

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 – Treehouse Impact Group, Woodlawn

PROJECT LOCATION -- Specific: 3811 Woodlawn Ave, Los Angeles, CA 90011

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). 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 includes acquisition of a newly constructed 3-story building with 29 micro-studio units, designed to provide housing and support for transition-age women and their children located at 3811 Woodlawn Avenue, Los Angeles.

Minimal interior improvements primarily focused on the common areas, will be carried out. These upgrades include setting up meeting spaces for community and individual meetings for ongoing case management and life-skills programming. Exterior improvements include upgrades to the outdoor green space to ensure the property's longevity and sustainability. No significant earth disturbance is anticipated.

Upon acquiring the property, Treehouse Impact Group will lease up the 29 units without the need for displacement of tenants. The target population for the units will be former foster youth enrolled in the THP+ program, and one unit will be occupied by a live-in community manager. There will be no increase to the current number of occupants and staff beyond the initial lease-up of the property as new construction.

NAME OF PUBLIC AGENCY APPROVING PROJECT: County of Los Angeles

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Treehouse Impact Group

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: Class 1 Existing Facilities, CEQA Guidelines Section 15301, County of Los Angeles Environmental Document Procedures and Guidelines -- Class 1; Class 32 In-Fill Development Projects, CEQA Guidelines Section 15332 – Class 32.
- Statutory Exemption: Pub. Res. Code Sec. 21080.27; Gov. Code Sec. 65650 et seq.
- 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:

Treehouse Impact Group, Woodlawn – 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 includes acquisition of a newly constructed 3-story building with 29 micro-studio units, designed to provide housing and support for transition-age women and their children located at 3811 Woodlawn Avenue, Los Angeles.

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Upon acquiring the property, Treehouse Impact Group will lease up the 29 units without the need for displacement of tenants. The target population for the units will be former foster youth enrolled in the THP+ program, and one unit will be occupied by a live-in community manager. There will be no increase to the current number of occupants and staff beyond the initial lease-up of the property as new construction.

The Project is exempt from CEQA because it meets the requirements of Government Code Section 65650 et seq., as it is a "supportive housing" development, as defined therein. Further, the Project is 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. The Project is categorically exempt pursuant to Section 15301 (Existing Facilities), Class 1, of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, because the Project because there will be negligible or no expansion of its existing or former use. The Project is also categorically exempt from CEQA pursuant to Section 15332 (In-fill Development), Class 32 because the Project consists of the acquisition of a completed new-construction structure with negligible or no expansion of its existing or former use and is urban in-fill development that is consistent the applicable general plan and zoning, is within a city on a site of no more than five acres, has no value as a habitat, will not result in significant effects relating to traffic, noise, air quality, or water quality, and will be adequately served by existing utilities and public services. Finally, based on the record of the Project, it will comply with all applicable regulations, it is not located in a sensitive environment, the project will not result in cumulative impacts, there are no unusual circumstances that would have a significant effect on the environment, there are no impacts to scenic highways, it is not located on a hazardous waste site, and there is no indication that it may cause a substantial adverse change in the significance of a historical resource that would make the exemptions inapplicable.