 interim housing units available for the district's 1,300 unhoused individuals.

"Anyone who has walked or driven on the Westside can tell you that the increase in the number of people living in tents is alarming," said Councilwoman Yaroslavsky. "We cannot keep waiting for the problem to solve itself – we need real solutions that we know work, and we need them quickly. While thousands of units of permanent housing are being constructed across the City, no interim units are in the pipeline in Council District 5. We need interim solutions now that we know will work."

In the last decade, homelessness in Los Angeles has more than doubled, with more than 46,000 Angelenos lacking a stable and secure place to sleep on a given night. Over 70% of those individuals and families are unsheltered, meaning they are sleeping in tents, parks, on sidewalks and in cars, because of the city's ongoing lack of both interim and permanent housing.

"It is imperative that we have housing solutions in every area of the city, which is why I am pleased to support Councilwoman Yaroslavsky's initiative to add much needed interim housing on L.A.'s Westside. While permanent housing is always the goal to house Angelenos living on our streets, we must continue to bring people inside to confront the homelessness crisis in Los Angeles and to prevent 5 people from dying on our streets every day. I applaud Councilwoman Yaroslavsky's effort to bring much needed interim housing to her district."

The goal of the project is to act as a link between street homelessness and permanent housing, with a team of mental health and substance use disorder specialists, permanent housing navigation support, and employment assistance to aid people in re-establishing stable lives. Participants will be provided with ensuite bathrooms, storage and laundry facilities, and three meals per day. The project is designed to serve adults currently residing on the streets in neighborhoods near the facility.

"This is exactly the kind of resource we need on the Westside. Our group of community volunteers is out working with homeless men and women every day, offering support and connecting them to services. But there is only so much we can do because there is simply

nowhere for people to go. This new interim housing will help us bring more people off the streets and into housing," said Sean McMillan, President of West LA Homeless.

The project will be constructed by [LifeArk](#), a Los Angeles-based company that creates innovative, high-quality modular structures. The unique design of its prefabricated structures allows the project to be built extremely quickly, with construction estimated to take just a few months.

"LifeArk is honored to partner with Council District 5 and LA Family Housing to bring an innovative housing solution to the Westside providing safe, dignified homes for those transitioning out of homelessness." Charles Wee, Founder and CEO of LifeArk

Once opened, operations will be led by [LA Family Housing](#), a national leader in helping people transition out of homelessness and poverty. In its dual role as a homeless service provider and affordable housing developer, LA Family Housing delivers well-managed housing enriched with a suite of supportive services that enable people to transition out of homelessness and regain personal stability long-term.

"LA Family Housing is excited to expand our work into Council District 5 by providing supportive services to those transitioning out of homelessness at 2377 Midvale," said Stephanie Klasky-Gamer, President and CEO of LA Family Housing. "We are proud to collaborate with Councilwoman Yaroslavsky, LifeArk, and the community surrounding this project on LA's Westside to provide more housing and resources to those most in need in the city."

The project will include 24/7 on-site security services to create a safe environment for participants of the project as well as the surrounding community, while helping bring more Angelenos off the street. The project is expected to break ground before the end of this year and open by Spring 2024.

To set up an interview with Councilmember Yaroslavsky, LifeArk, or LA Family Housing, please contact leo.daube@lacity.org

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**BOARD REPORT
CITY OF LOS ANGELES
DEPARTMENT OF TRANSPORTATION**

Date: October 18, 2023

To: Board of Transportation Commissioners

From: Laura Rubio-Cornejo, General Manager
Department of Transportation 

Subject: **TEMPORARY CHANGE IN OPERATION OF MUNICIPAL PARKING LOT NO. 707 TO A MODULAR INTERIM HOUSING FACILITY**

SUMMARY

This is a request by Council District (CD) 5 to temporarily change the operation of the Los Angeles Department of Transportation's (LADOT's) off-street public parking Lot No. 707, located in the West Los Angeles area of CD 5, to a modular interim housing facility (MIHF) for a period of 10 years.

RECOMMENDATION

That the Board APPROVE the temporary change in operation of LADOT Lot No. 707, located at 2377 Midvale Ave, as follows:

- LADOT Lot No. 707 remains under the ownership of the LADOT Special Parking Revenue Fund (SPRF);
- CD5, in consultation with the appropriate City agencies, will be responsible for the selection of vendors, consultants, and developers to study, develop, and build the MIHF on the Lot No. 707;
- The operation and maintenance of Lot No. 707 while used for the MIHF will be the sole responsibility of CD5;
- The term of the MIHF shall not exceed 10 years. At the end of the term, or in the event the program ends before the end of the term, CD5 shall release the parking lot back to LADOT. CD5 shall be responsible for the restoration of Lot No. 707 back to its existing condition as a parking lot, or better, prior to the construction of the MIHF; or, in the alternative, CD5 shall compensate the SPRF for costs associated with restoring the parking lot by the Department, or other City agency, or independent contractor selected by the Department to perform the work.

BACKGROUND

Lot No. 707, also known as the Midvale lot, is located at 2377 Midvale Avenue (See Attachment A). It has 41 spaces, including two Americans with Disabilities Act (ADA) spaces. Parking rates are \$1 per hour and \$4 for the maximum daily rate. The facility is open daily from 7am until 9pm. This parking lot primarily services the local community and surrounding businesses.

the lot and MIHF. At the end of the term, the lot shall be released back into the LADOT oversight. CD 5 agreed and shall be responsible for the restoration of the parking Lot No. 707 back to the existing condition or better, or compensate SPRF for costs associated with restoring the parking lot to existing conditions prior to the construction of the MIHF.

LADOT Parking Analysis

To determine the parking impact to the businesses and community that Lot No. 707 serves, LADOT studied parking at the lot and around the lot.

Lot No. 707 Parking Occupancy Counts

LADOT conducted parking occupancy counts on Lot No. 707 on March 16-22, 2023 (See Attachment F). These counts showed that the lot has occupancy levels of below 40% during most times of the day. However, the counts showed that occupancy was at 68% (28 cars) on Friday evening. Due to the occupancy on the Friday evening, LADOT conducted two additional occupancy counts on Friday, July 14th, and Friday, July 21st, at 6pm. The additional counts showed that the occupancy was at 56% (23 cars) and 54% (22 cars), respectively. Upon concluding the parking counts around 6pm on July 14th and July 21st, staff noticed several more cars arriving to the parking lot. These additional cars, while not counted, may have resulted in higher occupancies on Friday nights, around the 6pm hour.

Preferential Parking Districts (PPDs) and Street Parking

Parking Lot No. 707 is located within the boundary of PPD No. 26 and a parking meter zone. The areas immediately adjacent to Lot No. 707 are either PPDs in the residential area or metered street parking in the commercial area as depicted on Attachments G and H, respectively.

The residential streets in the area with PPD parking restrictions typically have one of the following parking restrictions:

- No Parking Any Time Except 2 Hour Parking 8am-6pm Monday-Friday, Vehicles with District Permits Exempt;
- No Parking Any Time Except 1 Hour Parking 8am-6pm Monday-Friday; Vehicles with District Permits Exempt; or
- 2 Hour Parking 8am-6pm; Vehicles with District Permits Exempt.

The street parking along Pico Boulevard and Westwood Boulevard is metered with Tow-Away, No Stopping (TANS). The TANS hours vary depending on the block segment in the morning and/or late afternoon Monday through Friday. Typical TANS restrictions in this area vary from 7am-9am or 10am and 4pm-7pm. On-street metered parking is limited to 2-hour parking from 8am or 9am to 4pm or 6pm Monday through Saturday. After the metered hours and provided there is not a TANS restriction in place, motorists are able to park free at the meters.

LADOT Lot No. 685

LADOT Lot No. 685 is an off-street parking lot located three blocks east of Lot No. 707 at 2386 Malcolm Ave in the Rancho Park community. It has 19 spaces (including one ADA space) with parking rates of \$1 per hour and \$4 for the maximum daily rate. The daily hours of operation are 7am-9pm.

LADOT conducted parking occupancy counts at the lot each day from July 19-25, 2023 at 12pm and 6pm (See Attachment I). The counts showed that the lot varying occupancy levels ranging from 16% full to 63% full.

Findings

With the closure of Lot No. 707, the motorists using the parking lot will be displaced. During field visits to the surrounding area, LADOT staff did not observe any additional public parking outside of LADOT Lot No. 685. Nearby private parking lots were reserved for employee and/or customer parking. Residential parking surrounding Lot No. 707 is predominantly limited to 1 or 2-hour parking with PPD parking permits exempt. On-street parking in the commercial areas is metered and typically limited to 2-hour parking with varying hours of metered operation and TANS restrictions.

Lot No. 685 may be able to absorb some of the parking demand that will be created by the potential closure of Lot No. 707, if people are willing and able to walk three blocks to the lot. Lot No. 685 can only absorb a limited number of displaced parkers since it only has 19 parking spaces and during its highest counts it was 63% full. Both lots had occupancy levels ranging from 53%-68% on various evenings during the 6pm hour. Motorists who are not able to park at Lot No. 685 will need to park at a meter, be subject to time limits, or may not have access to parking depending on the time of the day and restrictions.

Community Outreach

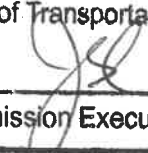
CD 5 began their community engagement on July 24, 2023. Community engagement included a press release (See Attachment J), personal calls to community leaders from Councilmember Yaroslavsky, 199 letters sent to stakeholders and canvassing within 500 feet of the MIHF, and text messages sent to stakeholders within a half-mile of the MIHF. All engagement informed the public of the project, invited them to an in-person information session on August 3, 2023 where Mayor Bass was in attendance, and invited them a virtual information session on August 6, 2023. More information is available on CD 5's website at <https://councildistrict5.lacity.gov/Midvale>.

Councilmember Yaroslavsky intends for construction of the MIHF to begin in late 2023 with an opening date in spring of 2024.

FISCAL IMPACT STATEMENT

There is no impact to the General Fund. Should the Board approve the conversion of Lot No. 707 to a MIHF, LADOT expects an annual loss of \$53,000 to the SPRF based on pre-pandemic revenue. With the MIHF expected to remain in place for the next 10 years, the cumulative estimated SPRF revenue impact is a loss of \$530,000.

Attachments

Approved: <u>10/18/2023</u>
Board of Transportation Commissioners

Commission Executive Assistant