

GOVERNMENT OPERATIONS COMMITTEE REPORT relative to new non-profit lease with West Valley Homes Yes (WVHY) for the use of the City-owned Suite D at 13277 Van Nuys Boulevard.

Recommendation for Council action:

AUTHORIZE the Economic and Workforce Development Department (EWDD) to negotiate and execute a non-profit lease agreement with WVHY doing business as West Valley Homes Yes, for homelessness related services at 13277-D Van Nuys Boulevard with the term of said lease agreement to be one year, with two six-month options to extend.

Fiscal Impact Statement: The Municipal Facilities Committee (MFC) reports that there is no General Fund impact as this is a no-cost lease agreement. WVHY Inc. is responsible for tenant improvements, maintenance, utilities, security, and custodial costs.

Community Impact Statement: None submitted.

Summary:

On May 19, 2026, your Committee considered an April 16, 2026 MFC report relative to a new non-profit lease with WVHY Inc. (WVHY), DBA West Valley Homes Yes for the use of the City-owned Suite D at 13277 Van Nuys Boulevard. According to the MFC, pursuant to Motion (Council File No. 25-1496), adopted on February 12, 2026, the Council directed EWDD to negotiate and execute a short term non-profit lease agreement with WVHY for their use of vacant City-owned commercial space for their outreach and social services. The location is 13277-D Van Nuys Blvd, totaling approximately 500 square feet.

WVHY is a community-based nonprofit which advocates for compassionate, just, and collaborative solutions to homelessness, including helping unhoused neighbors transition into stable housing. They provide services to unhoused people in encampments, interim housing, and people transitioning to permanent housing in the San Fernando Valley. WVHY created the successful and innovative program for people living in RVs, Trailers, and Campers, connecting them to interim and permanent housing. WVHY's work moves beyond basic service delivery to include relationship-building, advocacy, and strategic outreach toward long-term solutions. WVHY requires temporary office space as they identify a permanent home. This City-owned property will be used as a temporary location until WVHY can secure a long-term lease in their service area.

Lessee shall be financially responsible for expenses, including tenant improvements, maintenance, utilities, security, and custodial, as enumerated in the lease agreement. The City shall be responsible for the exterior maintenance of the building which includes but is not limited to common areas as well as other related building maintenance. Any

repairs, alterations or other improvements required from the specific use of its portion of its commercial space shall be performed by the Tenant at their sole cost and expense, and upon City's review and approval. After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the recommendation contained in the MFC report. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

Government Operations Committee

COUNCILMEMBER VOTE

PADILLA: YES

LEE: YES

JURADO: YES

ARL

5/19/26

-NOT OFFICIAL UNTIL COUNCIL ACTS-