

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

JANUARY 21, 2020

PARTNERING WITH THE STATE TO SITE TRAILERS FOR INTERIM HOUSING FOR HOMELESS FAMILIES IN LOS ANGELES COUNTY

As part of Governor Newsom’s Executive Order issued on January 8, 2020, he immediately made available 100 travel trailers, at no cost to local jurisdictions, to house homeless individuals and families across California. This is a timely opportunity for the County of Los Angeles (County) to secure much-needed interim housing for vulnerable homeless families living on the streets or in their vehicles. A number of underutilized public and private properties have already been identified which could be utilized immediately for this purpose, including:

- County-owned parking lot that served the former Probation Department building located at 3606 Exposition Boulevard in the City of Los Angeles;
- County-owned property located at 1326 W. Imperial Highway in the unincorporated community of Athens, adjacent to where the “Safe Landings” Interim Housing and Clinical Services Project is anticipated to be built later this year; and
- A vacant parking lot located at 8509 S. Broadway in the City of Los Angeles, that has already been leased to a homeless service provider; and
- A vacant parking lot located at 1968 W. Adams Boulevard in the City of Los Angeles, owned by a faith organization that is interested in leasing the lot for interim housing.

MOTION

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RIDLEY-THOMAS _____

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BARGER _____

Other sites are also being evaluated for this use. The County should work with efficiency and haste to facilitate this type of Interim Housing at locations for which resources are available.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Find the proposed siting of no-cost trailers for interim housing for homeless families and related actions exempt from the California Environmental Quality Act (CEQA) pursuant to Section 21080(b)(4) of the Public Resources Code and Section 15269(c) of the State CEQA Guidelines, which exempt specific actions necessary to prevent or mitigate an emergency; Section 21159.25 of the Public Resources Code and Section 15332 of the State CEQA Guidelines, which apply to in-fill development projects which meet specified requirements; and Sections 15303(d) and (e), 15304(a) and 15311(c) of the State CEQA Guidelines and Classes 3(a), (b) and (d), 4(a) and 11 (b), (c) and (h) of the Los Angeles County's (County) Environmental Document Reporting Procedures and Guidelines, which are applicable to accessory structures, including temporary use items, and minor alterations of land; and because it also meets the definition of a by-right Low Barrier Navigation Center Development, pursuant to Section 65662 of the Government Code, actions to lease, convey or encumber County land or provide financial assistance to certain projects in the City of Los Angeles would be exempt under Section 21080.27 of the Public Resources Code. In addition, based on the proposed project records, the separate projects will comply with all applicable regulations, are not in a sensitive environment and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code Section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption

inapplicable. For approval of placement of no-cost trailers for interim housing at sites not identified herein, the Chief Executive Officer (CEO) and the Director of the Department of Public Works (DPW) will review the proposed project locations as they are identified to determine that the sites are exempt, including under the exemptions identified herein and make necessary findings under CEQA. To the extent a site is not determined to be exempt, CEO/DPW will return to the Board to recommend necessary CEQA findings along with a recommendation to approve the project(s). Upon approval of the recommended actions, the CEO will file a Notices of Exemption with the County Clerk pursuant to Section 21152 of the California Public Resources Code;

2. Approve the placement of travel trailers at the sites identified above and delegate authority to the CEO, or her designee, to execute all documentation necessary with the State to facilitate the transfer of no-cost travel trailers or other temporary structures at all appropriate locations identified by the CEO, for occupancy by families and individuals transitioning out of homelessness (Interim Housing);
3. Pursuant to Government Code Section 26227, find that this program is necessary to meet the social needs of the population of the County and serves public purposes which benefit the County, and that the property identified for this program is not currently needed for any other County purposes;
4. Delegate authority to the CEO, or her designee, to identify and use County-owned properties for the purposes described in Directive 2, or to enter into agreements with public and private property owners for such purposes, not to exceed fair market rental value of the property and for a term not to exceed three years, in form approved by County Counsel;

5. Delegate authority to the CEO, or her designee, in coordination with representatives from the Los Angeles Homeless Services Authority, the Health Agency, Public Works and County Counsel, to take all actions necessary to prepare and provide services at the selected sites, at a reasonable cost approved by the CEO, and in form approved by County Counsel; including:
 - a. Authorizing DPW to use job order contracting not to exceed \$330,000 for make-ready site work according to the specific needs of the sites;
 - b. Facilitating such use including entering into leases, sub-leases or license agreements and funding or service agreements with the appropriate homeless services agency or other entity which will oversee the Interim Housing for families at the designated locations;
 - c. Providing direct on-site case management, mental health and related services; and
6. Delegate authority to the CEO, or her designee, to execute any other ancillary documentation necessary to effectuate the implementation of Interim Housing on publicly or privately-owned property as described in this motion.

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(KK/DW/CG)

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CATEGORIES: (Please check those that apply)

- 1. Child Welfare
- 2. Community and Youth Empowerment
- 3. County Services
- 4. Economic Justice
- 5. Economic and Workforce Development
- 6. Education
- 7. Environment
- 8. Fiscal
- 9. Governance
- 10. Health
- 11. Homelessness
- 12. Immigration
- 13. Public Safety
- 14. Social Justice and Human Rights
- 15. Technology and Data
- 16. Arts, Culture, and the Creative Economy
- 17. Legislation
- 18. Parks and Open Space
- 19. Planning/Land Use
- 20. Transportation
- 21. Veterans