

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



KAREN BASS
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

February 23, 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 AUTHORITY TO NEGOTIATE AND EXECUTE A REVOCABLE
LICENSE AGREEMENT WITH U.S. DEPARTMENT OF VETERANS AFFAIRS FOR
INTERIM HOUSING AT 11301 WILSHIRE BOULEVARD, LOS ANGELES 90073**

The Department of General Services (GSD) requests authority to negotiate and execute a revocable license agreement with U.S. Department of Veterans Affairs (VA) for the operation of A Bridge Home site located at 11301 Wilshire Boulevard, CA 90073 in Council District 11.

BACKGROUND

The City's Homeless Coordinator requested that GSD negotiate an agreement with VA to provide homeless services at this site.

Through this agreement, the site will continue to be operated as an interim housing project that includes, among other things, a membrane structure accommodating up to 100 beds, (including Americans with Disabilities Act compliant single beds), administration offices, mobile hygiene units with restrooms, showers and lavatories, on-site laundry, a pet relief area, outdoor sitting area for participants, a guard booth, individual storage bins, and staff parking.

This agreement is to formalize a previous agreement that was part of the "A Bridge Home" project to extend the operations of the site. The City constructed the site and this agreement reiterates the partnership between the VA and the City to provide interim housing in the CD 11 area.



TERMS AND CONDITIONS

The revocable license agreement commences upon City Clerk's Attestation with a 30-day termination clause. A complete set of terms and conditions are outlined on the attached term sheet.

SHELTER SERVICES

A nonprofit operator under the VA's direction will provide services on site.

BUILDING MAINTENANCE, UTILITIES, AND LANDSCAPING

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

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

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

ENVIRONMENTAL

Through the CAO's 15th Roadmap funding report (CF# 20-0841-S30) approved by the City Council on September 21, 2021, 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 a report released by the Homelessness and Poverty committee on October 3, 2018 (CF# 18-0510-S1), in response to a motion introduced on September 25, 2018, \$2,184,989 of Homeless Emergency Aid Program (HEAP) funds were approved by the City Council and Mayor on October 5, 2018. These funds were allocated in a joint effort

with the County to fund 50% of construction of this site, while the VA agreed to fund operations and provide services for 36 months.

Additional Homeless Services - General City Purpose (AHS-GCP) funds have been used to support construction maintenance, as seen in the 11th Roadmap Funding Report (CF#20-0841-S23).


No funds were allocated for leasing since this site is owned by the Veterans Affairs.

FISCAL IMPACT

There is no anticipated impact to the General Fund at this time. The annual costs to operate this site are provided by the VA. Additional Homeless Services - General City Purpose funds can be allocated for maintenance, as necessary.

RECOMMENDATION

That the Los Angeles City Council, subject to the approval of the Mayor, authorize GSD to negotiate and execute a revocable license agreement with the U.S. Veterans Affairs for the "A Bridge Home" site located at 11301 Wilshire Boulevard, Los Angeles, CA 90073 to operate an interim housing site under the terms and conditions substantially outlined in this report.



Tony M. Royster
General Manager

Attachment: 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 <input type="text"/>
MAINTENANCE/ REPAIR DETAILS	City shall be responsible for major building systems, all others shall be on the operator/Landlord.
TENANT IMPROVEMENTS	None.
PARKING	As available on site
UTILITIES	Landlord shall be responsible for all utilities.
CUSTODIAL	Landlord shall be responsible
SECURITY	Landlord
PROP 13 PROTECTION	Other <input type="text"/> None <input type="text"/>
INSURANCE	Landlord shall indemnify and hold harmless the City
OTHER:	<input type="text"/>