

Communication from Public

Name: Mary McNerny
Date Submitted: 09/09/2025 09:36 AM
Council File No: 19-0126-S3
Comments for Public Posting: 19-0126-S3 Where is the accountability for the multi-millions of money already poured into this failure. Use the funds already provided for this and find some actual help for these people. There continues to be no sobriety requirements and the crime has increased with no regard for the safety of the families in the area. This location is directly across the street from the playground! Our city is supposedly broke, remember? STOP FUNDING THIS DISASTER!

Communication from Public

Name: George Snyder

Date Submitted: 09/09/2025 09:38 AM

Council File No: 19-0126-S3

Comments for Public Posting: As a resident of the CD4 community I oppose the continued operation of the Riverside Bridge Housing by any entity, the proposed WEINGART company or any other. The housing has been a site of violence and a danger to the community.

Communication from Public

Name: Noel Weiss

Date Submitted: 09/09/2025 03:41 PM

Council File No: 19-0126-S3

Comments for Public Posting: See Attached Letter in Opposition to Motion- Exhaustion of Administrative Remedies

NOEL WEISS

13700 Marina Pointe Drive, #1215
Marina del Rey, California 90292
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Email Address: noelweiss@ca.rr.com

September 9, 2025

**MEMBERS OF THE LOS ANGELES
CITY COUNCIL**

Los Angeles City Hall
200 North Spring Street
Los Angeles, California 90012

By Email

RE: ITEM NO. 15 – AGENDA FOR WEDNESDAY SEPTEMBER 10, 2025
COUNCIL FILE NO. 20-0841-S39 – NITYYA RAMAN MOTION
SEEKING AUTHORIZATION OF ONE YEAR LEASE AGREEMENT
BETWEEN GENERAL SERVICES & WEINGART FOUNDATION
FOR CONTINUED OPERATION OF GRIFFITH PARK BRIDGE
SHELTER PROJECT - PROJECT SITE: 3210-3248 RIVERSIDE
DRIVE EXHAUSTION OF ADMINISTRATIVE REMEDIES LETTER

Dear Councilmembers:

This letter is written ***in opposition*** to the motion of Councilperson Raman (Council File No. 19-0126-S3) to “*Authorize*” the Department of General Services to enter into a new lease agreement with the Weingart Foundation to operate the 100-Bed **Bridge Home** Shelter operating in Griffith Park (currently unlawfully) on property owned and operated by the Department of Recreation & Parks.¹ The motion reflects serious procedural and

¹ Under Charter Section 590, et seq., the Department of Recreation & Parks is a quasi-independent entity (akin to the Departments of Water & Power, Airports, and LA Harbor) where its revenues and appropriation are set out in the Charter (thus insulating Rec. & Parks from much of the political influence and the politics of pretense and prevarication often exhibited by City Council members). The reason why the shelter’s current operation is unlawful is because (i) the current provider who is offering services has no lease (PATH abandoned its lease responsibilities on June 30, 2025 (as per ¶3 of Councilperson Raman’s motion)); (ii) the Department of General Services has never authorized the current provider to operate the facility (assuming General Services even possesses the authority under the Charter to operate bridge home shelters (which is highly questionable and contested (and the City Attorney, because she is burdened with an ethical conflict of interest in representing the conflicting interests of both Recreation & Parks and General Services, cannot, absent a formal waiver of the conflict by both entities, adequately, competently, or ethically render legal advice to either); (iii) the City Council has never authorized the current provisional operator of the Griffith Park Bridge Shelter to operate it; and (iv) the Department of Recreation & Parks has never formally issued a

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substantive deficiencies which exhibit the continuing failure of the City Attorney and the Council to gain a meaningful foot-hold on the City’s homeless problem.

Despite his efforts, Federal Judge David Carter (presiding over the Alliance case) has failed to bring detailed transparency to the City’s continuing failures and unexplained accounting and financial expenditures on bridge shelters in general and the Griffith Park Bridge Home Shelter in particular). Where has the money gone? How effective has the multi-million expenditure of funds on bridge shelters been? Answer: We don’t know.

This motion represents a real opportunity for the City Council to bring (for the first time) a high degree of transparency and openness to the operation of this Griffith Park Bridge Shelter which is, as acknowledged by the CAO in two separate reports to the Board of Recreation & Parks Commissioners (copies of which are attached to this letter), an utter and complete failure.²

permit to the current provisional operator of the facility. What this failure amounts to is clear negligence which is actionable by third-parties injured on account of the facility’s negligent operation – as occurred in the early morning hours of July 5, 2025, when a former shelter male resident was murdered by a current shelter male resident (both of whom, ostensibly, were competing for the affections of current female shelter resident). The Department of Recreation & Parks, the Department of General Services, PATH, and the (formally) unauthorized shelter operator can expect to be sued by the victim’s family. This liability exposure was completely avoidable. What is even more appalling is that this liability exposure continues to today; and will remain unless and until Ms. Raman and the City Council act competently, lawfully, and in a manner consistent with proper City protocol and practice. The present motion extends and exacerbates the City’s liability exposure; and is a further embarrassment to competent governance because (i) the matter of the proposed lease and its terms has never been passed upon by the Municipal Facilities Committee (contrary to prior practice, mandated by the City’s rules, processes, and protocol); (ii) nor have the proposed lease terms with Weingart been provided to the general public by the Department of General Services (again which is consistent with City rules, processes, and past protocol). Rec. & Parks needs to be fully indemnified by Weingart, LAHSA, and the Department of General Services; since Weingart possesses assets of over \$800 Million, and will be paid for its services by LAHSA, it can certainly pay rent to the Department of Recreation & Parks and commit to full transparency by allowing the Department of Recreation & Parks to audit its operations from both a financial and performance perspective (with Weingart paying the cost of any such financial or performance audits).

² “Failure” in this case is defined as the inability to find permanent (or even meaningful transitory) housing for the shelter’s residents (who, ***by definition***, are only supposed to reside in the shelter for a maximum of 6 months (See LAMC Section 12.03 – Definition of the term “*Shelter for the Homeless*” – “A facility operated by a provider which provides *temporary accommodations*. *Temporary accommodations* means [the provision of shelter and services to an individual or family for] ***a time period not to exceed six months.***” The CAO’s reports of December, 2024, and June, 2025, show that (i) since July, 2020, only 20.5% of the shelter’s

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Do we not want to know why it has failed? Do we not want to require an operator to commit to clear goals and full transparency related to its operation of the Griffith Park Bridge Shelter? If not, why not?

For example, what are the detailed terms of the proposed Weingart lease beyond the fact that it is to run through June 30, 2026? Answer: We don’t know. This is wrong. We need to know.

These practical and political infirmities track and converge with the legal procedural and substantive deficiencies noted below. This motion is an example of poor legislating and governance. It needs to be rejected. Then Weingart, PATH, the CAO, General Services, Recreation & Parks and the City Attorney need to be questioned in open session and asked about the failures experienced to date at the Griffith Park Bridge Home Shelter (including the recent July 5th killing of a former resident by a current resident)³

Failure of Municipal Facilities Committee to Provide Mandated Recommendations to Council.

The protocol for leases of Municipal Facilities (real party assets owned by the City) where the lessor is to be the Department of General Services requires that the “*Municipal Facilities Committee*” (composed of the CAO, the Mayor, and the CLA) review the details and provide a report to the City Council. **This was not done in this case.** Any action by the Council which misses this step renders the Council’s

residents found permanent housing (CAO report of May 29, 2025 (142/690 = 20.5%)) while (ii) just 8.13% found permanent housing from July 1, 2024, to November 26, 2024 (CAO Report of December 18, 2024 (14/172 = 8.13%).

³ Which neither the District Attorney, nor the City Attorney will criminally prosecute because the operational failures by the facility’s operator, coupled with the negligence of the General Services Department and PATH would come out. . . So the murder victim receives no justice; and the shelter’s negligent operation by a formally unauthorized shelter operator in connection with this murder incident are covered up. Meanwhile, the Griffith Park Bridge Home Shelter continues to devolve into a human warehousing operation which arguably is coming close to violating the federal civil rights of the residents (a catastrophe on all levels). The question of why Weingart would choose to inject itself into such an utter and complete mess and what specifically Weingart intends to do to turn the situation around needs to be asked; with performance metrics clearly established if not in Council or at the Municipal Facilities Committee hearing, then in a Court proceeding challenging the legality of the Council’s action approving the Weingart lease.

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action approving any such lease legally void; thereby putting General Services, the Department of Recreation & Parks, LAHSA, and the Weingart Foundation at serious legal risk both in terms of (i) defending a lease challenge, and (ii) defending against third-party negligence claims which may arise out of Weingart’s negligent operation of the Griffith Park Bridge Home Shelter.

By way of example, here is what was done when the PATH lease was renewed last year:

1. The Municipal Facilities Committee held a hearing in response to a written request of the Department of General Services to approve the amended PATH lease allowing PATH

to operate the Griffith Park Bridge Home Shelter, through July 9, 2025. Here is the cover-page of the Municipal Facilities Report to Council dated July 29, 2024:

0150-05151-0593		
TRANSMITTAL		
TO The City Council	DATE 07-29-24	COUNCIL FILE NO. 20-0841
FROM Municipal Facilities Committee	COUNCIL DISTRICT 4	
<p>At its meeting held on July 25, 2024, the Municipal Facilities Committee approved the recommendation of the attached General Services Department (GSD) report, which is hereby transmitted for Council consideration. Adoption of the report would authorize GSD to negotiate and execute a lease amendment with the People Assisting the Homeless (PATH) at 3210 and 3248 Riverside Drive for the operation of an A Bridge Home (ABH) interim housing facility. The new lease term is for one year, from July 8, 2024, through July 7, 2025, with no renewal options.</p> <p>There is no additional impact to the General Fund as a result of the recommendations in this report. On June 18, 2024, the Mayor concurred the City Council's approval of the 24th Roadmap Funding report (C.F. 20-0841-S49), which allocated \$2,409,000 of County Agreement funds to support the operations of 100 beds located at this ABH through June 30, 2025. No funding was provided for leasing, since the site is owned by the Department of Recreation and Parks and this is a no-cost agreement.</p> <p style="text-align: center;"> Digitally signed by Edwin Gipson II Date: 2024.07.29 14:06:56 -07'00' Matthew W. Szabo City Administrative Officer</p>		
MWS:ECG:KML:MAG:MZ:16240185		

2. Here is the relevant portion of the letter of transmittal to the City Council dated July 25, 2024. The term sheet was attached:

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TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX NO. (213) 928-9515

July 25, 2024

Honorable City Council
City of Los Angeles
c/o City Clerk
Room 395, City Hall
Los Angeles, CA 90012

Attention: Mandy Morales, Legislative Assistant

**REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE A
LEASE AMENDMENT WITH PEOPLE ASSISTING THE HOMELESS
AT 3210 AND 3248 RIVERSIDE DRIVE**

The Department of General Services (GSD) requests authority to negotiate and execute a lease amendment for a one year time extension with People Assisting the Homeless (PATH), a 501(c)(3) non-profit organization, to operate a bridge housing facility at 3210 and 3248 Riverside Drive, Los Angeles, CA 90029.

Honorable City Council

- 2 -

July 25, 2024

TERMS AND CONDITIONS

The one-year lease term is from July 8, 2024 through July 7, 2025. A complete set of terms and conditions are outlined on the attached term sheet. The term would be contiguous from the current term and agreement from the expiration date.

RECOMMENDATION

That the Los Angeles City Council, subject to the approval of the Mayor, authorize GSD to negotiate and execute a lease amendment agreement with the People Assisting the Homeless at 3210 and 3248 Riverside Dr., Los Angeles, CA 90029 to operate a bridge housing facility under the terms and conditions substantially outlined in this report.

Tony M. Royster
General Manager

Attachment: Term Sheet

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Here is a screen-shot of the summary of Council File (CF 19-0176-S2). Note the reference to the fact that before the Council acted, it had, in its possession, a copy of the Municipal Facilities Report. This is not the case here. There is no Municipal Facilities Report because the matter of the Weingart (proposed) lease was never taken up by the Municipal Facilities Committee.

LACityClerk Connect		Council File Management System	
Council File: 19-0126-S2		Online Documents (Doc)	
Initiated by Municipal Facilities Committee		Title	Doc Date
File Activities		Communication(s) from Public	09/04/2024
Date	Activity	Council Action	09/04/2024
09/04/2024	Council action final.	Speaker Card(s)	09/03/2024
09/03/2024	Council adopted item, subject to reconsideration, pursuant to Council Rule 51.	Report from Housing and	08/07/2024
08/30/2024	City Clerk scheduled item for Council on September 3, 2024.	Council Vote Information (3 Votes)	
08/07/2024	Housing and Homelessness Committee approved item(s) .	Meeting Date:	09/03/2024
08/02/2024	Housing and Homelessness Committee scheduled item for committee meeting on August 7, 2024.	Meeting Type:	Regular
07/30/2024	Municipal Facilities Committee document(s) referred to Housing and Homelessness Committee.	Vote Action:	
07/29/2024	Document(s) submitted by Municipal Facilities Committee, as follows: Municipal Facilities Committee report 0150-05151-0593, dated July 29, 2024, relative to authorizing the Department of General Services to negotiate and execute a lease amendment with the People Assisting the Homeless (PATH) for the City-owned property located at 3210 and 3248 Riverside Drive, for use as a temporary bridge housing facility.	Vote Given:	(10 - 0 - 5)
08/25/2021	Council action final.	Member Name	CD Vote
08/25/2021	Council adopted item forthwith.	BOB BLUMENFIELD	3 YES
08/20/2021	City Clerk scheduled item for Council on August 25, 2021.	KEVIN DELEON	14 YES
08/18/2021	Motion referred to Council.	MARQUEECE HARRIS-DAWSON	8 ABSENT
		EUNISSES HERNANDEZ	1 YES
		HEATHER HUTT	10 YES
		PAUL KREKORIAN	2 YES
		JOHN LEE	12 YES
		TIM MCOSKER	15 YES
		IMELDA PADILLA	6 ABSENT
		TRACI PARK	11 YES
		CURREN D. PRICE	9 ABSENT
		NITHYA RAMAN	4 ABSENT
		MONICA RODRIGUEZ	7 YES
		HUGO SOTO-MARTINEZ	13 YES
		KATY YAROSI AVSKY	5 ABSENT

City Attorney’s Conflict of Interest in Representing Both the Department of Recreation & Parks and the Department of General Services

The Department of Recreation & Parks and the Department of General Services are in direct conflict with respect to the matter of the Weingart (proposed) lease. That is because the shelter is on property which falls within the exclusive jurisdiction of the Department of Recreation & Parks (Charter Section 590). Under the contrived (too cute by half) “Rube Goldberg” scheme put together by (former) Mayor Garcetti, Rec. & Parks gave a “permit” (i.e. license to enter) to the Department of General Services to operate a bridge shelter within the boundaries of Griffith Park. Nothing in the permit allowed the Department of General Services to contract away its responsibility under the permit to (solely) operate the shelter; even assuming (i) General Services was/is capable of operating a bridge shelter, and (ii) General

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Services is empowered under the City Charter and implementing ordinances to operate bridge shelters (which, it is contended, no such right, power, or authority exists in City law authorizing General Services to operate homeless shelters).

The Department of Recreation & Parks is prejudiced under such a scenario because (i) no formal right of indemnity running in favor of Recreation & Parks exists in the event of a third-party negligence claim (and it is now likely that the recent murder involving two shelter residents (one former; one current) will result in such a claim being made; (ii) the Department of Recreation & Parks lacks the ability to monitor or police what occurs at the shelter, and therefore, (iii) stands exposed to third party claims without the ability to control what goes on at the Shelter. This is objectively absurd. Regardless, it puts both the Department of Recreation & Parks and the Department of General Services at odds; meaning that the City Attorney cannot simultaneously represent both unless both (knowingly) waive the conflict of interest.⁴

No lease agreement with Weingart and the Department of General Services can lawfully be entered into when it is infected with the City Attorney’s conflict of interest borne out of the City Attorney’s representation of conflicting financial interests; again, absent a waiver. So, at a minimum, both the Department of Recreation & Parks and the Department of General Services need to consult outside counsel so as to enable either or both to make an intelligent and knowing waiver of the conflict. The Department of Recreation & Parks is severely prejudiced by the proposed arrangement. It is already exposed (needlessly) to liability to the family of the recent (July 5th) murder victim on account of the alleged negligence by the Department in failing to monitor and enforce the permit it gave to the Department of General Services (assuming General Services is even capable, under the Charter, of operating bridge shelters – which is itself a questionable legal proposition worthy of the Department of Recreation & Parks procuring an independent legal opinion; or, at the very least, procuring protection in the form of a specific right of indemnity from the Department of General Services, along with a right to inspect the provider’s

⁴ This was the situation involving the City Attorney’s dual representation of LAFD and other City departments on the one hand, and DWP (an independent entity under the Charter) on the other. The City has claims for negligence against DWP emanating from the Pacific Palisades wild fires given DWP’s negligence in failing to ensure that the water reservoir from which water was needed to fight the fires was full. Instead, it was empty so that when the fires hit, the fire-hydrants in the Palisades were dry.

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financial and operational records, so as to insist that, at a minimum, the Bridge Shelter actually succeed in accomplishing its mission).

The City Attorney knows that the bridge shelter is a failure; knows that the Department of Recreation & Parks is totally exposed to third party claims; knows as well that there was a murder of a former resident by a current resident on July 5th; yet stands silent when confronted with the need to protect its client – in this case, the Department of Recreation & Parks.

Once again, in the absence of a formal, knowing waiver of the conflict, the City Attorney is committing ethical and legal malpractice, with the Department of Recreation & Parks poised to pay the price.

How can the Council ignore this problem? How is this considered competent, quality governance?

That is why this matter must either be returned to the Municipal Facilities Committee for consideration, and that the principals of PATH, Weingart, General Services, and the City Attorney explain what occurred with respect to the July 5th murder, and provide a meaningful mechanism whereby the Department of Recreation and Parks can protect its interests (i.e. at a minimum, providing for a right of indemnity from the Department of General Services; and a right to inspect the books and records of Weingart should it receive formal, lawful approval to operate the shelter.

In addition, this needlessly exotic, overly complex, and unique legal structure needs to be revised to simplify matters and remove General Services from the bureaucratic loop; even assuming what the Rec. & Parks Board did in delegating its authority over park property to General Services was lawful under the Charter. As noted above, while the Charter does not explicitly state that the jurisdiction over Park Property is exclusively vested in Rec. & Parks, the City’s pattern and practice over the years has been to *de facto* acknowledge that fact.

Please, therefore, either reject this motion and return it to the Housing & Homeless Committee and the Municipal Facilities Committee so that these legal deficiencies can be cured and the public fully informed about the shelter’s past, current, and

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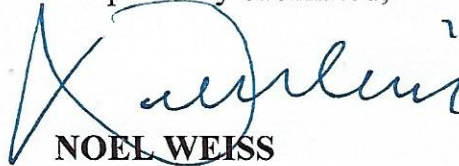
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future expected operations; and most importantly, so that it is clear that these monies are being expended in the most expeditious and cost-effective manner possible.

Thank you for your consideration of the points and issues raised in this letter.

Respectfully submitted,



NOEL WEISS

NW: nww
090925L1. CC

The screen shot below is from the CAO’s Website. It describes in summary form the function of the Municipal Facilities Committee.

Municipal Facilities Committee

Members: CAO, CLA and Mayor

Summary: This Committee oversees City space use including the assignment of workspace, leases, and various construction projects including neighborhood city halls, the Los Angeles Street Civic Center Building, and bridge housing facilities.

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CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

0220-05151-0627

Date: December 18, 2024

To: Jimmy Kim, General Manager
Department of Recreation and ParksAttn: Darryl Ford, Superintendent of Planning and Construction
Department of Recreation and ParksFrom: Edwin Gipson II, Assistant City Administrative Officer
Office of the City Administrative Officer

Digitally signed by
Edwin Gipson II
Date: 2024.12.18
10:29:33 -08'00'

Subject: **PERFORMANCE METRICS AND OPERATIONS UPDATE FOR A BRIDGE
HOME SHELTER AT 3248 RIVERSIDE DRIVE IN COUNCIL DISTRICT 4**

The A Bridge Home program (ABH) was created in response to the City Council declared shelter crisis on April 17, 2018 (C.F. 15-1138-S33), in an effort to provide shelter to people experiencing homelessness (PEH). On February 14, 2020, the site owned by the Department of Recreation and Parks (RAP) located at 3248 Riverside Drive in Council District 4 was approved by the Council and Mayor (C.F. 19-0126) for an ABH shelter. The ABH provides 100 beds to PEH and People Assisting the Homeless (PATH) is the facility's service provider.

At its meeting on June 20, 2024, the RAP Board of Commissioners approved the one-year extension of the Right of Entry Permit No. 1033 (ROE) with the Department of General Services (GSD) to continue services at the A Bridge Home facility located at 3248 Riverside Drive in Council District 4, through July 7, 2025. Additionally, the Board Report (Attachment 1) requested the Office of the City Administrative Officer to report on performance information of the ABH every six months. The following reporting requirements were added to the ROE, in which this report directly addresses:

"PERMITTEE will coordinate with the City Administrative Officer to provide the Board of Recreation and Parks Commissioners with a written and verbal report with performance review information of the Project every six (6) months. The report data shall be drawn from information and metrics already collected, including, but not limited to: the number of client intakes, the number of client exits, the number of client housing placements, shelter occupancy, the number of encampments outside the facility, and any other pertinent information requested by RAP. This report should also include status updates on the facility's cleanliness, security, trash pickup, and the Ambassador Program."

Metrics and Reporting

As reported by the Los Angeles Homeless Services Authority (LAHSA), Attachment 2 details the program's number of clients served, occupancy rate, and number of client exits from July 1, 2023, to November 26, 2024. Table 1 summarizes the metrics found in Attachment 2.

Table 1: July 1, 2023, to November 26, 2024 Metrics Summary

Period	Total Number of Clients Served	Occupancy Rate	Number of Clients with Permanent Housing Exit Destination	Number of Clients - Other Exit Destination	Total Number of Client Exits
07/01/2023 - 06/30/2024	273	91.1%	52	136	188
07/01/2024 - 11/26/2024	172	88.4%	14	64	78

The total number of clients served and client exits are unduplicated, meaning a client is only counted once in the total although they may have enrolled or exited the program more than once. Our Office has requested metrics since the start of the project in Fiscal Year 2020-2021, from LAHSA, which is forthcoming as of the date of this report.

Per LAHSA, the number of encampments around the facility is not included in this report as the information should be captured as part of Council District 4's Ambassador Program. Additionally, the ROE Permit No. 1033 requests the Council Office to report back to the RAP Board on the Ambassador program every two months. Information on this program will be included in that report.

Current Site Operations

PATH employs security through Securitas and there are two security guards onsite 24 hours, 7 days per week. Janitorial services are onsite from 7:00 AM to 11:00 PM, daily. Restrooms are cleaned three times per day and as needed. The last quarterly health inspection at the site was completed on November 21, 2024, and the site passed inspection. PATH power washes the external area of the site monthly and walks the immediate perimeter of the site daily to pick up trash left behind. Trash is regularly picked up from the facility three times per week.

Should you require any additional information, please contact Michael Zambrano, Administrative Analyst, at michael.zambrano@lacity.org, or Annabelle Gonzales, Senior Administrative Analyst I, at annabelle.gonzales@lacity.org.

Attachments:

1. Attachment 1 - RAP Board Report Dated June 20, 2024 (No. 24-140)
2. Attachment 2 - 3248 Riverside Performance Metrics

FY 2023/2024						
Served	Agency Name	Program ID	Program Name	Distinct Count of Clients Served		
	People Assisting the Homeless (PATH)	3922	A Bridge Home Los Feliz CD4	273		
Occupancy	Agency Name	Program ID	Name	Occupancy Rate		
	People Assisting the Homeless (PATH)	3922	A Bridge Home Los Feliz CD4	91.1%		
Exits	TOTAL Distinct Clients with Permanent Housing Exit Destination: 52					
	Agency Name	Program ID	Program Name	Destination Category	Destination	Distinct Count of Enrollment ID
	People Assisting the Homeless (PATH)	3922	A Bridge Home Los Feliz CD4	Permanent Housing Situations	Owned by client, with ongoing housing subsidy	1
				Permanent Housing Situations	Rental by client, no ongoing housing subsidy	2
				Permanent Housing Situations	Rental by client, with ongoing housing subsidy	46
				Permanent Housing Situations	Staying or living with family, permanent tenure	3
TOTAL Distinct Clients - All Other Exit Destinations						
	People Assisting the Homeless (PATH)	3922	A Bridge Home Los Feliz CD4	Homeless Situations	Emergency shelter, including hotel or motel paid for with emergency shelter voucher, Host Home shelter	18
				Homeless Situations	Place not meant for habitation (e.g., a vehicle, an abandoned building, bus/train/subway station/airport or anywhere outside)	98
				Homeless Situations	Safe Haven	1
				Institutional Situations	Hospital or other residential non-psychiatric medical facility	2
				Institutional Situations	Jail, prison, or juvenile detention facility	4
				Institutional Situations	Long-term care facility or nursing home	1
				Institutional Situations	Psychiatric hospital or other psychiatric facility	1
				Institutional Situations	Substance abuse treatment facility or detox center	3
				Other	Data not collected	2
				Other	Deceased	1
				Other	No exit interview completed	1
				Other	Other	1
				Temporary Housing Situations	Residential project or halfway house with no homeless criteria	1
				Temporary Housing Situations	Staying or living with family, temporary tenure (e.g., room, apartment, or house)	1
				Temporary Housing Situations	Transitional housing for homeless persons (including homeless youth)	1

Date Range		07/01/24 - 11/26/24			
Served	Agency Name	Program ID	Program Name	Distinct Count of Clients Served	
	People Assisting the Homeless (PATH)	3922	A Bridge Home Los Feliz CD4	172	
Occupancy	Agency Name	Program ID	Name	Occupancy Rate	
	People Assisting the Homeless (PATH)	3922	A Bridge Home Los Feliz CD4	88.4%	
Exits	TOTAL Distinct Clients with Permanent Housing Exit Destination: 14				
	Agency Name	Program ID	Program Name	Destination Category	Destination
	People Assisting the Homeless (PATH)	3922	A Bridge Home Los Feliz CD4	Permanent Housing Situations	Rental by client, with ongoing housing subsidy
					14
	TOTAL Distinct Clients - All Other Exit Destinations				
	People Assisting the Homeless (PATH)	3922	A Bridge Home Los Feliz CD4	Homeless Situations	Emergency shelter, including hotel or motel paid for with emergency shelter voucher, Host Home shelter
					Place not meant for habitation (e.g., a vehicle, an abandoned building, bus/train/subway station, airport or anywhere outside)
					Jail, prison, or juvenile detention facility
				Institutional Situations	Long-term care facility or nursing home
					Psychiatric hospital or other psychiatric facility
					Substance abuse treatment facility or detox center
				Other	Deceased
					Transitional housing for homeless persons (including homeless youth)
				Temporary Housing Situations	
					1
Grand Total Distinct Clients That Exited					78

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

0220-05151-0675

Date: May 29, 2025

To: Jimmy Kim, General Manager
Department of Recreation and ParksAttn: Darryl Ford, Superintendent of Planning and Construction
Department of Recreation and ParksFrom: Edwin Gipson II, Assistant City Administrative Officer
Office of the City Administrative Officer

Edwin Gipson II
Digitally signed by
Edwin Gipson II
Date: 2025.05.29
12:20:29 -07'00'

Subject: **PERFORMANCE METRICS AND OPERATIONS UPDATE FOR A BRIDGE
HOME SHELTER AT 3248 RIVERSIDE DRIVE IN COUNCIL DISTRICT 4 AS
OF APRIL 30, 2025**

The A Bridge Home program (ABH) was created in response to the City Council declared shelter crisis on April 17, 2018 (C.F. 15-1138-S33), in an effort to provide shelter to people experiencing homelessness (PEH). On February 14, 2020, the site owned by the Department of Recreation and Parks (RAP) located at 3248 Riverside Drive in Council District 4 was approved by the Council and Mayor (C.F. 19-0126) for an ABH shelter. The ABH provides 100 beds to PEH and People Assisting the Homeless (PATH) is the facility's current service provider.

At its meeting on June 20, 2024, the RAP Board of Commissioners approved the one-year extension of the Right of Entry Permit No. 1033 (ROE) with the Department of General Services (GSD) to continue services at the A Bridge Home facility located at 3248 Riverside Drive in Council District 4, through July 7, 2025. Additionally, the Board Report (Attachment 1) requested the Office of the City Administrative Officer to report on performance information of the ABH every six months. The following reporting requirements were added to the ROE, in which this report directly addresses:

"PERMITTEE will coordinate with the City Administrative Officer to provide the Board of Recreation and Parks Commissioners with a written and verbal report with performance review information of the Project every six (6) months. The report data shall be drawn from information and metrics already collected, including, but not limited to: the number of client intakes, the number of client exits, the number of client housing placements, shelter occupancy, the number of encampments outside the facility, and any other pertinent information requested by RAP. This report should also include status updates on the facility's cleanliness, security, trash pickup, and the Ambassador Program."

On December 18, 2024, this Office submitted the first report regarding the performance metrics and operations update of this site. This is the second report.

Performance Metrics

As reported by the Los Angeles Homeless Services Authority (LAHSA), Attachment 2 details the program's number of clients entered into the program, occupancy rate, and exits from July 1, 2020, to April 30, 2025. The exit data includes cases where clients enrolled and exited the program multiple times. Grand totals are de-duplicated, meaning each client is counted only once, regardless of multiple entries or exits during the reporting period.

Data regarding the number of encampments outside the facility is not included in this report, given that information is not tracked by LAHSA nor the Ambassador program.

To align with the requested number of client intakes in the ROE, this report presents the number of clients entered, which differs from the number of clients served as reported in the previous report dated December 18, 2024. The number of clients served remains available in Attachment 2. Table 1 summarizes the metrics found in Attachment 2.

Table 1: July 1, 2020, to April 30, 2025 Metrics Summary

Period	Occupancy Rate ¹	No. Clients Entered	No. Clients - Permanent Housing Exit Destination ¹	No. Clients - All Other Exit Destinations ²	Total No. Client Exits ³
July 1, 2020 - June 30, 2021	78%	165	21	82	103
July 1, 2021 - June 30, 2022	82.0%	96	29	71	100
July 1, 2022 - June 30, 2023	78.0%	153	17	113	130
July 1, 2023 - June 30, 2024	91.0%	189	53	128	180
July 1, 2024 - April 30, 2025	93.0%	87	22	103	125
Total		690	142	497	638

¹ The occupancy rate is calculated by dividing the total number of enrolled bed nights during the period by the total available capacity for that same period.

² Total is de-duplicated, meaning a client is only counted once in the total although they may have enrolled or exited the program more than once.

³ Total may vary from the sum of "No. Clients - All Other Exit Destinations" and "No. Clients - Permanent Housing Exit Destination", given that a participant may have exited the program more than once in a given fiscal year.

Table 2 provides a comparison of performance metrics from the previous reporting period (July 1, 2024 - November 26, 2024) to the current period (July 1, 2024 - April 30, 2025). This data outlines changes in occupancy rates and client exit destinations.

Table 2: Performance Comparison

Metric	July 1, 2024 - November 26, 2024	July 1, 2024 - April 30, 2025	Change
Occupancy Rate	88.4%	93.0%	4.6%
No. Clients - Permanent Housing Exit Destination	14	22	8
No. Clients - All Other Exit Destinations	64	103	39
Total Number of Client Exits	78	125	47

Site Operations

PATH reports that it contracts security services through Citiguard to provide 2 security guards 24 hours, 7 days per week to secure the site. PATH Safety Support Associates along with a security guard conduct external perimeter walkthroughs two times per day and pick up any trash that may be left behind. PATH contracts janitorial services to provide cleaning services from 7:00 a.m. to 11:00 p.m. daily, seven days a week. Restrooms, showers, and common areas are cleaned 3 times per day and as needed. The janitorial vendor power washes the external area of the site monthly. HVAC preventative services are conducted monthly to maintain the refrigeration and air conditioning units at the site. In the month of May 2025, the HVAC vendor replaced all air filters in the air conditioning units and performed a deep cleaning of the external HVAC pipes to remove dust particles inside the Sprung structure. On April 16, 2025, the Department of Public Health conducted their quarterly environmental health inspection to maintain the interim housing and food permits, and the site passed inspection. The Department of Sanitation picks up trash 3 times per week.

As a result of the Request for Proposals released by LAHSA for interim housing service providers, the site will be transitioning providers from People Assisting the Homeless (PATH) to Keeping U Konected, effective July 1, 2025.

Should you require any additional information, please contact Michael Zambrano, Administrative Analyst, at michael.zambrano@lacity.org.

Attachments:

1. Attachment 1 - RAP Board Report Dated June 20, 2024 (No. 24-140)
2. Attachment 2 - 3248 Riverside Performance Metrics from July 1, 2020 through April 30, 2025

Communication from Public

Name: Sandra Lambert

Date Submitted: 09/09/2025 04:42 PM

Council File No: 19-0126-S3

Comments for Public Posting: I OPPOSE Weingart as the operator of the Riverside Bridge Home shelter because I OPPOSE the continued existence of the shelter - it was never intended to be a permanent structure and has lived beyond the expiration date that we were promised. It has not lived up to it's goals. It is a financial and social welfare failure (8% through shelter in past year; 14% through shelter past 5 years per City August 2025 report). Drug related death (April 2025) and homicide (July 2025) have recently occurred there. The neighborhood was promised a senior center, which has not happened. I have not seen any documentation on how Weingart is going to make this situation better. Please vote NO on this motion.

Communication from Public

Name: Sandra Lambert

Date Submitted: 09/09/2025 04:55 PM

Council File No: 19-0126-S3

Comments for Public Posting: I am OPPOSED to Weingart as the operator of the Riverside Bridge Home Shelter because I am OPPOSED to the continued existence of the shelter. The shelter is a financial, social welfare (8% through shelter in past year; 14% through shelter past 5 years per City August 2025 report), and neighborhood safety hazard (drug related death in April 2025 and homicide in July 2025). It was originally a test for 1 year and has been extended twice; with no better results. Weingart has been the operator of the shelter and there is no documentation on how he will suddenly make the situation better. We have been promised a center for seniors - a place all Angelinos can enjoy. Is there no responsibility for keeping promises made? Please vote NO.