

HEALTH INNOVATION COMMUNITY PARTNERSHIP

Monthly Meeting
April 3, 2020

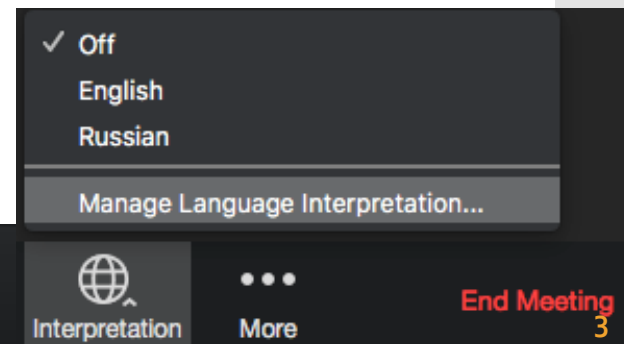


Agenda

8:45	Welcome and Meeting Overview	Bienvenida y resumen de la junta
8:50	Partner and Community Updates	Actualizaciones de Socios y Comunidad
9:05	LAC+USC Medical Center	Actualizaciones de LAC+USC Medical Center
9:15	General Hospital Feasibility Study	Estudio de viabilidad del hospital general
9:35	County Response and Updates re: COVID-19	Respuesta y actualizaciones del condado sobre COVID-19
10:35	Closing	Clausura

Tech Tips for Zoom Meetings

- All attendees – please mute yourself unless you are speaking!
If there is too much background noise, the moderator will mute your line automatically.
- See your control panel at the bottom of your screen. You can turn your audio and video on or off by clicking the **microphone** or **camera**.
- **Participants** shows a list of who is in the meeting. You can rename yourself or click the “Raise Hand” button if you want to ask a question.
- **Chat** opens up a shared window where you can type comments or questions to be read by the moderator.
- **Interpretation** allows you to attend in your language of choice.



✓ Off
English
Russian
Manage Language Interpretation...

Interpretation



Mute



Stop Video



Invite



Participants

2



Share



Chat



Record



Interpretation



More

End Meeting
3

Q&A

- There will be time for questions after every speaker. The moderator will ask if anyone has a question and all lines will be unmuted.
- You can type comments or questions in the Chat at any time, and the moderator will read them aloud.
- You can also “Raise Hand” in the participant list and the moderator will call on you to ask your question.

Partner and Community Updates Actualizaciones de Socios y Comunidad

HHEALTH
IINNOVATION
CCOMMUNITY
PPARTNERSHIP

Partner and
Community
Updates

Actualizacion
es de Socios y
Comunidad

Opportunity Zones Zonas de oportunidad

Felicia Williams, Kosmont Companies

Partner and
Community
Updates

Actualizacion
es de Socios y
Comunidad

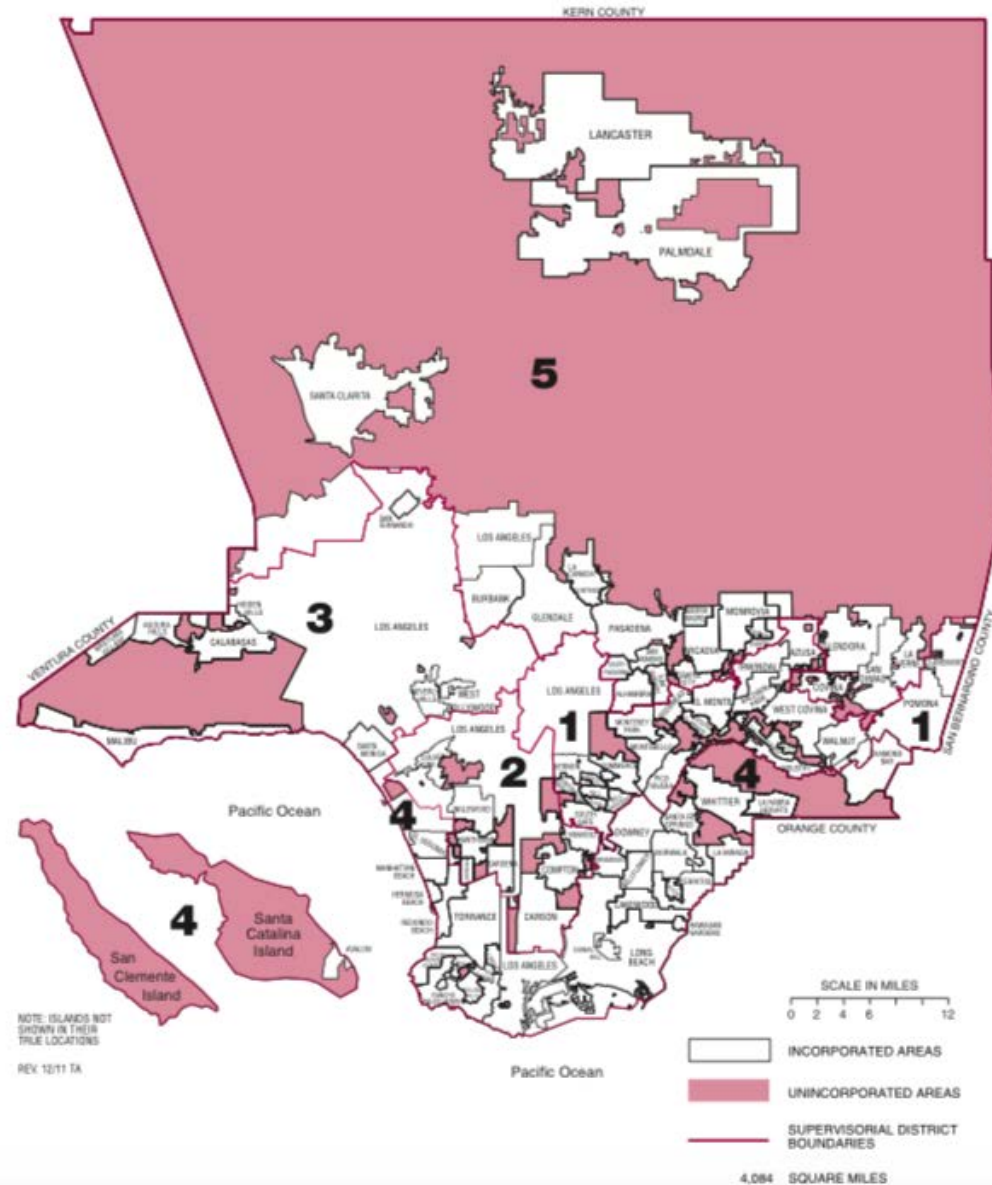
Permanent Rent Stabilization Ordinance
Ley permanente de estabilización de renta

Pamela Agustin, Eastside LEADS

**UNINCORPORATED
TENANTS UNITED**



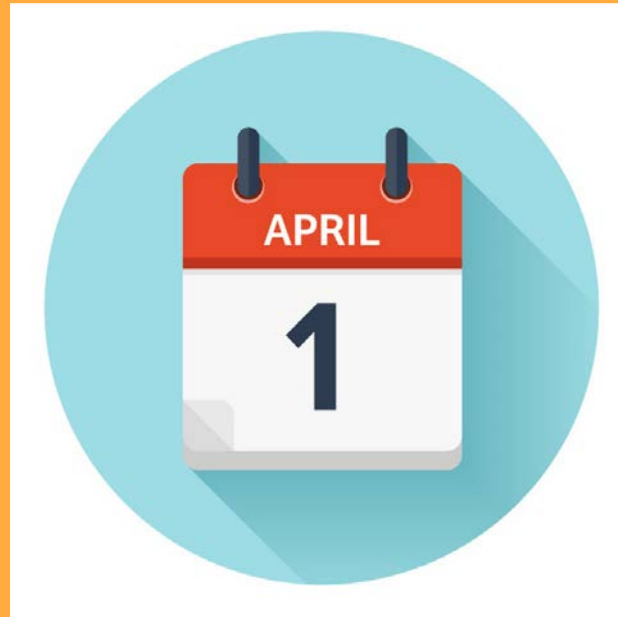
Overview: Unincorporated Areas



Permanent Rent Stabilization Ordinance

- Rent Increases
- Evictions
- Relocation
- Tenant Buyout Agreements (cash for keys)
- DCBA's rent adjustment administrative process





**3% is the allowed rent
increase until June 30, 2021.**

Rent Increases

Change in CPI	Maximum Allowable Increase*
Between 3% and 8%	Equal to Change in CPI
Between 1% and 3%	3%
Between -2% and 1%	Change in CPI + 2%
Less than -2%	No Increase

*Rent for luxury units may be increased by the allowable limit plus an additional 2%, not to exceed 10%.

- **30 days notice**
- **Limits rent increase to 1 per year**
- **Rent increase is set according to the Consumer Price Index (CPI) with a max of 8% and a min of 3%.**
- **Covers all units with a certificate of occupancy issued before February 1, 1995.**

Evictions



- **For cause and no cause reasons apply to nearly all units, including single family homes.**
- **Tenant will need to be given advance notice in writing by landlord.**
- **There are 6 for cause reasons for eviction and 2 no fault reasons**

For Cause Evictions

- 1. Failure to pay rent**
- 2. Violation of material term of contract**
- 3. Nuisance or Illegal activity within the premises**
- 4. Failure to Sign Substantially Similar Lease.**
- 5. Failure to Vacate as Required by Approved Relocation Application.**
- 6. Households Exceeding Income Limits in Government Regulated Units.**

No-Fault Evictions

- 1. Landlord or Landlord's Family Member moves in**
 - a. 60 day notice and all paperwork completed**
 - b. The landlord or family member must live in the unit for 36 consecutive months**
 - c. The landlord or family member must be similarly situated as the tenant being displaced.**

- 1. Withdrawal of Dwelling Units from Rental Market (Ellis act)**
 - a. 120 days notice and all pertinent paperwork completed**

- 1. Government or Court order to vacate the unit for habitability or other reasons.**

Relocation

1. **Permanent relocation: Applies to an owner move-in, Ellis Act or government order scenario.**
2. **Temporary relocation: Applies to repairs, rehabilitation, health and safety violations, or other work that cannot be completed while tenants remain in the unit.**

Room Size	Standard Relocation Assistance	Households with Seniors, Minors or People with Disabilities	Extremely low, very low, or Low-Income Households
Studio	\$7,654.00	\$9,272.00	\$10,980.00
One Bedroom	\$8,662.00	\$10,675.00	\$12,688.00
Two Bedroom	\$10,797.00	\$13,359.00	\$15,921.00
Three Bedroom	\$12,445.00	\$15,010.00	\$17,671.00

Temporary Relocation

1. **If the need to be temporarily relocated is for 30 days or less, then the payment is per diem.**
2. **If 31 days or more, then either a per-diem payment or comparable temporary accommodation must be provided.**

How is the per-diem rate calculated?

What's April's per diem rate?



Tenant Buyout Agreement “Cash for Keys”



- i) A “**Buyout Agreement**” - a written **agreement** where a **landlord** pays a **tenant** money to voluntarily vacate an RSO rental unit.


- i) Before making the offer Landlord must provide a document that states the following;
 - a. Tenant has a right NOT to enter into buyout negotiations or agreement
 - b. Tenant may choose to consult with an attorney before entering into a buyout agreement
 - c. **tenant may rescind the buyout agreement for up to 45 days after it is fully executed**
 - i. **Tenant must hand deliver, email or certified mail, return receipt request, a statement to the landlord**



DCBA Rent Adjustment Administrative Process

The Department of Consumer and Business Affairs (DCBA)
enforces the Rent Stabilization Ordinance

Step 1:  CALL (833) 223-7368 OR  EMAIL rent@dcba.lacounty.gov

Step 2:  DCBA will conduct an inquiry to verify:

- you reside in an unincorporated jurisdiction;
- are subject to protections; and
- your complaint is enforceable

Step 3:  Once verified, file a 'Petition for Hearing' at DCBA's office located at:
500 W Temple St (& Grand) Room B96
Los Angeles, CA 90012 [Monday-Friday 8 - 4:30 pm]

Submit with your Petition a copy of the following:
1) Notice of Illegal Activity 2) Rental/Lease Agreement 3) Rent Receipts

Step 4: DCBA will notify the landlord of the violation and schedule a hearing:

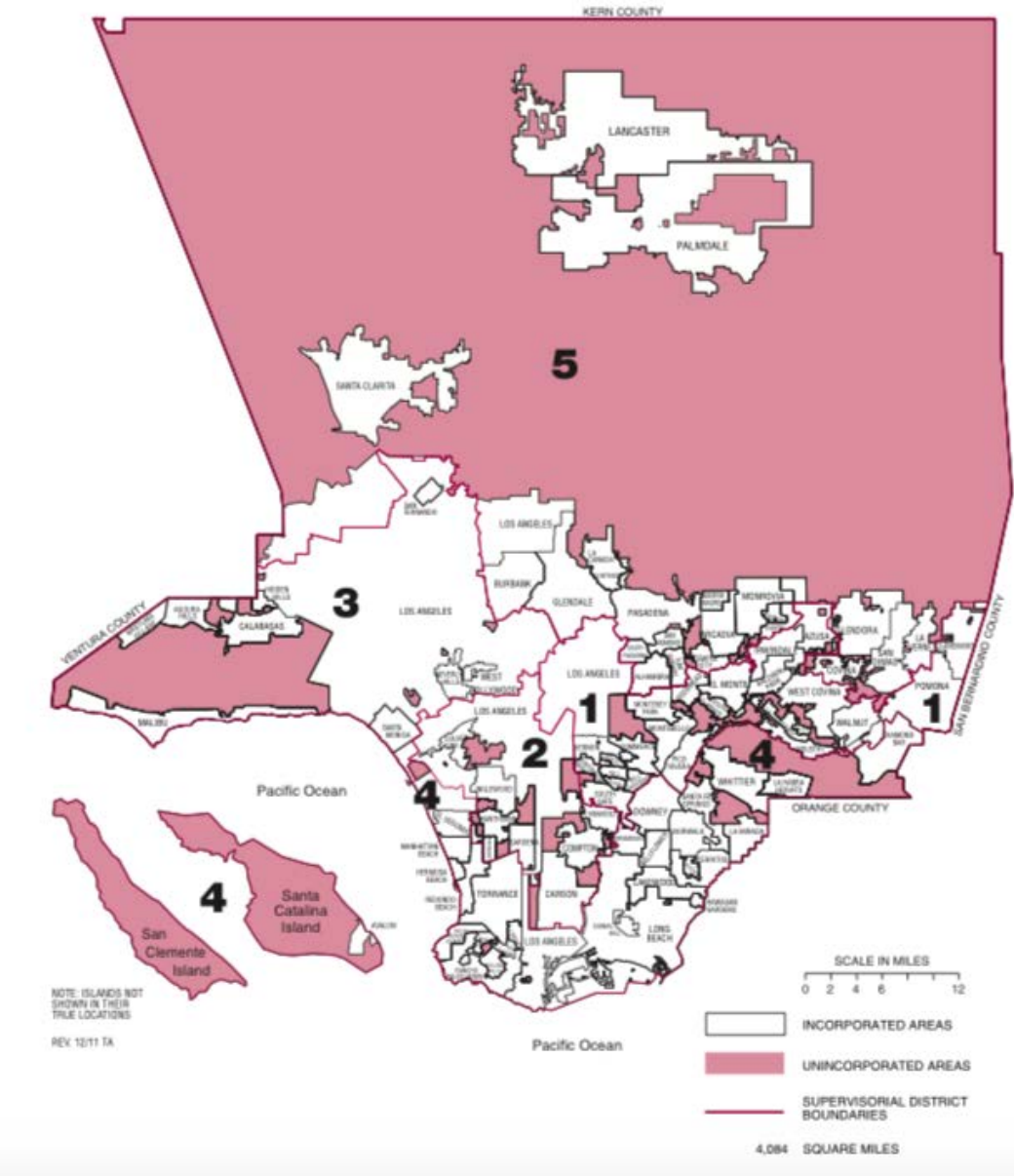
QUESTIONS?



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TENANTS UNITED



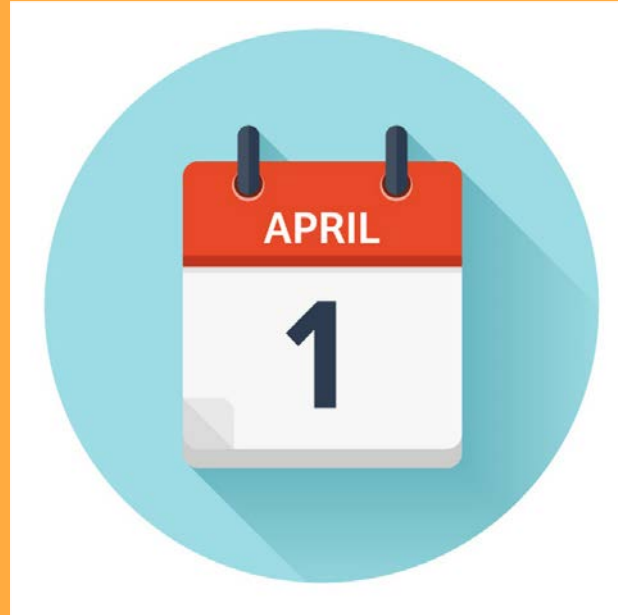
Repaso: áreas no incorporadas



Ley permanente de estabilización de renta

- Aumento de renta
- Desalojos
- Reubicación
- Acuerdo de compra (Efectivo por llaves)
- El proceso administrativo de ajustes de rentas de DCBA





**3% es el incremento de
renta permitido hasta el 30
de junio, 2021**

Aumento de Renta

Change in CPI	Maximum Allowable Increase*
Between 3% and 8%	Equal to Change in CPI
Between 1% and 3%	3%
Between -2% and 1%	Change in CPI + 2%
Less than -2%	No Increase

*Rent for luxury units may be increased by the allowable limit plus an additional 2%, not to exceed 10%.

- **30 días de notificación**
- **Limita incremento de renta a 1 vez por año**
- **El aumento de la renta se establece de acuerdo con el Índice de precios al consumidor (IPC) con un máximo del 8% y un mínimo del 3%.**
- **Cubre todas las unidades con un certificado de ocupación emitido antes del 1 de febrero de 1995.**

Desalojos



- **Por motivos de causa y sin causa se aplican a casi todas las unidades, incluidas las viviendas unifamiliares.**
- **El inquilino deberá recibir una notificación previa por escrito del arrendador.**
- **Hay 6 por motivos de desalojo y 2 sin motivo de culpa.**

Desalojos por causa

1. **Falta de pagar la renta**
2. **Violación del contrato.**
3. **Molestias o actividades ilegales dentro de la propiedad**
4. **No firmar contrato de arrendamiento sustancialmente similar.**
5. **Falta de desalojo según lo requerido por la solicitud de reubicación aprobada.**
6. **Hogares que exceden los límites de ingresos en unidades reguladas por el gobierno.**

Desalojos sin culpa

1. **El propietario o el miembro de la familia del propietario se mudan**
 - **Aviso de 60 días y todo el papeleo completado**
 - **El propietario o miembro de la familia debe vivir en la unidad durante 36 meses consecutivos.**
 - **El propietario o miembro de la familia debe estar en una posición similar a la del inquilino desplazado.**
1. **Retirada de unidades de vivienda del mercado de alquiler (acto ellis)**
 - **Aviso de 120 días y toda la documentación pertinente completada**
1. **Orden del gobierno o de la corte de desalojar la unidad por habitabilidad o por otras razón.**

Reubicación

1. **Reubicación permanente:** se aplica a una mudanza del propietario a la unidad, la Ley Ellis o una orden gubernamental.
2. **Reubicación temporal:** se aplica a reparaciones, rehabilitación, violaciones de salud y seguridad u otro trabajo que no se puede completar mientras los inquilinos permanecen en la unidad.

El tamaño de la habitación	Estándar de Asistencia de reubicación	Hogares con personas mayores, menores o personas con discapacidad	Hogares extremadamente bajos, muy bajos o de bajos ingresos
Studio	\$7,654.00	\$9,272.00	\$10,980.00
Una habitación	\$8,662.00	\$10,675.00	\$12,688.00
Dos	\$10,797.00	\$13,359.00	\$15,921.00

Reubicación temporal

1. **Notificación de anticipo**
2. **Si la necesidad de ser reubicado temporalmente es por 30 días o menos, entonces el pago es por día.**
3. **Si 31 días o más, se debe proporcionar un pago por día o alojamiento temporal comparable.**

¿Cómo se calcula la tarifa por día?

¿Cuál es la tarifa diaria de abril?



Acuerdos de compra de inquilinos (“efectivo por llaves”)

- Un "**Acuerdo de compra**" es un acuerdo por escrito en el que el propietario paga al inquilino para desocupar voluntariamente una unidad de alquiler de RSO.
 - Antes de hacer la oferta, el propietario debe proporcionar un documento que indique lo siguiente;
 - el inquilino tiene el derecho de NO entrar en negociaciones o acuerdos de compra
 - el inquilino puede optar por consultar con un abogado antes de firmar un acuerdo de compra
 - el inquilino puede rescindir el acuerdo de compra por hasta 45 días después de que se ejecute por completo
 - El inquilino debe entregar personalmente, correo electrónico o correo certificado, solicitud de recibo de devolución, una declaración al propietario
 - el inquilino puede contactar al departamento para obtener información sobre otros acuerdos de compra en el vecindario del inquilino y otra información relevante



El Proceso administrativo de ajuste de rentas de DCBA

El Departamento de Servicios para Consumidores y Negocios (DCBA, por sus siglas en inglés) hace cumplir la Ordenanza de Estabilización de Rentas

Paso 1:



Llame al
(833) 223-7368



Envíe un correo electrónico a
rent@dcba.lacounty.gov

Paso 2:



DCBA realizará una investigación para verificar si:

- usted reside en un área no incorporada,
- usted es elegible para las protecciones, y
- se puede hacer cumplir con la ley según su queja

Paso 3:



Una vez que se complete la verificación, presente una "petición de audiencia" en la oficina de DCBA:
500 W Temple St (y Grand) Salón B96
Los Ángeles, CA 90012 [lunes-viernes 8 am a 4:30 pm]

Envíe con su petición una copia de lo siguiente:

1) Aviso de la actividad ilegal 2) Contrato de renta/arrendamiento 3) Recibos de pagos de renta

Paso 4:

DCBA notificará al propietario de la violación
y programará una audiencia:

¿PREGUNTAS?



LAC+USC
Medical Center
Update

Actualizaciones

Impacts of Coronavirus
El impacto del coronavirus

Jorge Orozco, CEO, LAC+USC Medical Center

General
Hospital
Feasibility
Study

Estudio de
viabilidad del
hospital
general

AECOM Technical Team Update on Technical Considerations for General Hospital

Actualización del equipo técnico de AECOM sobre consideraciones técnicas para el hospital general

Deanna Weber, AECOM

GENERAL HOSPITAL FEASIBILITY STUDY

Project Update on Existing Conditions Analysis

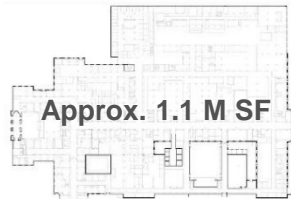
Presented by AECOM

April 2020

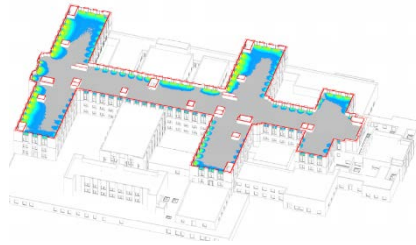


www.hicpla.org/general-hospital-feasibility-study

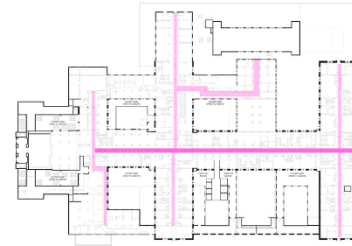
Existing Conditions Analysis – General Hospital



Building Area



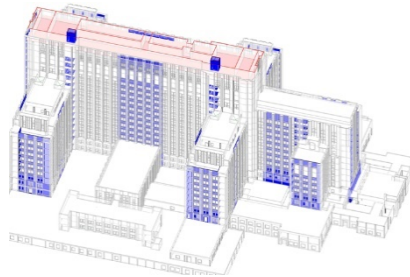
Daylight Access



Horizontal Circulation



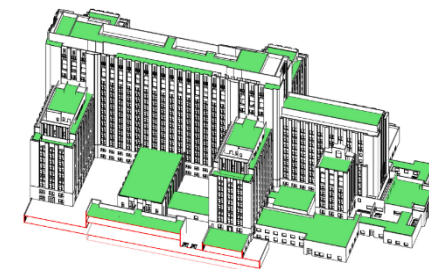
Vertical Circulation



Seismic Retrofit

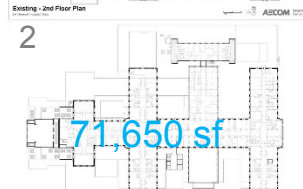
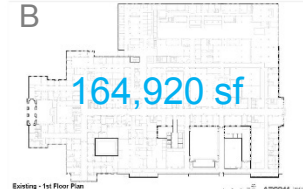
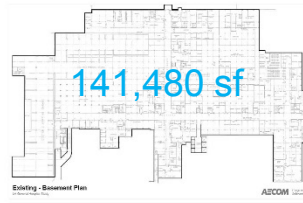


Unique Spaces



Base Case Repairs

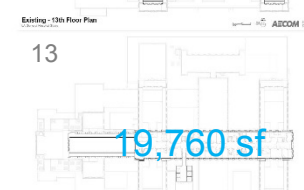
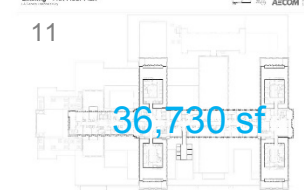
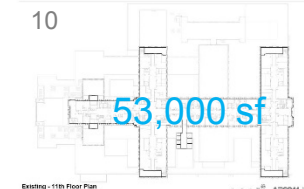
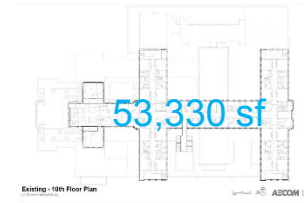
Floorplan Analysis - General Hospital



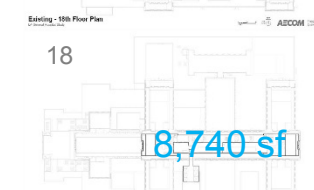
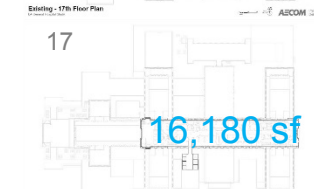
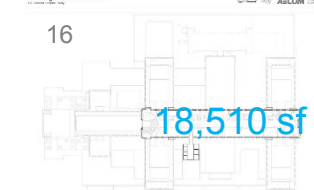
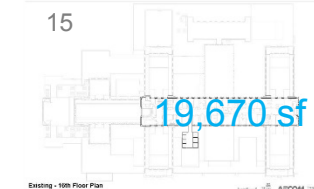
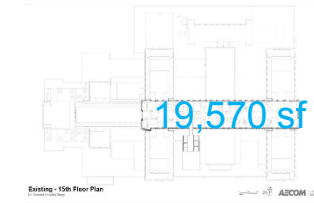
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5-9



14



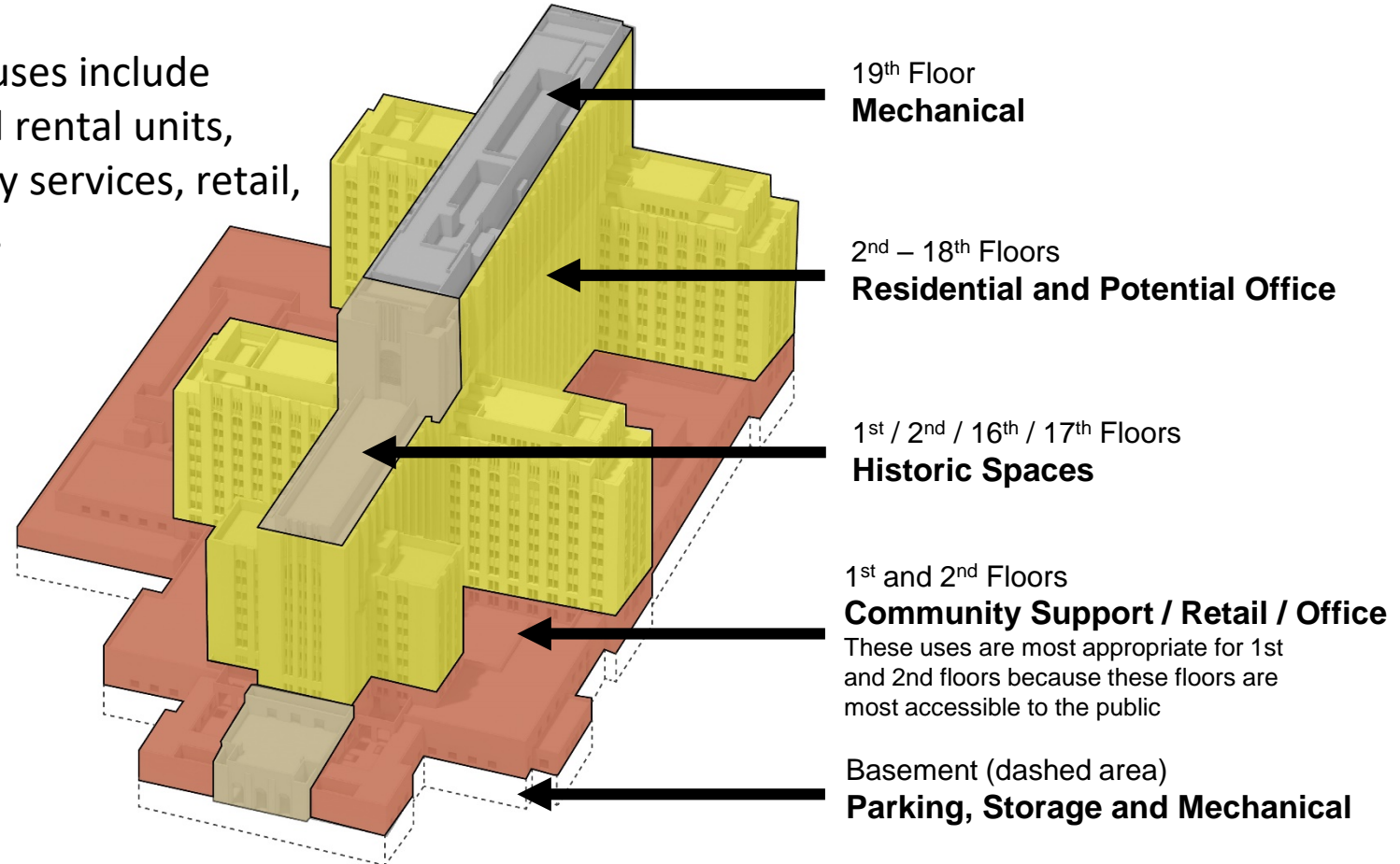
19

**Basement +
19 floors
in General Hospital**

**Approximately
1.1 million SF
(gross) in General Hospital**

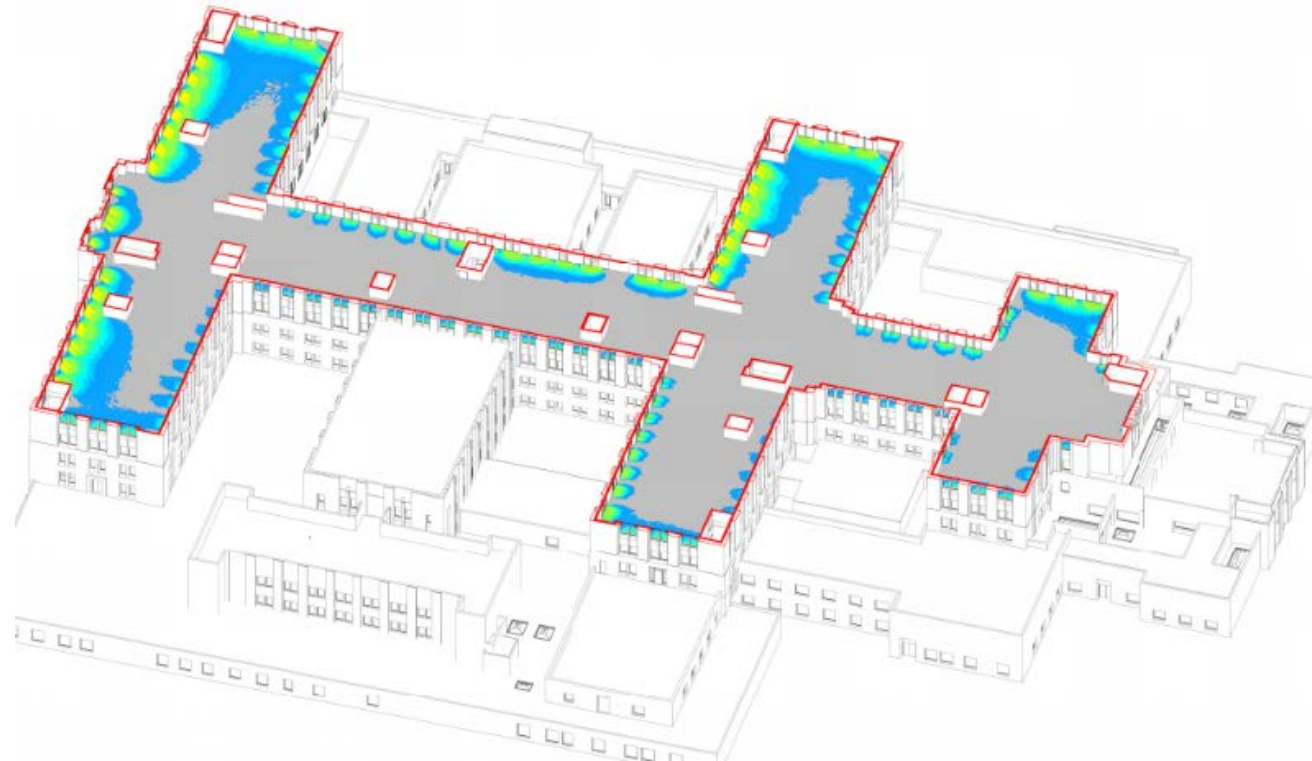
Building Considerations – General Hospital

- Each floor is being considered for a variety of uses
- Potential uses include residential rental units, community services, retail, office, etc.



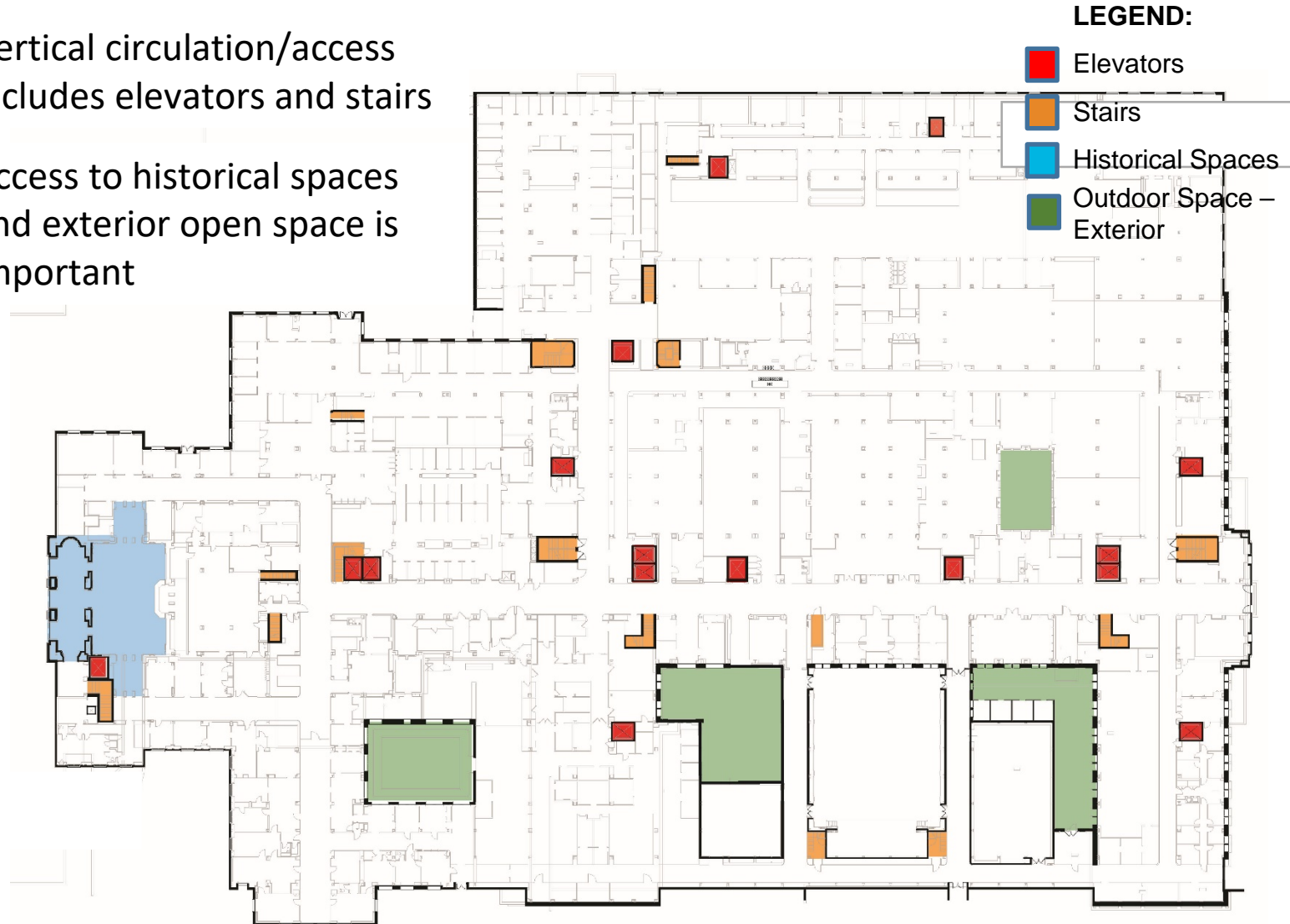
Daylight Access Analysis – General Hospital

- Daylight considerations include direct access to natural light and fresh air
- The colored areas receive daylight, with green areas receiving the most daylight

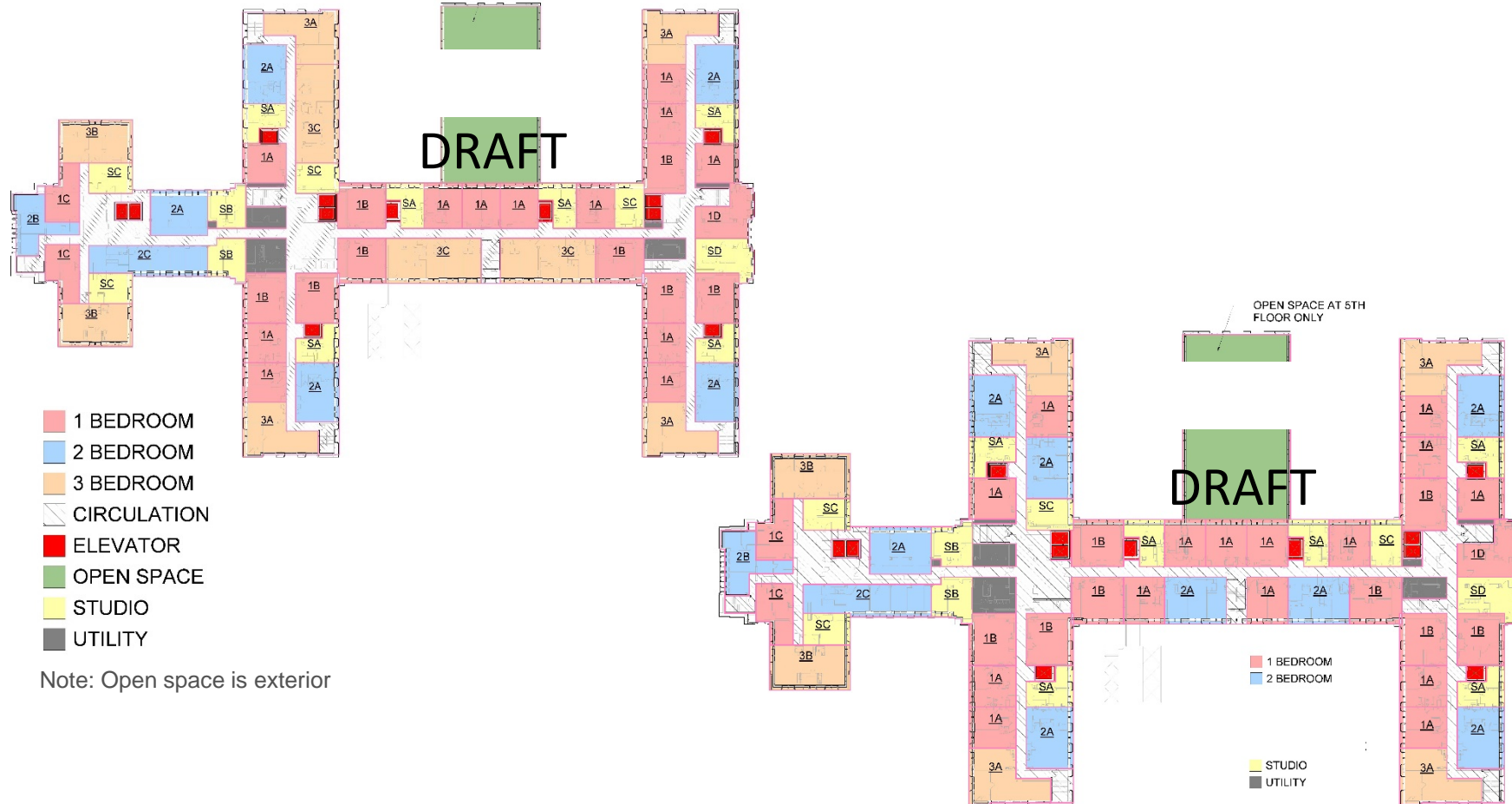


Access and Circulation Analysis – General Hospital

- Vertical circulation/access includes elevators and stairs
- Access to historical spaces and exterior open space is important



Draft Conceptual Residential Rental Unit Layout – General Hospital



Conceptual example for potential floorplan created to identify potential unit sizes and mixes due to existing window and wall locations, floor dimensions and hallways. These draft floorplans aid in the development of identifying a range of unit numbers and mixes to better inform potential cost development and requirements for plumbing, heating, air conditioning, and electrical. Once the Feasibility Study is submitted with three potential scenarios, the BOS and County will decide the next steps. Any further defined re-use proposal will undergo a community engagement process in collaboration with a selected developer and the surrounding communities.

For more information on the General Hospital
Feasibility Study and to join our mailing list,
please visit the project website

www.hicpla.org/general-hospital-feasibility-study

LA County Response and Updates re: COVID-19

Respuesta y actualizaciones del condado sobre COVID-19

HEALTH
INNOVATION
COMMUNITY
PARTNERSHIP

LA County
Updates

Actualizaciones

Department of Public Works
Departamento de Obras Públicas

Alicia Ramos, DPW



LAC+USC MEDICAL CAMPUS PROJECTS UPDATE

Health Innovation Community Partnership (HICP) Meeting

April 3, 2020

Public Works Projects

COVID-19 (Coronavirus) Impacts

- Public Works projects are considered *essential* services and will continue to completion.
- All projects and sites are practicing safe work conditions including social distancing and remote work conditions as appropriate.
- Projects are essential to complete in order to provide community services as well as fundamentally supporting the local economy and jobs.
- PW will continue to monitor the COVID-19 situation and adjust operations as appropriate

LAC+USC MEDICAL CAMPUS PROJECTS UPDATE

Restorative Care Village – Phase 1

(1744 North Mission Road – Corner of State and Mission)



Project Description

- Recuperative Care Center (RCC) – 96 Beds – 1 – 4-Story Building
- Residential Treatment Program (RTP) 64 Beds ; 4 – 3-Story Buildings

Completed Tasks

- Site Grading and Clearing April, 2020

Next Steps

- Design-Build Contractor will start on-site mobilization May 2020
- Civic Arts Process Continues
- Groundbreaking Ceremony Cancelled in March, looking at future opportunities

LAC+USC MEDICAL CAMPUS PROJECTS UPDATE

Women's and Children's Hospital Demolition

(1240 North Mission Road – Corner of Zonal and Mission)



Project Description

- Demolition of +/- 390,000 sqft – Decommissioned 12-story WCH
- Demolition of 6 surrounded trailers
- Demolition of Cooling Tower/Air Compressor and WCH Storage
- Abatement of hazard materials
- Creation of surface parking lot until funding for future Restorative Village Psychiatric Hospital are secured.

Next Steps

- Phase III: Debris Removal/Abatement impacted by COVID-19 requiring reduced labor on site to maintain social distancing
- Demo Service Contract Award - for WCH Stuct. Demo
- WCH Ceremonial Event (re-schedule being reviewed)
- WCH Structural Demolition Start

April/2020

May/2020

June/2020



LAC+USC MEDICAL CAMPUS PROJECTS UPDATE

Child Care Center (1200 North State Street)



Project Description

Construction Child Care Center centrally located on a 17,500 SF lot with a 7,000 SF building and surrounding play area.

Next Steps

- Design-Build Contract Award
- Make-Ready – JOC Contract

Mar/2020

May/2020



LA County
Updates

Actualizaciones

Department of Public Health
Departamento de Salud Pública

Tiffany Romo, DPH

LA County
Updates

Actualizaciones

**Workforce Development, Aging & Community
Services**

**Desarrollo de la Fuerza Laboral, Servicios para
Adultos Mayores y Comunitarios**

Isidro Villanueva, WDACS

LA County
Updates

Actualizaciones

Department of Consumer and Business Affairs
**Departamento de Asuntos del Consumidor y
Negocios**

Christian Olmos, DCBA

LA County
Updates

Actualizaciones

Office of Supervisor Hilda L. Solis
Oficina de la Supervisora Hilda L. Solis

Jennifer Vallejo, SD1

Meeting Feedback / Evaluacion de junta

What did you like most about the meeting? ¿Qué es lo que más le gustó de la reunión?

What could have been done differently?
¿Qué podría haberse hecho de manera diferente?



What did you hear, learn, or do that was most useful? ¿Qué escuchó, aprendió, o hizo que fue lo más útil?

What is an "action item" that could be addressed at a future meeting? ¿Cuál es un "elemento de acción" que podría abordarse en una reunión futura?

Thank you!
¡Gracias!

www.hicpla.org

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