

CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS
MAYOR

Agenda Item No. 3

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT

DEPARTMENT OF
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October 26, 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 LICENSE AMENDMENT AGREEMENT WITH U.S. VETS INITIATIVE AT 826-828 N. EUBANK AVENUE

The Department of General Services (GSD) requests authority to negotiate and execute an amendment to a license agreement with the U.S. Veterans Initiative (U.S. Vets), for property located at 826 Eubank Avenue Wilmington, CA 90744 for use as a temporary bridge housing facility.

BACKGROUND

On June 23, 2023, City Council adopted a motion (C.F. 20-0841-S35) instructing City staff to extend the operator agreement with U.S. Vets Initiative. Subsequently, the City's Homeless Coordinator requested that GSD proceed with the negotiation for an agreement up to 42-months with the Port of Los Angeles – Harbor Department (POLA). GSD is working with POLA on this agreement now, subject to POLA's Board and the State Lands Commission approval. Subsequently, GSD negotiated an extension and amendment of the license agreement with U.S. Vets. They are also concurrently working on finalizing their operator agreement with Los Angeles Homeless Services Authority (LAHSA).

Originally, this site was approved and opened April 2020 with 100 beds.

SHELTER SERVICES

U.S. Vets will continue to serve as the non-profit provider to operate this site. The City, through LAHSA, identified U.S. Vets as the service provider to manage and operate the site with experienced staff and security personnel. U.S. Vets, a 501(c)3 non-profit organization, is the nation's largest nonprofit provider of comprehensive services to homeless and at-risk veterans. It provides housing, employment and counseling services, and treatment for mental and physical health problems. However, at this location, veteran status is not required.



At each of its 11 locations around the country, U.S. Vets' personnel go into the local community to find homeless veterans and guide them to crucial services that might help alleviate the challenges they face as a result of their homelessness.

TERMS AND CONDITIONS

The license will commence on the effective date of the POLA agreement and expires 12 months from the effective date. Extensions include two, one-year options, which is within the POLA permit agreement timeframe. There is no holdover option but includes a 30-day notice termination option. Additional terms and conditions are outlined on the attached term sheet.

BUILDING MAINTENANCE, UTILITIES AND LANDSCAPING

Maintenance funding is established in the Capital Improvement Expenditure Program (CIEP) for major building and site systems such as structural, foundation, sewer, roof, HVAC, plumbing, and electrical, fire, life safety systems.

US Vets is responsible for utilities and will provide routine daily maintenance and repairs through its operational funds, including landscaping and tree trimming. It is recommended that additional funds be provided to US Vets in their operator agreement to provide landscaping services within the site.

ENVIRONMENTAL

Through the CAO's 18th Roadmap funding report (CF# 20-0841-S35) approved by the City Council and Mayor on June 30, 2023, it was determined that the bridge home 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 17th Roadmap Funding report that was approved by the City Council and concurred by the Mayor on June 12, 2023, \$2,196,000 of Roadmap County Agreement funds were allocated for operations of the Bridge Home located at 828 Eubank Ave. through June 30, 2024. This funding supports 100 beds at \$60 per night, per bed for Fiscal Year 23-24. No funding was allocated for leasing, since this agreement is no cost and the site is controlled by the Port of Los Angeles.

FISCAL IMPACT

There is no impact to the General Fund. Subsequent years of operations will be funded with Roadmap County Agreement funds.

RECOMMENDATION

That the Los Angeles City Council, subject to the approval of the Mayor, authorize the Department of General Services to negotiate and execute an amendment with the U.S. Vets at 826-828 Eubank Avenue for use as a temporary bridge housing facility under the terms and conditions as substantially outlined in this report.



Tony M. Royster
General Manager

Attachment: Term Sheet

LEASING TERM SHEET

MFC DATE	October 26, 2023
LANDLORD	City of Los Angeles - GSD
ADDRESS	111 E. 1st Street, 2nd Floor, Los Angeles, CA 90012
TENANT	U.S. Vets
ADDRESS	200 River Ave. Long Beach, CA 90810
LOCATION	826/828 Eubank Ave.
AGREEMENT TYPE	License Amendment Agreement
SQUARE FEET	Approximately 47,233 SF
TERM	12 months
RENT START DATE	Not available
LEASE START DATE	Upon City Clerk's Attestation
OPTION TERM	2 1-year options
HOLDOVER	Month to Month
SUBLET/ ASSIGNMENT	Right to assign - subject to Landlord approval
TERMINATION	City has a right to terminate on 30 days notice
RENTAL RATE	None
ESCALATION	N/A
RENTAL ABATEMENT	N/A
ADDITIONAL RENT	None
PROPERTY TAX	None
OPEX	None

CAM	None
OTHER	None
SECURITY DEPOSIT	None
MAINTENANCE/ REPAIR	Tenant solely responsible for building maintenance of the site and its equipment.
TENANT IMPROVEMENTS	None
PARKING	As Available
UTILITIES	Tenant
CUSTODIAL	Tenant
SECURITY	Tenant
PROP 13 PROTECTION	N/A
INSURANCE (City)	Tenant shall indemnify and hold harmless Landlord
OTHER:	<ul style="list-style-type: none"> -Tenant shall be responsible for landscape and tree trimming -Tenant shall be responsible for coordinating waste and trash removal -Tenant shall be responsible for privacy slats on the Premises -Tenant shall be responsible for securing the site with third party security vendor
PRINT:	Larry Williams, Executive Director
SIGNATURE:	