

NOTICE OF EXEMPTION

To: Office of Planning and Research

County Clerk
County of Los Angeles
12400 Imperial Hwy
Norwalk, CA 90650

From: County of Los Angeles
Hall of Administration
500 West Temple Street, Room 754
Los Angeles, CA 90012

PROJECT TITLE: Project Homekey – 6724 Tujunga Ave., North Hollywood

PROJECT LOCATION -- Specific: 6724 Tujunga Ave., North Hollywood, CA 91606

PROJECT LOCATION – City: Los Angeles

PROJECT LOCATION – County: Los Angeles

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: The State's Homekey Program (Homekey), has made funding available for local jurisdictions to purchase hotels and other properties to be used as interim and permanent housing for people experiencing homelessness (PEH) who are impacted by COVID-19. In September 2021, the California Department of Housing and Community Development (HCD) announced the availability of approximately \$1.45 billion of Homekey grant funding through its Round 2 Notice of Funding Availability (NOFA). In late October 2021, the County's Chief Executive Office (CEO) released a Request for Statement of Interest (RFSI) for the identification of nonprofit or for-profit entities (Corporations) to apply jointly with the County of Los Angeles (County) for the Homekey Round 2 NOFA. Selected Corporations would own and, in some cases, operate properties acquired through Homekey Round 2. The County received more than 30 responses to the RFSI, and identified 11 Corporations with whom to submit applications to HCD by January 31, 2022. Selected Corporations have performed due diligence on the properties to ensure the properties are appropriate for use as interim or permanent supportive housing for PEH, and to support a fair market purchase price for the properties. The State's Homekey Round 2 funds will be used to pay for the cost to acquire, develop, and/or rehabilitate each property. In some cases, a local match will be required to acquire, develop, and/or rehabilitate each property. On January 25, 2021, the County authorized applications for 19 proposed Homekey projects, and found the projects to be exempt from CEQA. This Project consists of the development of 100 new interim housing units built in three phases.

NAME OF PUBLIC AGENCY APPROVING PROJECT: County of Los Angeles

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Volunteers of America Los Angeles and County of Los Angeles

EXEMPT STATUS:

- Ministerial (Pub. Res. Code Sec. 21080(b)(1); Guidelines Sec. 15268).
- Declared Emergency (Pub. Res. Code Sec. 21080(b)(3); Guidelines Sec. 15269(a))
- Emergency Project (Pub. Res. Code Sec. 21080(b)(4); Guidelines Sec. 15269(c))
- Categorical Exemption:
- Statutory Exemption: Gov. Code Sec. 65660, et seq., Pub. Res. Code Sec. 21080.27
- Health and Safety Code Section 50675.1.4


REASONS WHY PROJECT IS EXEMPT: See attachment, which is incorporated herein.

LEAD AGENCY CONTACT PERSON:

Elizabeth Ben-Ishai, Principal Analyst, Chief Executive Office – Homeless Initiative; Telephone: (213) 974-2566

IF FILED BY APPLICANT: Not Applicable

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 2/7/2022 Title: Principal Analyst

Signed by Lead Agency Signed by Applicant Date Received for Filing at OPR:

6724 Tujunga Ave. – North Hollywood, Project Homekey

Summary of Reasons Why Project is Exempt Attachment

The Project utilizes Homekey grant funds and other public funds and will provide housing units for individuals and families who are experiencing homelessness or who are at risk of homelessness. The Project consists of development of 100 new apartment units (stick built construction) on the grounds of the North Hollywood Apartments to be used as interim housing, with 100% of the units serving those who are homeless (including individuals and families). These 100 new units will be developed in three phases. Phase 1 will include 20 units (7 one-bedroom and 13 two-bedroom). These units will be two story, with the living area built over a garage. Phase 2 will include 40 units (12 one-bedroom and 28 two-bedroom). Phase 2 will include 12 single-story one-bedroom units that will be fully ADA accessible and will include modifications to accommodate individuals with hearing/vision impairments, along with 28 two-story, two-bedroom units with the living area built over a garage. Phase 3 will include 8 single-story one-bedroom units that will be fully ADA accessible and will include modifications to accommodate individuals with hearing/vision impairments, along with 32 two-story, two-bedroom units with the living area built over a garage. When fully complete, the property will include 27 one-bedroom units and 73 two-bedroom units, including 20 units that are ADA accessible (both for those with mobility disabilities and those with hearing/vision impairments). The ADA accessible units will be able to accommodate individuals with service animals.

The Project is exempt from CEQA because it meets the requirements of Government Code Section 65660 et seq., as it will be a "low barrier navigation center", as defined therein. The Project is also exempt pursuant to Public Resources Code Section 21080.27, as it is an emergency shelter or supportive housing development within the City of Los Angeles, partially funded by the County of Los Angeles. Further, the Project is exempt from CEQA pursuant to Section 21080(b)(4) of the Public Resources Code and Section 15269(c) of the State CEQA Guidelines, which exempts specific actions necessary to prevent or mitigate an emergency, the current homelessness crisis facing the County.