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Attorneys for Respondent, City of Los Angeles

**No Fee ~ Gov't Code § 6103**

**SUPERIOR COURT OF THE STATE OF CALIFORNIA  
FOR THE COUNTY OF LOS ANGELES – CENTRAL DISTRICT**

**Fix the City, Inc.**, a California Nonprofit Corporation,

Petitioner,

vs.

**City of Los Angeles**, a Municipal Corporation; The City of Los Angeles City Council; and Does 1 through 10, inclusive,

Respondent.

Case No.: 23STCP04410

*Honorable James C. Chalfant  
Department 85*

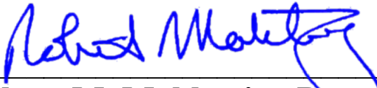
**Declaration of Lucy Lin, LAHSA Director of Contracts & Procurement**

Date: November 14, 2024  
Dept. 85  
9:30 a.m.

Respondents City of Los Angeles and City Council of Los Angeles submit the following Declaration of Lucy Lin and attached exhibits in support of the City's trial opposition brief

1 Dated: October 7, 2024

Hydee Feldstein Soto, City Attorney  
Valerie Flores, Chief Dep. City Attorney  
John W. Heath, Sr. Asst. City Attorney

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5 By:   
6 **Robert M. Mahlowitz, Deputy City Attorney**  
Attorney for Respondent, CITY OF LOS ANGELES

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1 agreement for the Midvale Shelter. Attached hereto at **Exhibit B** is a true and correct copy of  
2 (a) The August 13, 2024, Official Action of the Los Angeles City Council’s approval of the  
3 City of HHC Report dated 08-07-24, (b) the August 7, 2024, HHC Report recommending  
4 adoption of portions of the August 1, 2024, CAO Report, and (c) the August 1, 2024, CAO  
5 Report. I retrieved these records on the City of Los Angeles City Clerk website where City  
6 Council files are maintained, at <https://cityclerk.lacity.org/lacityclerkconnect/> within City  
7 Council file No. 23-1022-S6. Page 6 of the CAO Report states that the timeline for the Midvale  
8 Project changed since LAHSA first received proposals for the Midvale Project which “has  
9 impacted the timeframe of service provider selection.” The CAO Report then states LAHSA  
10 should re-solicit bids for service provider proposals for the Midvale Project.

11 6. As a result of the City Council’s August 13, 2024 action and direction, LAHSA  
12 is preparing a revised request for proposals from service providers for the Midvale Project,  
13 which will be presented for review and approval for release at an upcoming LAHSA  
14 Commission meeting. As described above, two months passed between the release of the initial  
15 Midvale Shelter service provider RFP to the April 2024 request for authorization to enter into a  
16 contract.

17 I declare under penalty of perjury under the laws of the state of California that the  
18 foregoing is true and correct. Executed this 1st day of October 2024, at Los Angeles,  
19 California.

20 *Lucy Lin*  
21 Lucy Lin (Oct 1, 2024 16:06 PDT)  
22 **Lucy Lin**

Lin Decl., Exh A

Lin Decl., Exh A

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**  
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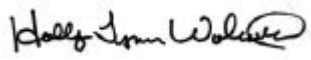
PATRICE Y. LATTIMORE  
DIVISION MANAGER  
[CLERK.LACITY.GOV](http://CLERK.LACITY.GOV)

**OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL**

**Council File No.:** 20-0841-S40  
**Council Meeting Date:** December 12, 2023  
**Agenda Item No.:** 41  
**Agenda Description:** EXEMPTION and HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to COVID-19 Homelessness Roadmap, Twenty First Report.  
**Council Action:** HOUSING AND HOMELESSNESS COMMITTEE REPORT - ADOPTED FORTHWITH

**Council Vote:**

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

  
HOLLY L. WOLCOTT  
CITY CLERK

**Pursuant to Charter/Los Angeles Administrative Code Section(s): 341**

**FILE SENT TO MAYOR**  
**LAST DAY FOR MAYOR TO ACT**

12-14-2023
12/26/2023

APPROVED



12/21/2023

DATE SIGNED

Adopted Report(s) Title  
Report from Housing and Homelessness Committee\_12-6-2023

HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to COVID-19 Homelessness Roadmap, Twenty First Report.

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

1. APPROVE the recommendations as stated in the City Administrative Officer (CAO) report dated December 1, 2023, attached to the Council file, with the following amendments:

- a. Amend the language for Recommendation 20 as follows:

AUTHORIZE the lease extension of the LA Grand Hotel in Council District 14 with 481 beds, to July 31, 2024, with expenditure authority through October 31, 2024; and, INSTRUCT the CAO, LAHD and REQUEST Mayor, LAHSA, Housing Authority of City of Los Angeles, and other needed departments, to report to Council at each Housing and Homelessness Committee meeting on the demobilization plan that ensures all residents continue on their housing solution path. The demobilization needs to use available beds throughout the Continuum of Care, inside and outside the City.

- b. Amend the language for Recommendation 21 as follows:

APPROVE and RATIFY the existing Emergency Occupancy Agreement (Contract Number C-135551) by and between Shen Zhen New World I, LLC, and the City of Los Angeles, as amended (the "LA Grand Occupancy Agreement"):

- a. For the use of the LA Grand Hotel pursuant to the terms set forth in the LA Grand Occupancy Agreement.
- b. Authorize the General Services Department (GSD) to negotiate and execute either an amendment to the LA Grand Occupancy Agreement with Shen Zhen New World I, LLC for the use of the LA Grand Hotel for interim shelter purposes under the terms and conditions substantially outlined in the attached term sheet.
- c. City shall seek to include in the LA Grand lease extension a labor harmony provision that requires the Owner to:
  - i. Sign a Labor Peace Agreement (LPA) with any labor organization representing or seeking to represent hotel workers at the hotel during the term of the lease.
  - ii. Submit to the City a document whereby the Owner and the labor organization attest to the execution of the LPA, including that the LPA contains a provision that prohibits the labor organization and its members from engaging in picketing, work stoppages, boycotts or other economic interference at the LA Grand for the duration of the City's lease.



2. DETERMINE that the Interim Housing Project at 406 North Bonnie Brae Street and 413 Burlington Avenue, which allows for funding allocation, construction, lease or similar agreement, and operation, for approximately up to three years; is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.27, applicable to City of Los Angeles emergency homeless shelters; and Public Resources Code Section 21080(b)(4), as a specific action necessary to prevent or mitigate an emergency, as also reflected in State CEQA Guidelines, Section 15269(c).
3. DETERMINE that the leases and continued use of the Crisis and Bridge Housing facilities at 1818 South Manhattan Place, 668 South Hoover Street, and 11471 Chandler Boulevard are statutorily exempt from CEQA under Public Resources Code Section 21080.27 applicable to City of Los Angeles emergency homeless shelters, and under Public Resources Code Section 21080(b)(4) as specific actions necessary to prevent or mitigate an emergency as also reflected in State CEQA Guidelines Section 15269(c). Please refer to Notice of Exemptions found in the Bureau of Engineering (BOE) report dated December 1, 2023, attached to the Council file.

Fiscal Impact Statement: The CAO reports that there is no additional General Fund impact as a result of the recommendations in said CAO report. The recommendations in this report utilize budgeted City's General Funds previously approved for homelessness interventions. Additionally, the recommendations also utilize the Emergency Solutions Grant CARES Act (ESG-CV) funds and Homeless Housing, Assistance, and Prevention funds for homelessness interventions.

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

Community Impact Statement: None submitted

## SUMMARY

At the meeting held on December 6, 2023, your Housing and Homelessness Committee considered a CAO and BOE reports relative to COVID-19 Homelessness Roadmap, Twenty First Report.

After an opportunity for public comment was held, the Committee moved to approve the recommendations as amended, as detailed 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

JL 20-0841-S40 2023

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**

**REPORT FROM**

**OFFICE OF THE CITY ADMINISTRATIVE OFFICER**

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Date: December 1, 2023

CAO File No. 0220-05151-0497  
Council File No. 20-0841, 23-1021  
Council District: 2, 3, 4, 5, 6, 9, 10,  
13, 14

To: The City Council

From: Matthew W. Szabo, City Administrative Officer



Reference: COVID-19 Homelessness Roadmap

Subject: **TWENTY FIRST REPORT: COVID-19 HOMELESSNESS ROADMAP FUNDING RECOMMENDATIONS**

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**SUMMARY**

On September 9, 2020, the City Council approved funding for the initial projects under the COVID-19 Homelessness Roadmap (Roadmap) and directed this office to submit future funding recommendations through reports. This is the twenty-first such report.

First, this report provides exemption determinations for the California Environmental Quality Act (CEQA) for several projects, including renewal, and technical amendments to prior Roadmap recommendations. Additionally, this report recommends authorizing the General Services Department to execute new or amend existing agreements with various entities for interdepartmental, lease, or construction agreements for various projects.

Second, this report reprograms savings from various Roadmap projects and includes funding for the cost of Furniture, Fixtures and Equipment and operations for several projects. This report also recommends approval of the Homekey 1, Howard Johnson's, also known as The Sieroty, conversion to permanent housing.

Third, this report recommends the creation of a new appropriation account for Encampment Resolution Fund - Ballona (ERF-Ballona River) funds, as well as the allocation of HHAP funds to support the continuous work in the LA River Project and Board of Public Works Hygiene Program. Also included in this report are recommendations to continue funds for 30 Time-Limited Subsidies slots and supportive services for the Self-Help And Recovery Exchange (SHARE!) Collaborative Housing in Council District 3.

Lastly, this report provides the lease and contract extensions of the LA Grand Hotel in Council District 14 through July 31, 2024 to allow a seamless transition for participants to the Mayfair Hotel.

30. APPROVE \$186,069 of HHAP-3 funds for the Board of Public Works Hygiene Services Skid Row - Pit Stop in Council District 14;
  - a. APPROPRIATE \$186,069 from HHAP-3 Fund No. 65S/10, Account No. 10W744, FC-4 Outreach, Hygiene, Prevention, and Supportive Services to the Board of Public Works, Fund No. 100/74, Account No. 003040, Contractual Services to fill the projected shortfall for the Skid Row Hygiene Program;
31. APPROVE \$1,344,145 of HHAP-3 funds for Board of Public Works Citywide Pit Stop Program;
  - a. APPROPRIATE \$1,344,145 from HHAP-3 Fund No. 65S/10, Account No. 10W744, FC-4 Outreach, Hygiene, Prevention, and Supportive Services to the Board of Public Works, Fund No. 100/74, Account No. 003040, Contractual Services to fill the projected shortfall for the Skid Row Hygiene Program;
32. REQUEST LAHSA to conduct a Request for Proposals, or other qualifying competitive process, to identify a qualified service provider in relation to the interim housing site located at 2377 Midvale Avenue with 33 beds in Council District 5;
33. INSTRUCT the General Manager of LAHD, or their designee, to amend the City's General Fund contract (C-140706) with LAHSA to:
  - a. Add \$150,000 for SHARE! Time Limited Subsidies in Council District 3 through June 30, 2024
  - b. Extend the term of the SHARE! Shared Housing Program in Council District 3 through June 30, 2024
    - i. Add \$200,000 for the SHARE! Shared Housing Program in Council District 3 through June 30, 2024
34. INSTRUCT the General Manager of LAHD, or their designee, to amend the City's HHAP (C-135650) contract with LAHSA to:
  - a. Reflect the service funding reduction approved relative to the 20th Roadmap report dated October 13, 2023 (C.F. 20-0841-S37)
    - i. \$2,257,038 from LAHSA PRK Housing Navigation Services
35. INSTRUCT the General Manager of LAHD, or their designee, to amend the City's new Roadmap Contract (C-144656) with LAHSA to:
  - a. Reflect the service funding allocations/amendments in this report for:
    - i. ABH 14333 Aetna Street
    - ii. THV 850 North Mission
    - iii. ABH 1214 Lodi Place
    - iv. THV 2301 West 3rd Street
    - v. THV 1455 Alvarado Street
  - b. Reflect the service funding allocation approved relative to the 17th Roadmap report dated May 12, 2023 (C.F. 20-0841-S34):

Lin Decl., Exh B

Lin Decl., Exh B

HOLLY L. WOLCOTT  
CITY CLERK

# City of Los Angeles

OFFICE OF THE  
CITY CLERK

CALIFORNIA

PETTY F. SANTOS  
EXECUTIVE OFFICER



**Council and Public Services Division**  
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KAREN BASS  
MAYOR

PATRICE Y. LATTIMORE  
DIVISION MANAGER  
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## OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

**Council File No.:** 23-1022-S6  
**Council Meeting Date:** August 13, 2024  
**Agenda Item No.:** 16  
**Agenda Description:** STATUTORY EXEMPTION and HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to a construction, lease, and operation of residential interim housing/navigation centers at 600 East 116th Place and 503 San Fernando Road, and Tiny Home Villages at 7724 Van Nuys Boulevard and 8358 San Fernando Road, for those experiencing homelessness.

**Council Action:** HOUSING AND HOMELESSNESS COMMITTEE REPORT - ADOPTED

**Council Vote:**

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

HOLLY L. WOLCOTT  
CITY CLERK

Pursuant to Charter/Los Angeles Administrative Code Section(s): 341

**FILE SENT TO MAYOR**  
**LAST DAY FOR MAYOR TO ACT**

08-14-2024
08-26-2024

APPROVED

8/22/2024

DATE SIGNED  
Lin Decl., p. 14

Adopted Report(s) Title  
Report from Housing and Homelessness Committee dated 08-07-24

STATUTORY EXEMPTION and HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to a construction, lease, and operation of residential interim housing/navigation centers at 600 E. 116th Place and 503 San Fernando Road and tiny home villages at 7724 Van Nuys Boulevard and 8358 San Fernando Road for those experiencing homelessness

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

1. DETERMINE that the construction, lease, and operation of the residential interim housing/navigation centers at 600 E. 116th Place and 503 San Fernando Road and the tiny home villages at 7724 Van Nuys Boulevard and 8358 San Fernando Road, for those experiencing homelessness, are statutorily exempt from the California Environmental Quality Act (CEQA) under Public Resources Code (PRC) Section 21080.27, Government Code Section 65660(b), applicable to City of Los Angeles (City) low barrier navigation centers; Government Code Section 8698.4, governing homeless shelter projects under a shelter crisis declaration; and PRC Section 21080(b)(4) and State CEQA Guidelines, 14 California Code of Regulations (CCR) Section 15269(c), as specific actions necessary to prevent or mitigate an emergency.
2. APPROVE \$4,352,268 of Emergency Stabilization Beds Grant (ESB) funds to support the construction of the Tiny Home Village located at 600 E. 116th Place with 64 beds in Council District 15.
  - a. APPROPRIATE up to \$4,352,268 from Emergency Stabilization Beds Grant (ESB) Fund No. 67N/10, Account No. 10Y776, Emergency Stabilization Beds Grant to ESB Fund No. Fund No. 67N/10, 10A753, CD 15 600 East 116th Place THV, for the construction of the Tiny Home Village located at 600 E. 116th Place with 64 beds in Council District 15.
3. APPROVE \$9,077,181 of ESB funds to support the construction of the Tiny Home Village located at 503 San Fernando Road with 64 beds in Council District 1.
  - a. APPROPRIATE up to \$9,077,181 from ESB Fund No. 67N/10, Account No. 10Y776, Emergency Stabilization Beds Grant to ESB Fund No. 67N/10, in a new account entitled "CD 1 503 San Fernando Rd THV", for the construction of the Tiny Home Village located at 503 San Fernando Road with 64 beds in Council District 1.
4. APPROVE \$4,894,086 of ESB funds to support the construction of the Tiny Home units located at the Van Nuys Metrolink station, 7724 Van Nuys Boulevard with 100 beds in Council District 2.
  - a. APPROPRIATE up to \$4,894,086 from Emergency Stabilization Beds Grant Fund No. 67N/10, Account No. 10Y776, Emergency Stabilization Beds Grant to ESB Fund No. 67N/10, in a new account entitled "CD 2 7724 Van Nuys Blvd THV", for the construction of the Tiny Home Village units located at the Van Nuys Metrolink station, 7724 Van Nuys Boulevard with 100 beds in Council District 2.
5. APPROVE \$9,387,727 of ESB funds to support the construction of the Tiny Home Village located at the Sun Valley Metrolink Station, 8358 San Fernando Road with 208 beds in Council District 6.
  - a. APPROPRIATE up to \$9,387,727 from Emergency Stabilization Beds Grant Fund No. 67N/10, Account No. 10Y776, Emergency Stabilization Beds Grant to ESB Fund No. 67N/10, in a new account entitled "CD 6 8358 Van Nuys Rd THV", for the construction of the Tiny Home Village located at the Sun Valley Metrolink Station, 8358 San Fernando Road with 208 beds in Council District 6.
6. APPROPRIATE \$1,283,581.84 of unspent funds from Homeless Housing, Assistance and Prevention Funds Round 2 (HHAP-2) Fund No. 64J/10, Account No. 10V754, CD 14 850 North



Mission Road THV to HHAP-2 Fund No. 64J/10, Account No. 10V771, FC-1 COVID-19 Homelessness Roadmap Operating Costs.

7. AMEND and REPLACE the approved Recommendation No. 32 relative to the 21st Homelessness Roadmap Report dated December 1, 2023 (C.F. 20-0841-S40), to read as follows:
  - a. REQUEST LAHSA to include 2377 Midvale Avenue with 33 beds in Council District 5 in the Fall 2024 procurement of its adult beds portfolio, or other qualifying competitive process, to identify a qualified service provider to operate the aforementioned interim housing site, expected to open no sooner than January 2025.
8. APPROVE and APPROPRIATE up to \$169,248.02 from Homeless Housing, Assistance and Prevention Funds Round 1 (HHAP-1) Fund No. 62Y/10, Account No.10S650, FC-1: A Bridge Home Capital and Operating Gap to the Capital Improvement Expense Program Fund No. 100/54, Account No. 00Y990, CD 5 Midvale IH for construction costs at the interim housing site.
9. APPROVE and APPROPRIATE \$30,751.98 from HHAP-2 Fund No. 64J/10, Account No. to the Capital Improvement Expense Program Fund No. 100/54, Account No. 00Y990, CD 5 Midvale IH for construction costs at the interim housing site.
10. .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.
  - b. Prepare any additional Controller instructions to reimburse City Departments for their accrued labor, material or permit costs related to projects in this report, to implement the intent of these transactions, and authorize the Controller to implement these instructions.
11. INSTRUCT the CAO to report back at the next Housing and Homelessness Committee meeting with a plan to develop and bring online the nearly 4,000 remaining Alliance beds that have not been planned, and a budget proposal to develop and operationalize these beds.

Fiscal Impact Statement: The CAO reports there is no General Fund impact as a result of the recommendations in the CAO report. The recommendations in the report utilizes the Emergency Stabilization Beds and Homeless Housing, Assistance, and Prevention funds for homelessness interventions.

Financial Policies Statement: The CAO 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

At the meeting held on August 7, 2024, your Housing and Homelessness Committee considered the CAO and Bureau of Engineering (BOE) reports relative to a construction, lease, and operation of residential interim housing/navigation centers at 600 E. 116th Place and 503 San Fernando Road and tiny home villages at 7724 Van Nuys Boulevard and 8358 San Fernando Road for those experiencing homelessness

After an opportunity for public comment was held, the Committee moved to the recommendations contained in the CAO and BOE reports, as amended, to not adopt Recommendation Nos. 6 and 8 from the CAO report and to include an additional Recommendation No. 11, as detailed above.

This matter is now submitted to the Council for consideration.

Respectfully Submitted,

HOUSING AND HOMELESSNESS COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
RAMAN:	YES
BLUMENFIELD:	YES
PADILLA:	ABSENT
DE LEÓN:	YES
RODRIGUEZ:	YES

JL 8.7.24 23-1022-S6

**- NOT OFFICIAL UNTIL COUNCIL ACTS-**

REPORT FROM

**OFFICE OF THE CITY ADMINISTRATIVE OFFICER**

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Date: August 1, 2024

CAO File No. 0220-05151-0591  
Council File No. 23-1022; 19-0914;  
20-1524  
Council District: 1, 2, 5, 6, and 15

To: The City Council

From: Matthew W. Szabo, City Administrative Officer



Reference: Alliance Settlement Agreement

Subject: **SECOND FUNDING REPORT: ALLIANCE SETTLEMENT AGREEMENT PROGRAM (ASAP) FUNDING RECOMMENDATIONS**

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**SUMMARY**

The City of Los Angeles is required to develop 12,915 new interim or permanent housing units or other interventions by June 14, 2027, to accommodate 60 percent of unsheltered persons experiencing homelessness within the City under the June 14, 2022, Alliance Lawsuit Settlement Agreement. This is the second Alliance Settlement Agreement Program funding report.

This report recommends the programming of Emergency Stabilization Beds Grant funds awarded by the State of California for the construction of four new interim housing sites with a total of 436 beds that will count towards the City's Alliance bed obligation in Council Districts 1, 2, 6, and 15, along with exemption determinations to the California Environmental Quality Act (CEQA). This report also provides recommendations for sites in Council District 5, including amended recommendations for a previously approved construction project, and the necessary authorities for the leasing and operations of a new interim housing site.

**RECOMMENDATION**

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

1. DETERMINE that the construction, lease, and operation of the residential interim housing/navigation centers at 600 E. 116th Place and 503 San Fernando Road and the tiny home villages at 7724 Van Nuys Boulevard and 8358 San Fernando Road, for those experiencing homelessness, are statutorily exempt from the California Environmental Quality Act (CEQA) under Public Resources Code (PRC) Section 21080.27, Government Code Section 65660(b), applicable to City of Los Angeles (City) low barrier navigation centers; Government Code Section 8698.4, governing homeless shelter projects under a

shelter crisis declaration; and PRC Section 21080(b)(4) and State CEQA Guidelines, 14 California Code of Regulations (CCR) Section 15269(c), as specific actions necessary to prevent or mitigate an emergency.

2. APPROVE \$4,352,268 of Emergency Stabilization Beds Grant (ESB) funds to support the construction of the Tiny Home Village located at 600 E. 116th Place with 64 beds in Council District 15;
  - a. APPROPRIATE up to \$4,352,268 from Emergency Stabilization Beds Grant (ESB) Fund No. 67N/10, Account No. 10Y776, Emergency Stabilization Beds Grant to ESB Fund No. Fund No. 67N/10, 10A753, CD 15 600 East 116th Place THV, for the construction of the Tiny Home Village located at 600 E. 116th Place with 64 beds in Council District 15;
3. APPROVE \$9,077,181 of ESB funds to support the construction of the Tiny Home Village located at 503 San Fernando Road with 64 beds in Council District 1;
  - a. APPROPRIATE up to \$9,077,181 from ESB Fund No. 67N/10, Account No. 10Y776, Emergency Stabilization Beds Grant to ESB Fund No. 67N/10, in a new account entitled "CD 1 503 San Fernando Rd THV", for the construction of the Tiny Home Village located at 503 San Fernando Road with 64 beds in Council District 1;
4. APPROVE \$4,894,086 of ESB funds to support the construction of the Tiny Home units located at the Van Nuys Metrolink station, 7724 Van Nuys Boulevard with 100 beds in Council District 2;
  - a. APPROPRIATE up to \$4,894,086 from Emergency Stabilization Beds Grant Fund No. 67N/10, Account No. 10Y776, Emergency Stabilization Beds Grant to ESB Fund No. 67N/10, in a new account entitled "CD 2 7724 Van Nuys Blvd THV", for the construction of the Tiny Home Village units located at the Van Nuys Metrolink station, 7724 Van Nuys Boulevard with 100 beds in Council District 2;
5. APPROVE \$9,387,727 of ESB funds to support the construction of the Tiny Home Village located at the Sun Valley Metrolink Station, 8358 San Fernando Road with 208 beds in Council District 6;
  - a. APPROPRIATE up to \$9,387,727 from Emergency Stabilization Beds Grant Fund No. 67N/10, Account No. 10Y776, Emergency Stabilization Beds Grant to ESB Fund No. 67N/10, in a new account entitled "CD 6 8358 Van Nuys Rd THV", for the construction of the Tiny Home Village located at the Sun Valley Metrolink Station, 8358 San Fernando Road with 208 beds in Council District 6;
6. AUTHORIZE Department of General Services (GSD) to enter into a lease agreement with 7253 Melrose Partners, LLC and a sublease agreement with People Assisting the Homeless (PATH) for the proposed interim housing site located at 7253 Melrose Avenue in Council District 5 for up to 5 years;

7. APPROPRIATE \$1,283,581.84 of unspent funds from Homeless Housing, Assistance and Prevention Funds Round 2 (HHAP-2) Fund No. 64J/10, Account No. 10V754, CD 14 850 North Mission Road THV to HHAP-2 Fund No. 64J/10, Account No. 10V771, FC-1 COVID-19 Homelessness Roadmap Operating Costs;
8. APPROVE up to \$1,140,000 of HHAP-2 funds for GSD leasing costs at the proposed interim housing site located at 7253 Melrose Avenue in Council District 5 through June 30, 2025;
  - a. APPROPRIATE \$1,140,000 from HHAP-2 Fund No. 64J/10, Account No. 10V771, FC-1 COVID-19 Homelessness Roadmap Operating Costs to Citywide Leasing Fund No. 100/63, 000027, A Bridge Home Leasing for leasing costs at the proposed interim housing site located at 7253 Melrose Avenue with 60 beds in Council District 5 through June 30, 2025;
9. AMEND and REPLACE the approved Recommendation 32 relative to the 21st Homelessness Roadmap Report dated December 1, 2023 (C.F. 20-0841-S40), to read as follows:
  - a. REQUEST LAHSA to include 2377 Midvale Avenue with 33 beds in Council District 5 in the Fall 2024 procurement of its adult beds portfolio, or other qualifying competitive process, to identify a qualified service provider to operate the aforementioned interim housing site, expected to open no sooner than January 2025;
10. APPROVE and APPROPRIATE up to \$169,248.02 from Homeless Housing, Assistance and Prevention Funds Round 1 (HHAP-1) Fund No. 62Y/10, Account No. 10S650, FC-1: A Bridge Home Capital and Operating Gap to the Capital Improvement Expense Program Fund No. 100/54, Account No. 00Y990, CD 5 Midvale IH for construction costs at the interim housing site;
11. APPROVE and APPROPRIATE \$30,751.98 from HHAP-2 Fund No. 64J/10, Account No. to the Capital Improvement Expense Program Fund No. 100/54, Account No. 00Y990, CD 5 Midvale IH for construction costs at the interim housing site;
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; and
  - b. Prepare any additional Controller instructions to reimburse City Departments for their accrued labor, material or permit costs related to projects in 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 (Settlement), 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, 2024, there are 4,017 new interventions open and occupiable and 4,646 interventions in progress. The recommendations in this report will add 436 in progress interventions to the City's Alliance Settlement bed obligation, for a new in progress total of 5,082 interventions and an updated delta of 3,187 requiring development.

On May 2, 2024, the City and County of Los Angeles executed a Memorandum of Understanding, under which the County has allocated \$259 million for services for the City's interim housing requirements under the Settlement. The County will reimburse at the bed rate established by the City and the Los Angeles Homeless Services Authority (LAHSA) until an adjusted and standardized interim housing bed rate schedule is adopted, at which point the County will reimburse the City consistent with the adjusted "basic bed rate" schedule. The not to exceed total amount of \$259,000,000 that the County has allocated for interim housing bed rates under the MOU will be adjusted if the basic bed rate under the standardized interim housing bed rate schedule exceeds \$100 per night. The County will contract for and fund permanent supportive housing (PSH) services for PSH units established by the City. The MOU will terminate on June 30, 2027.

## **DISCUSSION**

### **State Tiny Homes**

In 2023, the California Governor's Office announced a statewide initiative to provide assistance to procure up to 1,200 emergency sleeping cabins in municipalities across the state. Up to 500 of these units were designated for the City of Los Angeles, and a total of \$33,241,866 of Behavioral Health Continuum Infrastructure Program (BHCIP) - Emergency Stabilization Bed (ESB) Grant Funding is to be awarded to the City. The recommendations in this report program these monies to the selected projects.

To provide authority for these site renewals, the Bureau of Engineering (BOE) has conducted CEQA analysis for these sites, which is transmitted under a separate cover. The Mayor and City Council must approve the recommendations included in this report, which are based on BOE's determination that these uses are categorically exempt from CEQA in order to proceed.

*600 East 116th Place in Council District 15*

The property located at 600 E. 116th Place in Council District 15 is owned by the Los Angeles County Metropolitan Transportation Authority, also known as Metro. This site previously received funding and approval within the 11th Roadmap funding report (C.F. 20-0841-S23) for a Tiny Home Village with 41 beds, and was allocated Additional Homeless Services - General City Purposes (AHS-GCP) funds and Homeless Housing, Assistance, and Prevention Grant Program Round 2 (HHAP-2) funds in the total of \$3,752,687. Construction did not proceed as the original typology but \$616,512 was expended for initial site prep. The site now has a total of \$3,136,175 available of the original allocation and is now proposed for the State Tiny Home bed obligation. This project will now utilize modular units that will serve families with a total of 64 beds, and this report recommends an additional \$4,352,268 of ESB funds to support the new typology.

*503 San Fernando Road in Council District 1*

The proposed community located at 503 San Fernando Road in CD 1 is adjacent to the current North East New Beginnings community that provides up to 100 beds to people experiencing homelessness. This site will utilize 16 modular units that house up to 4 individuals at a time, providing up to 64 beds. This is the same typology utilized at the North East New Beginnings community, as these programs will operate concurrently. This report recommends \$9,077,181 of ESB funds to support the construction of the community.

*7724 Van Nuys Boulevard in Council District 2*

The property located at 7724 Van Nuys Boulevard in Council District 2 is an active A Bridge Home (ABH) site that became open and operational on August 17, 2020. The construction of the original membrane structure and modular trailers were funded with General Fund monies, which was subsequently reimbursed with Homeless Housing, Assistance, and Prevention Funds Round 1 (HHAP-1)(C.F. 19-1307). The site currently provides 100 beds to people experiencing homelessness and is operated by Hope this Mission. This report recommends \$4,894,086 of ESB funding to expand the ABH site by adding 50 Tiny Homes, which will provide an additional 100 beds. The recommendations in this report will expand this program from 100 beds to 200 beds.

*8358 San Fernando Road in Council District 6*

Council District 6 has proposed to use the City-owned property located at 8358 San Fernando Road for interim housing. The interim housing program will use about 50 percent of the property, while the other 50 percent will maintain its current Metro use for parking. The program will include 84 units for 208 beds to people experiencing homelessness, which will include trailers from a previous CD 6 intervention located at 14333 Aetna Avenue. This report recommends \$9,387,727 of ESB funds for the construction of the program.

### **7253 Melrose Avenue in Council District 5**

This report recommends the authority for the Department of General Services (GSD) to enter into a lease agreement with 7253 Melrose Partners, LLC for the property located at 7253 Melrose Avenue in Council District 5 for an interim housing intervention. The site will provide up to 60 beds to people experiencing homelessness. Additionally, this report recommends the authority for GSD to enter into a sublease agreement with the selected service provider, People Assisting the Homeless, also known as PATH.

The site is expected to operate for a term of three years with two, one-year, options to extend for a total of five years. This report recommends allocating up to \$1,140,000 of Housing Homeless, Assistance and Prevention Round 2 funds to support leasing costs at the proposed interim housing site.

### **2377 Midvale Avenue in Council District 5**

On December 21, 2023, the Mayor concurred with the City Council's approval of the recommendations in the 21st Roadmap funding report (C.F. 20-0841-S40). Recommendation 32 instructed LAHSA to conduct a Request for Proposals (RFP), or any other qualifying competitive process, to identify a qualified service provider for the proposed interim housing site located at 2377 Midvale Avenue in Council District 5. LAHSA has since conducted a competitive process, however, the construction schedule has changed which has impacted the timeframe of service provider selection.

Furthermore, LAHSA will conduct an RFP for the entire City adult interim housing portfolio in the Fall of 2024. In an effort to expand the pool of candidates for the Midvale project, this report recommends amending the approved recommendation from the 21st Roadmap funding report to re-solicit for service provider proposals within that procurement. Lastly, this report recommends \$200,000 of HHAP-2 funds to support the continued construction of the Midvale project, particularly the electrical connection of the two parcels that the program encompasses.

### **FISCAL IMPACT STATEMENT**

There is no General Fund impact as a result of the recommendations in this report. The recommendations in this report utilizes the Emergency Stabilization Beds and Homeless Housing, Assistance, and Prevention funds for homelessness interventions.

### **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.



1 **PROOF OF SERVICE**

2 I, the undersigned, say: I am over the age of 18 years and not a party to the within  
3 action or proceeding. My business address is 200 North Main Street, 701 City Hall East, Los  
4 Angeles, California 90012.

5 On October 7, 2024, I served the foregoing documents described as: **Declaration of Lucy  
6 Lin, LAHSA Director of Contracts & Procurement** on all interested parties in this action  
7 as follows:

8 **SEE ATTACHED SERVICE LIST**

9  
10  **BY MAIL** – I placed a copy thereof enclosed in a sealed envelope addressed to each  
11 addressee stated above. I deposited such envelope for collection, processing and  
12 mailing by United States mail by my office in the ordinary course of business. I am  
13 readily familiar with the business practice of my office for collection, processing, and  
14 mailing of correspondence by the United States mail. Under that practice, it is  
15 collected and deposited with first class postage thereon fully prepaid with the United  
16 States Postal Service on that same day, at Los Angeles, California. I am aware that on  
17 motion of the party served, service is presumed invalid if postage cancellation date or  
18 postage meter date is more than one (1) day after the date of deposit for mailing in  
19 affidavit; and/or

20  **BY ELECTRONIC MAIL** – I electronically transmitted the document listed above to  
21 the email address stated above which has been confirmed for each addressee stated  
22 above. My electronic service address is [leilany.roman@lacity.org](mailto:leilany.roman@lacity.org).

23 I declare that I am employed in the office of a member of the bar of this court at whose  
24 direction the service was made. I declare under penalty of perjury under the laws of the State  
25 of California that the foregoing is true and correct. Executed on October 7, 2024, at Los  
26 Angeles, California.

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Leilany Roman

**SERVICE LIST**

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<p><b>Robert P. Silverstein</b> <b>Esther Kornfeld</b> <b>Gabby Piceno</b> <b>James Link</b> <b>THE SILVERSTEIN LAW FIRM, APC</b> 215 North Marengo Avenue, 3rd Floor Pasadena, CA 91101-1504 Tel: (626) 449-4200 Fax: (626) 449-4205 <a href="mailto:Robert@RobertSilversteinLaw.com">Robert@RobertSilversteinLaw.com</a>, <a href="mailto:Esther@RobertSilversteinLaw.com">Esther@RobertSilversteinLaw.com</a> <a href="mailto:Gabby@RobertSilversteinLaw.com">Gabby@RobertSilversteinLaw.com</a> <a href="mailto:James.S.Link@att.net">James.S.Link@att.net</a></p> <p><b>FIX THE CITY, INC.</b> <b>Case Number: 23STCP04410</b> <i>Attorneys for Petitioners</i></p>	