



Legislation Text

File #: 20-0256, **Version:** 1

Recommendation to adopt resolution redeclaring a shelter crisis; suspending applicable provisions of local law, including those contained in the City's zoning ordinances and regulations, and authorizing the operation of a temporary shelter, for the period of April 1, 2020 through September 30, 2020, inclusive; and

Authorize City Manager, or designee, to execute a Lease, including any necessary related documents and amendments, with the United States Veterans Initiative (Lessee), or assignee, for City-owned property at 5571 Orange Avenue for use as a temporary shelter. (District 8)

The County of Los Angeles (County) and the City of Los Angeles provide funding to the Los Angeles Homeless Services Authority (LAHSA) through a Joint Powers Agreement to oversee countywide homeless services and to operate the Winter Shelter Program (Program). As the administrative authority, LAHSA is responsible for selecting the Program providers through a competitive application process, contracting with providers, and overseeing Program operations. The Program is a coordinated effort to increase the number of temporary emergency shelter beds available in the County during the period from December 1 through March 31, when the region usually experiences its most inclement weather. As such, the County places winter shelters in each of the five Supervisorial Districts. For Los Angeles County Supervisorial District 4, the location identified is at 1718-1722 Hayes Avenue (Hayes Site) in Long Beach.

At its meeting on November 12, 2019, the City Council adopted Resolution RES-19-0178 declaring a shelter crisis, pursuant to California Government Code Sections 8698.1 and 8698.2, which allow local jurisdictions to suspend local laws and regulations "to the extent that strict compliance would in any way prevent, hinder, or delay the mitigation of the effects of the shelter crisis" for any City-owned, leased or maintained property. In addition, the City Council authorized the City Manager to execute Lease No. 35431 with the United States Veterans Initiative, for its oversight of the Program at the Hayes Site. On March 17, 2020, the City Council authorized the First Amendment to Lease No. 35431 extending the Program at the Hayes Site until September 30, 2020.

In light of the recent COVID-19 pandemic and subsequent requirement for social distancing, the Hayes Site can no longer support the appropriate number of beds and maintain the recommended minimum distance of six feet between persons. The City has identified the former North Neighborhood Library at 5571 Orange Avenue (Orange Site) as a potential location to relocate a portion of the beds from the Hayes Site, allowing both locations to adhere to the appropriate social distancing requirements. The Orange Site remains vacant

while development plans are being pursued and has recently been the subject of vandalism and dumping. Utilizing the Orange Site will not only help deter criminal activity, but also allow the Program to maintain its current bed count of 125. To facilitate the use of the Orange Site, a Lease between the City and the United States Veterans Initiative has been negotiated by the Economic Development Department. The proposed Lease contains the following major terms and provisions:

- Lessor: City of Long Beach, a municipal corporation.
- Lessee: The United States Veterans Initiative, a California nonprofit corporation.
- Leased Premises: The former North Neighborhood Library at 5571 Orange Avenue, which includes a 7,318-square-foot building and appurtenant parking.
- Use: The Leased Premises will be used for the relocation of a portion of beds from the winter shelter at 1718-1722 Hayes Avenue.
- Term: The Lease will commence April 1, 2020 and terminate on September 30, 2020.
- Rent: The City will not charge rent.
- Utilities and Incidentals: The City will pay for all costs associated with utilities and incidental costs for the Leased Premises.
- Leased Premises: Approximately 7,318 rentable square feet of industrial space at 5571 Orange Avenue.
This matter was reviewed by Deputy City Attorney Richard F. Anthony and Budget Manager Grace H. Yoon on March 19, 2020.

City Council action is requested on March 24, 2020, to facilitate execution of the Lease.

The Lessor will not charge the Lessee any rent for the use of this space and will pay for all costs associated with utilities and incidentals for the Leased Premises. Anticipated costs for utilities are estimated to be approximately \$20,000 per month, totaling an estimated \$120,000 for the life of the Lease. On February 18, 2020, as part of the Fiscal Year 2019 Year-End Budget Performance Report, the City Council approved the staff recommendation to set aside \$120,000 to support the extension of the City's interim shelter. These funds were appropriated in the General Fund Group in the Health and Human Services Department on March 17, 2020 as part of the City Council-approved First Departmental and Fund Budget Adjustment letter. The Los Angeles Homeless Services Authority (LAHSA) has agreed to fund the extension program; therefore, staff are recommending utilizing the \$120,000 toward

utility costs. This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council priorities. There is no local job impact associated with this recommendation.

Approve recommendation.

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APPROVED:

THOMAS B. MODICA
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