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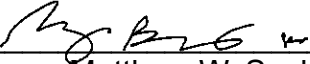
TRANSMITTAL

TO The City Council	DATE 08-05-26	COUNCIL FILE NO. 23-1022
FROM Municipal Facilities Committee	COUNCIL DISTRICT 4	

The Municipal Facilities Committee (MFC) approved the recommendations of the attached General Services Department (GSD) report on July 30, 2026, which is hereby transmitted for Council consideration.

Adoption of the report would authorize GSD to negotiate and execute a ground lease agreement between the City and the Weingart Center Association (Weingart), to operate the A Bridge Home (ABH) site with 100 beds, at 3210 - 3248 Riverside Drive in Council District 4 (CD 4). The property location is under the jurisdiction of the Department of Recreation and Parks (RAP), and the use of this RAP property is approved under the Right of Entry (ROE) Permit Number 1033 which expires on July 7, 2027. The new lease term shall be for one year, with a one-year option to extend, subject to RAP board approval. All other leasing terms shall remain the same.

Fiscal Impact: There is no impact to the General Fund as a result of the recommendations in this report. The Fiscal Year (FY) 2025-26 Fourth Homelessness Funding Report (C.F. 23-1022-S29) and the FY 2026-27 Annual Homelessness Funding Report (C.F. 23-1022-S33), approved by the Mayor and Council on May 8, 2026 and June 8, 2026, respectively, allocated a total of approximately \$3.3 million in Homeless Housing, Assistance Prevention (HHAP) grant funds to support operations at this site. No funding is provided for leasing as the site is owned by the City and this is a no-cost lease agreement with the service provider.



 Matthew W. Szabo
 Chair, Municipal Facilities Committee

CITY OF LOS ANGELES

CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



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 30, 2026

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

Attention: Sharon Gin, Legislative Assistant

**REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE
A LEASE AGREEMENT WITH WEINGART CENTER ASSOCIATION AT
3210 - 3248 RIVERSIDE DRIVE, LOS ANGELES CA 90027
TO OPERATE AN INTERIM HOUSING SITE**

The Department of General Services (GSD) requests authority to negotiate and execute a new lease agreement with The Weingart Center Association (Weingart), a 501(c)(3) nonprofit organization ("Lessee"), for the property located at 3210 - 3248 Riverside Drive, Los Angeles, CA 90027, in Council District 4 (CD 4). The subject property location is under the jurisdiction of the Department of Recreation and Parks (RAP).

BACKGROUND

On July 3, 2018, City Council adopted a Motion (C.F. 18-0651) instructing City staff to evaluate and determine if this site was suitable for use as a temporary bridge housing facility. The Council action was part of the City's homelessness response strategy to expand interim housing capacity Citywide. The site was identified due to its accessibility, available space, and ability to quickly accommodate temporary housing structures and supportive services and addressed the urgent need for transitional accommodations for unhoused individuals in the Los Feliz area.

On September 10, 2025, City Council approved the Motion (Raman – Soto-Martinez; C.F. 19-0126-S3) which authorized GSD to enter into a new lease agreement with Weingart to operate the A Bridge Home (ABH) site, referred hereafter as the "Project". The site has been used for temporary interim homeless housing, operating under a different provider, since 2020. The use of this RAP property is approved under the Right of Entry Permit Number 1033 initially issued July 15, 2020 between GSD and RAP and is renewed annually as needed for use of the site.



The Project site is approximately 28,500 square foot (sf) and includes a 10,800 square-foot tent structure designed to accommodate 100 beds, along with a 1,080 square-foot hygiene trailer and a 1,080 square-foot administration/intake trailer. Additional features include a repose garden, a storage-bin area, and dedicated waste and recycling facilities. The site also contains an elevated deck, an outdoor pet area, as well as a general open space to support program operations and resident needs.

SHELTER SERVICES

The service provider, Weingart, will staff the facility with experienced personnel and provide 24/7 on-site security. Weingart delivers interim housing, supportive services, and case management with the goal of transitioning participants into permanent housing.

The facility will operate in accordance with the LAHSA Services Agreement, between the operator and LAHSA that has been recently fully executed. However, the program operations are being maintained under interim arrangements to ensure continuity of services while upholding all applicable City oversight and compliance requirements.

TERMS AND CONDITIONS

The no-cost one year lease will commence on July 8, 2026 and a one-year option subject to RAP board's approval. The agreement will be co-terminous with the existing Right of Entry Permit Number 1033 between GSD and RAP, which expires on July 7, 2027. The City will also have a right to one, one-year option to extend, subject to RAP board approval.

A complete set of terms and conditions are outlined on the attached term sheet.

BUILDING MAINTENANCE, UTILITIES AND LANDSCAPING

The City shall maintain major plumbing and mechanical systems serving the entire site. The Operator, at Operator's expense, shall hire a licensed, bonded service contractor to address issues involving electrical as stated below including the switchgear with additional notice to the City. In cases of emergency or structural failure, GSD through Building Maintenance Division (BMD) shall remain available to provide emergency assistance.

The Operator shall be responsible for daily routine maintenance, including janitorial services, annual preventative maintenance, including but not limited to: interior electrical systems and light fixtures, fire life safety systems, smoke detectors including coordinating annual Reg-4 testing with the City, fire extinguishers, and maintenance/repairs to sprinkler heads and associated fire life safety components, and the security entrance gate.

The City's responsibility with respect to the maintenance and repair of the plumbing systems will be from the meter to the backflow device, and the outside connection to the main sewer line. The Operator shall also be responsible for plumbing including localized plumbing and drain backups (not affecting main lines), annual backflow testing, pest control, damage caused by negligent or intentional acts or omissions of the Operator or its parties, including repair or replacement of fixtures, outlets, plumbing, appliances and HVAC systems.

Furthermore, the Operator shall maintain the following:

- Decking—including ADA ramps—if applicable, Weingart shall be responsible for all necessary repairs to these areas.
- Electrical Systems- All electrical components including the switchgear, distribution panels, outlets, lighting, and fixtures. All work must be done using a licensed bonded electrical service contractor at the Operator's expense.
- HVAC Systems- Including ductless HVAC units, if any are installed at the site.
- All plumbing fixtures such as faucets, sinks, shower valves, trap primers, hose bibs, flush valves and water heaters. Additionally, the Operator shall also be responsible for shower pans, and floor/area drains.
- All locks, keys, and any associated repairs or requests, including those related to new staff onboarding or transitions between service providers.
- All utilities, decking and landscaping at the site.

FUNDING

On June 8, 2026, the Mayor concurred with the City Council's approval of the FY 2026-27 Annual Homelessness Funding report (C.F. 23-1022-S33), which allocated \$1,610,900 of Homeless Housing, Assistance Prevention Round 6 (HHAP-6) grant funds to support the operations of 100 beds located at this A Bridge Home site through June 30, 2027. Additionally, on April 29, 2026, the Mayor concurred with the City Council's approval of the FY 2025-26 Fourth Homelessness Funding report (C.F. 23-1022-S33), which allocated \$1,637,600 of Homeless Housing, Assistance Prevention Round 2 (HHAP-2) grant funds to support the operations of 100 beds located at this A Bridge Home site through June 30, 2027. A total of \$3,248,500 is allocated to support FY 2026-27 operations. 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.

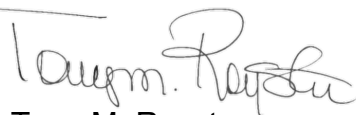
FISCAL IMPACT

There is no impact to the General Fund as a result of the recommendations in this report.

RECOMMENDATION

That the Los Angeles City Council, subject to the approval of the Mayor:

1. FIND, pursuant to the Los Angeles City Charter Section 371(e)(10) and Administrative Code Section 10.15(a)(10), that the use of competitive bidding would be undesirable and impractical for this contract. The Weingart Association has continuously operated as a trusted partner of the City at this location, providing essential housing and supportive services. Weingart's continued operation ensures stability for vulnerable populations and avoids service disruption, which could result from transitioning to a new provider. Their deep-rooted community engagement, proven track record, and established infrastructure make them uniquely qualified to continue providing these critical services at this site.
2. AUTHORIZE the Department of General Services to negotiate and execute a ground lease agreement based on the revised terms and conditions with the Weingart Center Association for the use of the interim housing site located at 3210-3248 Riverside Drive Los Angeles, CA 90027 under the terms and conditions as substantially outlined in this report.



Tony M. Royster
General Manager

Attachment: Term Sheet

LEASING TERM SHEET

MFC DATE

July 30, 2026

LANDLORD

City of Los Angeles - GSD

ADDRESS

111 E. 1st Street, 2nd Floor, Los Angeles, CA 90012

TENANT

Weingart Center Association

ADDRESS

501 E. 6th Street Los Angeles, CA 90021

LOCATION

3210 and 3248 Riverside Drive Los Angeles, CA

AGREEMENT TYPE

Lease Amendment

SQUARE FEET

28,500 SF

TERM

One Year

RENT START DATE

None

LEASE START DATE

Amendment to lease starts 07/08/26 - 07/07/27

OPTION TERM

One Year, subject to RAP's board approval

HOLDOVER

None

SUBLET/
ASSIGNMENT

Right to assign - subject to Landlord approval

TERMINATION

30 days with notice - no change from current agreement

RENTAL RATE

None - no change from current agreement

ESCALATION

None - no change from current agreement

RENTAL ABATEMENT

None - no change from current agreement

ADDITIONAL RENT

None - no change from current agreement

PROPERTY TAX	None - no change from current agreement
OPEX	None - no change from current agreement
CAM	None - no change from current agreement
OTHER	None
SECURITY DEPOSIT	None
MAINTENANCE/ REPAIR	The City shall maintain major building systems that service the entire project, limited to major plumbing and mechanical systems. The Operator, at Operator's expense, shall contact a licensed, bonded electrical service contractor to address issues electrical service including the switchgear with additional notice to the City. In cases of emergency or structural failure, GSD through Building Maintenance Division (BMD) shall remain available to provide emergency assistance. The Operator shall be responsible for daily routine maintenance, including janitorial services, annual preventative maintenance, including but not limited to: Electrical systems and light fixtures, fire life safety systems, smoke detectors including coordinating annual Reg-4 testing with the City, fire extinguishers, and maintenance/repairs to sprinkler heads and associated components. The City's responsibility with respect to the maintenance and repair of the plumbing systems will be from the meter to the backflow device, and the outside connection to the main sewer line. The Operator shall also be responsible for plumbing including localized plumbing and drain backups (not affecting main lines), annual backflow testing, pest control, damage caused by negligent or intentional acts or omissions of the Operator or its parties, including repair or replacement of fixtures, outlets, plumbing, appliances and HVAC systems. Furthermore, the Operator shall maintain the following: • Electrical Systems- All electrical components including the switchgear, including distribution panels, outlets, lighting, and fixtures. • HVAC Systems- Including ductless HVAC units, if any are installed at the site. • All plumbing fixtures such as faucets, sinks, shower valves, trap primers, hose bibs, flush valves and water heaters. Additionally, the Operator shall also be responsible for shower pans, and floor/area drains. • All locks, keys, fence/gate and any associated repairs or requests, including those related to new staff onboarding or transitions between service providers. • Operator is also responsible for all utilities, decking and landscaping at the site. • Decking —including ADA ramps— if applicable, PATH shall be responsible for all necessary repairs to these areas.

TENANT IMPROVEMENTS	None
PARKING	As Available on site
UTILITIES	Tenant responsible for all utilities
CUSTODIAL	Tenant
SECURITY	Tenant
PROP 13 PROTECTION	N/A
INSURANCE (Tenant)	Per Risk Management: Tenant shall indemnify and hold harmless the City consistent with Risk Management guidelines Per Risk Mgmt.: - \$5,000,000 per occurrence, confirmed with Risk Management, subject to change - Coverage must include premises, contractual, personal injury, products, fire-legal liability, etc - The City and its boards/commissions must be named as additional insureds - Proof of insurance must be provided before possession and upon City's request - To be further defined in sublease agreement
OTHER:	
PRINT:	
SIGNATURE:	