

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 – PATH Villas East Los Angeles

PROJECT LOCATION -- Specific: 5010 E 3rd St, East Los Angeles, CA 90022

PROJECT LOCATION – City: Unincorporated

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). In late 2022, the California Department of Housing and Community Development (HCD) announced the availability of approximately \$736 million of Homekey grant funding through its Round 3 Notice of Funding Availability (NOFA). In December 2022, the County's Chief Executive Office (CEO) released a Request for Statement of Qualifications (RFSI) for the identification of nonprofit or for-profit entities (Corporations) eligible to apply jointly with the County of Los Angeles (County) for the Homekey Round 3 NOFA. In February 2023, the CEO released a Request for Services (RFS), which eligible Corporations had the opportunity to respond to with project proposals. Selected Corporations would own and, in some cases, operate properties acquired through Homekey Round 3. The County received more than 30 responses to the RFS and identified 11 Corporations with whom to submit applications to HCD by July 28, 2023. 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 3 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 May 2, 2023, the County authorized applications for 11 proposed Homekey projects, and found the projects to be exempt from CEQA.

The Project is a 60-unit permanent supportive housing development designed to serve extremely low-income individuals transitioning out of homelessness. There will be 59 studio units (412 SF) for residents and two-bedroom unit (1,002 SF) for the on-site property manager. Of the 59 units reserved for individuals with incomes at or below 30% of the Area Median Income (AMI), 20 units will be set aside for individuals with mental illness (NPLH). All 59 units will have an operating subsidy through the Los Angeles County Development Authority's Project Based Voucher (PBV) program.

At four stories, this new construction building will consist of three levels of prefabricated modular units (Type VA) over one level of Type IA construction at grade. The project will provide a total of 14 parking spaces at ground level, long term bicycle parking spaces inside the building, and short-term bicycle spaces near the sidewalk. Amenities include a spacious lobby, large community room, ample office space for supportive services/case management, a property manager office, on-site laundry facilities, ample outdoor terrace space on the second floor, and two relaxing sky decks on the fourth floor with BBQ grills and a community garden for resident enjoyment. Every residential unit will be equipped with a refrigerator, kitchen sink, cooktop, microwave, closet space, and a full bathroom.

NAME OF PUBLIC AGENCY APPROVING PROJECT: County of Los Angeles

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: PATH Ventures

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:
- 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, Manager, 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: 6/1/2023 Title: Manager

Signed by Lead Agency

Signed by Applicant

Date Received for Filing at OPR:

PATH Villas East Los Angeles – 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 is a 60-unit permanent supportive housing development designed to serve extremely low-income individuals transitioning out of homelessness. There will be 59 studio units (412 SF) for residents and two-bedroom unit (1,002 SF) for the on-site property manager. Of the 59 units reserved for individuals with incomes at or below 30% of the Area Median Income (AMI), 20 units will be set aside for individuals with mental illness (NPLH). All 59 units will have an operating subsidy through the Los Angeles County Development Authority's Project Based Voucher (PBV) program.

At four stories, this new construction building will consist of three levels of prefabricated modular units (Type VA) over one level of Type IA construction at grade. The project will provide a total of 14 parking spaces at ground level, long term bicycle parking spaces inside the building, and short-term bicycle spaces near the sidewalk. Amenities include a spacious lobby, large community room, ample office space for supportive services/case management, a property manager office, on-site laundry facilities, ample outdoor terrace space on the second floor, and two relaxing sky decks on the fourth floor with BBQ grills and a community garden for resident enjoyment. Every residential unit will be equipped with a refrigerator, kitchen sink, cooktop, microwave, closet space, and a full bathroom.

The Project is exempt from CEQA pursuant to Public Resources Code Section 21080(b)(1) and section 15268 of the State CEQA Guidelines because it is a ministerial project. 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.