



Legislation Text

File #: 19-1127, **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 of the Long Beach Municipal Code and regulations; and, authorizing the operation of a Winter Shelter for the period of December 1, 2019 through March 31, 2020, inclusive; and

Authorize City Manager, or designee, to execute a Lease Agreement, including any necessary documents and amendments, with the United States Veterans Initiative, for approximately 5,400 rentable square feet of space at 1718-1722 Hayes Avenue, for use as a Winter Shelter.

(District 1)

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). 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 in Long Beach (Site).

As the administrative authority, LAHSA is responsible for selecting the Program providers through a competitive application process, contracting with providers, and overseeing Program operations. Subject to City Council approval, the Site will be operated by LAHSA's selected provider for the 2019-2020 program year, the United States Veterans Initiative.

The Program provider is required to furnish the following services: intake, nightly shelter for individuals, vouchers, showers, and two daily meals. Overnight staffing will further provide security and case management services that link participants to additional programs aimed at establishing improved health and economic sufficiency.

The Program provides a significant benefit to the City of Long Beach (City). Historically, most individuals and families entering the program originate from within Long Beach, referred by the City-operated Multi-Service Center (MSC) and the Long Beach Police Department. The Winter Shelter Program provides increased engagement opportunities with individuals experiencing homelessness to encourage enrollment into case management services, or employment and housing programs through the MSC, and further maximizes the effectiveness of those services to reduce visible homelessness in the City.

The Long Beach Department of Health and Human Services coordinates with LAHSA for the determining the location of the shelter site and access points, and serves as liaison between the City and LAHSA. The City may expand the hours of operation of the MSC to accommodate the volume of clients accessing services, including transportation to and from the Site.

At its meeting on November 20, 2018, the City Council adopted Resolution RES-18-0174 redeclaring 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. The Site requires this local declaration to ensure the Winter Shelter opens in a timely manner.

To facilitate the use of 1718-1722 Hayes Avenue for the Winter Shelter as a City-leased property, a Lease between the City and the United States Veterans Initiative has been negotiated by the Economic Development Department. The proposed Lease will contain the following major terms and provisions:

<u>Lessor:</u>	City of Long Beach, a municipal corporation.
<u>Lessee:</u>	United States Veterans Initiative.
<u>Leased Premises:</u>	Approximately 5,400 rentable square feet of industrial space at 1718-1722 Hayes Avenue.
<u>Use:</u>	The Lease Premises will be used as a temporary winter shelter.
<u>Term:</u>	The Lease will commence December 1, 2019 and terminate on March 31, 2020, inclusive.
<u>Rent:</u>	The City will not charge rent.
<u>Utilities and Incidentals:</u>	Lessee will be responsible for reimbursement to Lessor of approximately \$13,750 for utilities and incidental costs for the Leased Premises.

This matter was reviewed by Deputy City Attorney Richard F. Anthony on October 28, 2019 and by Budget Management Officer Rhutu Amin Gharib on October 25, 2019.

City Council action is requested on November 12, 2019, to adopt the Resolution redeclaring a shelter crisis and execute the Lease to ensure the Winter Shelter is operational by December 1, 2019.

The Lessor will not charge the Lessee any rent for the use of this space; however, the Lessee will be responsible for reimbursement to Lessor of approximately \$13,750 for utilities and incidental costs for the Leased Premises. These reimbursements will be deposited in the General Fund Group in the Economic Development Department, to offset the utilities and

incidental costs for the Leased Premises. This recommendation has no staffing impact beyond the 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:

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