



Office of the
City Administrative Officer

A BRIDGE HOME

828 Eubank Avenue
in Council District 15

Presentation to the Board of Harbor
Commissioners on Thursday, February 8, 2024

Background

- Location: 828 Eubank Avenue
- Council District: 15
- Service Provider: U.S. Veterans Initiative
- Bed count: 100
- Opening Date: July 7, 2020
- Original Term End Date: August 31, 2023
- New Term End Date: February 28, 2027 (42 Months)

Background

- The initial revocable permit between the General Services Department (GSD) and the Port of Los Angeles (POLA) was executed on December 19, 2019 with an end date of August 31, 2023.
- The current revocable permit between GSD and POLA was heard by the Board of Harbor Commissioners (BOHC) on August 10, 2023.
- The 42-month lease extension was approved by the BOHC, contingent upon the fulfillment of certain conditions that address the concerns of the community and board commissioners.

Conditions for Renewal

- GSD and CAO [Office of the City Administrative Officer], along with the contracted vendor who operates the facility “U.S. Vets”, must commit to:
 - abide by all the terms of the revocable permit;
 - provide the Port of Los Angeles with a plan of corrective action and a timeline for each concern raised by the Wilmington Neighborhood Council, no later than 30-days from the passage of the BOHC resolution;
 - provide a full written report to the Port of Los Angeles with the status update of these corrective actions no later than October 13, 2023; and
 - come before the BOHC on January 11, 2024, and provide a final report on the status of the facility and completion of any outstanding community concerns.

Report Status

- A corrective action and timeline to address the concerns raised by the Wilmington Neighborhood Council was submitted to the POLA within 30 days of the passage of the BOHC resolution on September 11, 2023.
- Full written reports with status updates of corrective actions were provided to the POLA on October 13, 2023, and January 5, 2024.
- In order to allow for input by the Wilmington Neighborhood Council, the follow up BOHC meeting attendance was moved to February 8, 2024.

Issues and Solutions

Issue: CEQA concerns raised by Wilmington Neighborhood Council (WNC).

Solution: Corrections of the CEQA report were filed by the Bureau of Engineering on November 1, 2023.

Issues and Solutions

Issue: Tree trimming was not completed on a regular basis.

Solution: Tree trimming was completed on August 16, 2023 and will be completed on a yearly basis.



Issues and Solutions

Issue: Landscaping was not completed on site or in the surrounding area of the ABH on a regular basis.

Solution: The site now receives landscaping services twice a month, with funding provided by the Office of the City Administrative Officer (CAO).



Issues and Solutions

Issue: Trash bins were being left on the street, creating an eyesore to the community and a hazard to drivers.

Solution: U.S. Veterans Initiative, along with the Council Office, have coordinated with the Department of Sanitation to receive regular trash pick up. Trash is now picked up on Mondays and Thursday, excluding holidays.



Issues and Solutions

Issue: The tarp at the front of the ABH was tattered and worn, creating an eyesore to the community.

Solution: Funding was provided by the CAO's Office, and the tarp was replaced on December 13, 2023.



Issues and Solutions

Issue: Security was limited within the premises of the ABH, only overnight services were provided.

Solution: Additional guards have been hired to provide 24/7 security to ensure there are no unwanted guests/visitors, to patrol the grounds, and be visible from the street to act as a deterrent.

Issues and Solutions

Issue: Security was limited in the surrounding area of the ABH.

Solution: The Council Office has confirmed that LAPD has increased their patrol in the surrounding area of the ABH.

Issues and Solutions

Issue: Parking Enforcement (RV)

Solution: The Council Office has worked with LADOT and LAPD to make progress on the RVs in the area. The LAPD Senior Lead Officers drive by the location several times during their shifts.

On January 30, 2024, an RV operation was completed by the Council Office in coordination with the CAO's Regional Outreach Coordinators and other stakeholders. A total of 9 RVs were addressed. Eight of the 9 RVs vacated the area. One RV (heavy duty) was towed as it was no longer occupied, inoperable, and met the legal requirements for towing. All occupants in RVs that left received three or more engagements from LAHSA to discuss various housing options made available, including the Aetna ABH.

Issues and Solutions

Issue: Parking Enforcement (RV)



Issues and Solutions

Issue: Sidewalk Encampments

Solution: The Council Office has confirmed that this ABH now receives CARE and CARE+ services on alternating weeks. In addition, this area is 41.18 posted and is monitored by LAPD. All sidewalk encampments will continue to be monitored and resolved along with outreach to be provided.

Issues and Solutions

Issue: Street Sweeping

Solution: The Council Office is coordinating with Street Services to add this location to the posted street sweeping program. The Council Office is actively working to resolve this.

Issues and Solutions

Issue: Sidewalk Cleaning / Garbage Removal

Solution: Resolved. Alternating CARE and CARE+ services are completed on a bi-weekly basis.

Issues and Solutions

Issue: Engagement with the Wilmington Neighborhood Council

Solution: The Councilmember has spoken to the WNC President regarding the creation of an ABH Task Force. The Councilmember and the WNC President have agreed that she will be a member.

Teams Present for Questions

Council District 15

Office of the City Administrative Officer (CAO)

Los Angeles Housing Services Agency (LAHSA)

U.S. Veterans Initiative