

CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS
MAYOR

Agenda Item No. 11

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT

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

June 29, 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 5965 - 5975 ST. ANDREWS PLACE, LOS ANGELES,
CA 90047 WITH SPECIAL SERVICE FOR GROUPS, INC. (HOPICS)
FOR CONTINUED USE AS A BRIDGE HOUSING FACILITY**

The Department of General Services (GSD) requests authority to negotiate and execute a lease amendment with City of Los Angeles (City-Landlord) and Special Service for Groups, Inc. dba HOPICS (Operator-Tenant), for the continued use of City-owned property located at 5965, 5971 and 5975 South St. Andrews Place, Los Angeles, CA 90047 for a temporary bridge housing facility in CD8.

BACKGROUND

The City's Homeless Coordinator requested that GSD negotiate a lease amendment for 36 months with HOPICS to continue providing homeless services at this site. The current lease established on September 20, 2019, is in holdover status as it expired on September 19, 2022. GSD recently received direction and details on the extension terms.

The site is a City-owned open surface lot located at the intersection of South St. Andrews Place and West 60th St. This A Bridge Home project is located on three City lots which total approximately 36,995 square feet.

TERMS AND CONDITIONS

The zero-cost lease extension is for 36 months with three, one-year options to extend. The lease includes a month-to-month holdover option after the expiration date. A complete set of terms and conditions are outlined on the attached term sheet.



SHELTER SERVICES

HOPICS has been operating 100 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.

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

BUILDING MAINTENANCE, UTILITIES, AND LANDSCAPING

The City shall be responsible for all major building and site systems such as structural foundation, sewer, roof, HVAC, plumbing, electrical, fire and life safety systems unless it is part of the operational daily maintenance items. The operator, HOPICS, through the lease agreement will be responsible for day-to-day repairs, maintenance of the site and any landscaping. Furthermore, HOPICS will be responsible for utility payments for the site.

ENVIRONMENTAL

Through the CAO's 14th Roadmap funding report (CF# 20-0841-S28), approved by the City Council and Mayor on December 22, 2022, 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

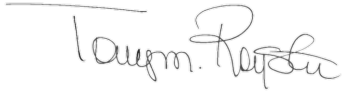
In the CAO's first Homeless Housing, Assistance, and Prevention Program Round 3 (HHAP-3) funding report approved by the Mayor and Council on June 12, 2023 (CF# 20-1524-S1), \$2,196,000 of HHAP-3 funds were allocated for the operations of the A Bridge Home (ABH) site through June 30, 2024. The service provider on site is HOPICS, and operations will be funded at the beginning of each Fiscal Year moving forward. Since this ABH has been counted and reported in the COVID-19 Homelessness Roadmap, County agreement funds may also be utilized to support services for subsequent years of operation. No funding has been allocated for leasing costs, since the site is City-owned.

FISCAL IMPACT

There is no anticipated impact to the General Fund at this time. Leasing funds are not required, since the property is owned by the City, and future operation costs may be funded with Roadmap County Agreement funds.

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 HOPICS for the extension of the "A Bridge Home" site located at 5965 -5975 St. Andrews Place Los Angeles, CA 90047 to continue operating 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 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	Provider, HOPICS shall be responsible for all utilities
CUSTODIAL	Provider, HOPICS 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:	

Sharon Shelton
Sharon Shelton
Interim CEO 3/31/23