


0150-12913-0001

TRANSMITTAL

TO The City Council	DATE 04-17-26	COUNCIL FILE NO. 25-1496
FROM Municipal Facilities Committee	COUNCIL DISTRICT 7	

At its meeting held on April 16, 2026, the Municipal Facilities Committee approved the attached Economic and Workforce Development Department (EWDD) report, which is hereby transmitted for Council consideration. Adoption of the report recommendation would authorize the EWDD to negotiate and execute a non-profit lease agreement with WVHY Inc., doing business as West Valley Homes Yes, for homelessness related services at 13277-D Van Nuys Boulevard. The term of the lease agreement is one year, with two six-month options to extend.

Fiscal Impact: 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.



for Matthew W. Szabo
City Administrative Officer
Chair, Municipal Facilities Committee

MWS:AW:05260130

CITY OF LOS ANGELES

CALIFORNIA

FREDERICK L. JACKSON
INTERIM GENERAL MANAGER



KAREN BASS
MAYOR

ECONOMIC AND
WORKFORCE
DEVELOPMENT
DEPARTMENT

444 FLOWER STREET
LOS ANGELES, CA 90071

April 16, 2026

Council File: 25-1496
Council District: 7
Contact Person: Fred Jackson
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Matthew W. Szabo, Chair
Municipal Facilities Committee
200 N. Main Street, Suite 1500
Los Angeles, CA 90012

TRANSMITTAL: REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE A NON-PROFIT LEASE AGREEMENT WITH WWHY INC (DBA WEST VALLEY HOMES YES) AT 13277-D VAN NUYS BLVD. LOS ANGELES, CA 91331

The Economic and Workforce Development Department (EWDD) requests authority to negotiate and execute a lease agreement WWHY Inc., DBA West Valley Homes Yes (WWHY), a 501(C)3 nonprofit organization for use as a temporary location for offices for their work to help unhoused people transition into stable housing and to access support, at a City-owned property at 13277-D Van Nuys Boulevard in Los Angeles (CD 7).

BACKGROUND

Pursuant to the City Council motion, C.F. 25-1496, adopted on February 12, 2026, the City Council directed EWDD to negotiate and execute a short term non-profit lease agreement with WWHY 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.

WWHY 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. WWHY created the successful and innovative program for people living in RVs, Trailers, and Campers, connecting them to interim and permanent housing. WWHY's work moves beyond basic service delivery to include relationship-building, advocacy, and strategic outreach toward long-term solutions.

WWHY requires temporary office space as they identify a permanent home. This City-owned property will be used as a temporary location until WWHY can secure a long-term lease in their service area.

MAINTENANCE, UTILITIES AND LANDSCAPING

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 their portion of their commercial space shall be performed by the Tenant at their sole cost and expense, and upon City's review and approval.

COMMUNITY BENEFIT

A Community Benefit Analysis (CBA) is not required because the nonprofit provides services to the unhoused.

FISCAL IMPACT

There is no anticipated impact to the General Fund. No revenue will be generated from this lease agreement to the General Fund during the term period as the agreement contains zero rent.

Frederick L. Jackson

Frederick L. Jackson (Apr 6, 2026 16:02:05 PDT)

FREDERICK L. JACKSON
Interim General Manager

FLJ:BLM

LEASING TERM SHEET

MFC DATE

LANDLORD

ADDRESS

TENANT

ADDRESS

LOCATION

AGREEMENT TYPE

USE

SQUARE FEET

TERM

RENT START DATE

LEASE START DATE

OPTION TERM

HOLDOVER

SUBLET/
ASSIGNMENT

TERMINATION

RENTAL RATE

ESCALATION

RENTAL ABATEMENT

ADDITIONAL RENT

PROPERTY TAX

OPEX

CAM

OTHER

SECURITY DEPOSIT

MAINTENANCE/
REPAIR

MAINTENANCE/
REPAIR DETAILS

TENANT
IMPROVEMENTS

PARKING

UTILITIES

CUSTODIAL

SECURITY

PROP 13
PROTECTION

INSURANCE

OTHER: