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May 25, 2023

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

Attention: Mandy Morales, Legislative Assistant

**REQUEST AUTHORIZATION TO NEGOTIATE AND EXECUTE A LEASE
AMENDMENT AT 1215 S. LODI AVENUE WITH YOUNG WOMEN'S CHRISTIAN
ASSOCIATION (YWCA) AND SUBLEASE AMENDMENT WITH PEOPLE ASSISTING
THE HOMELESS (PATH) FOR USE AS A BRIDGE HOUSING FACILITY**

The Department of General Services (GSD) requests authority to negotiate and execute a lease amendment with the Young Women's Christian Association (YWCA) and a sublease amendment with People Assisting the Homeless (PATH), respectively, for the continued operation of A Bridge Home site located at 1215 S. Lodi Place Los Angeles, CA 90038 in Council District 13 (CD13).

BACKGROUND

The City's Homeless Coordinator requested that GSD negotiate a 13-month lease amendment agreement with YWCA and sublease amendment with PATH to continue providing homeless services at this site. The current lease and sublease, established on March 20, 2020, is in holdover status as it expired on February 25, 2023. GSD just received direction and details on the extension terms.

The site is the historic Hollywood Studio Club property located in Council District 13. The City will continue to lease approximately 31,087 square feet of the building for 13 months to operate a bridge housing facility. The lease includes a holdover option, on a month-to-month basis after the lease expiration date. The site currently includes a total of 124 beds.

TERMS AND CONDITIONS

The current City's lease cost to the YWCA is \$111,005.22 per month. Additionally, there is an approximate current balance of \$100,000 due to the YWCA which was carried over



from underpaid utilities because of a billing oversight by the YWCA. As part of the extension, the City has agreed to pay this outstanding balance in exchange for a half month of rent abatement.

A complete set of terms and conditions are outlined on the attached term sheets.

SHELTER SERVICES

PATH has been operating 124 interim housing beds at this site and will also manage and operate the expanded program site around the clock with experienced staff and security personnel.

PATH started by distributing food and clothing to people living on the streets. Now, over 30 years later, PATH has more than 25 locations throughout California, provides services in more than 140 cities, and has more than 1,000 units of permanent supportive housing completed or in the pipeline. PATH's mission is to end homelessness for individuals, families, and communities.

LAHSA will execute a separate service contract with PATH to operate the site.

BUILDING MAINTENANCE, UTILITIES, AND LANDSCAPING

The Landlord, YWCA shall be responsible for all major building and site systems such as structural foundation, sewer, roof, HVAC, plumbing, electrical, fire and life safety systems. The operator, PATH, through the sublease agreement will be responsible for day-to-day repairs and maintenance of the site. Furthermore, PATH will be responsible for utility payments for their pro-rata share of the site to be paid directly to the Landlord.

ENVIRONMENTAL

Through the CAO's 15th Roadmap funding report (CF# 20-0841-S30) approved by the City Council and Mayor on March 8, 2023, it was determined that the interim housing project involved in this approval was exempt from the California Environmental Quality Act (CEQA). Findings state that this site is statutorily exempt under Public Resources Code Section 21080(b)(4) as a specific action necessary to prevent or mitigate an emergency as also reflected in CEQA Guideline Section 15269(c); Public Resources Code section 21080.27 (AB 1197) applicable to City of Los Angeles emergency homeless shelters. The current leasing approval is an action toward implementing, and in furtherance of, the previously approved and exempt project.

FUNDING

In the CAO funding report approved by the Mayor and Council on June 7, 2022 (CF 20-0841-23), \$1,401,600 of County Agreement funds were allocated for the operations of the A Bridge Home site through June 30, 2023. Operations will be provided by the service provider PATH and will be funded at the beginning of each Fiscal Year with the same monies moving forward. On March 8, 2023, the Mayor and Council approved the 16th Roadmap funding report, which allocated \$3,042,852 of County Agreement funds for

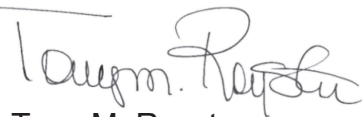
leasing costs through the end of the COVID-19 Homelessness Roadmap agreement ending June 30, 2025.

FISCAL IMPACT

There is no anticipated impact to the General Fund at this time.

RECOMMENDATION

That the Los Angeles City Council, subject to the approval of the Mayor, authorize GSD to negotiate and execute a lease amendment agreement with YWCA, and a sublease agreement with PATH for the extension of the "A Bridge Home" site located at 1215 Lodi Place Los Angeles, CA 90038 to operate an interim housing site under the terms and conditions substantially outlined in this report.



Tony M. Royster
General Manager

Attachments: YWCA Term Sheet
PATH Term Sheet

LEASING TERM SHEET

MFC DATE

LANDLORD

ADDRESS

TENANT

ADDRESS

LOCATION

AGREEMENT TYPE

USE

SQUARE FEET

TERM

RENT START DATE

LEASE START DATE

OPTION TERM

HOLDOVER

SUBLET/
ASSIGNMENT

TERMINATION

RENTAL RATE

ESCALATION

RENTAL ABATEMENT

ADDITIONAL RENT

PROPERTY TAX

OPEX

CAM

OTHER	None
SECURITY DEPOSIT	None
MAINTENANCE/ REPAIR	Landlord shall be responsible major building systems <input type="text"/>
MAINTENANCE/ REPAIR DETAILS	Landlord shall maintain major Building Systems - limited to main plumbing responsibility, HVAC, major electrical systems, and fire life safety systems. Tenant shall maintain daily and preventative maintenance items
TENANT IMPROVEMENTS	None
PARKING	As available on site, subject to availability.
UTILITIES	Tenant and Subleasee shall be responsible 78% of the Utility.
CUSTODIAL	Provider, PATH shall be responsible for all custodial
SECURITY	PATH shall be responsible for security on the site.
PROP 13 PROTECTION	Other None
INSURANCE	Landlord shall indemnify and hold harmless the City
OTHER:	City of Los Angeles, as part of the extension will remit the remaining balance due which is approximately \$100,000 for PATH as a one time courtesy.

Sharon Shelton
Sharon Shelton
Interim CEO 3/31/23

LEASING TERM SHEET

MFC DATE

LANDLORD

ADDRESS

TENANT

ADDRESS

LOCATION

AGREEMENT TYPE

USE

SQUARE FEET

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TERMINATION

RENTAL RATE

ESCALATION

RENTAL ABATEMENT

ADDITIONAL RENT

PROPERTY TAX

OPEX

CAM

OTHER	None
SECURITY DEPOSIT	None
MAINTENANCE/ REPAIR	Tenant's responsibility for all items that are not considered major building <input type="checkbox"/> <input type="text"/>
MAINTENANCE/ REPAIR DETAILS	Landlord shall maintain major Building Systems - limited to main plumbing responsibility, HVAC, major electrical systems, and fire life safety systems. Tenant shall maintain daily and preventative maintenance items.
TENANT IMPROVEMENTS	None
PARKING	As available on site, subject to availability.
UTILITIES	Tenant shall be responsible for all utilities - 78% prorata share
CUSTODIAL	Provider shall be responsible for all custodial
SECURITY	Provider shall hire a security contractor for the site.
PROP 13 PROTECTION	Other <input type="text"/> None <input type="text"/>
INSURANCE	Landlord shall indemnify and hold harmless the City
OTHER:	<input type="text"/>