

ARTS, PARKS, LIBRARIES, AND COMMUNITY ENRICHMENT COMMITTEE REPORT relative to maintenance responsibilities, leasing portfolio and practices, and management strategies to improve long-term sustainability for City-owned properties at El Pueblo de Los Angeles Historical Monument (El Pueblo).

Recommendations for Council action:

1. INSTRUCT the El Pueblo de Los Angeles Historical Monument Authority Department (El Pueblo Department) to incorporate the capital improvement and infrastructure rehabilitation needs identified for historic buildings and vacant commercial units into its Fiscal Year (FY) 2027-28 budget submission as a Municipal Improvement Corporation of Los Angeles (MICLA) financing program request, or identify an eligible funding source.
2. INSTRUCT the El Pueblo Department to report bi-annually on the status of rental arrears, efforts made to close the gap in arrears, and anticipated next steps.
3. INSTRUCT the Department on Disability, in coordination with the General Services Department (GSD), to report on the three units identified as non-Americans with Disabilities Act (non-ADA) compliant, including a breakdown of the improvements needed, estimated costs, and potential funding sources.
4. INSTRUCT the El Pueblo Department to develop a marketing and leasing plan to increase occupancy of vacant and underutilized commercial units. The marketing plan should include a defined pathway from short-term to long-term tenancy, financial vetting and rent payment safeguards for prospective tenants, clear rent collection terms built into new leases from the outset, and a clear timeline for activating vacant historic buildings.
5. INSTRUCT the El Pueblo Department to report on the feasibility of issuing a Request for Proposals/Qualifications seeking private partners to operate El Pueblo via a public-private partnership with the City of Los Angeles (City). The report should include a roadmap for implementing such a structural change and safeguards to ensure vendors are not displaced should a public-private partnership be established.
6. INSTRUCT the El Pueblo Department, in collaboration with the City Attorney's Office, City Administrative Officer (CAO), and the Office of Finance, to report on the feasibility of freezing Consumer Price Index (CPI) increases through FY 2028-2029, forgiving eligible late fees and interest to vendors with rental arrears, and/or providing 50 percent conditional forgiveness of eligible existing rent arrears.

Fiscal Impact Statement: None submitted by the GSD or El Pueblo Department. Neither the CAO nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

SUMMARY

At its meeting held on August 25, 2026, your Arts, Parks, Libraries, and Community Enrichment Committee considered the GSD report, dated May 29, 2026, relative to maintenance responsibilities, work order repairs, and capital improvements for City-owned properties at El Pueblo; and, the El Pueblo Department report, dated June 15, 2026, relative to an overview of the leasing portfolio and practices, rent arrears, vacancies, and management strategies to improve long-term sustainability of the historic district. The Committee and General Manager of El Pueblo Department discussed the management strategies for the revitalization of El Pueblo, the status of occupancy and lease agreements with rent arrears, economic and political impacts on businesses at El Pueblo, maintenance responsibilities of the City and the tenants, capital and infrastructure repair projects, and revenue-generating events and partnership opportunities.

Councilmember Jurado introduced a Motion, which was seconded by Councilmember Hernandez, with various instructions to the El Pueblo Department and the Department on Disability. After discussion and having provided an opportunity for public comment, the Committee moved to approve the recommendations introduced by Councilmember Jurado, as detailed above. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

ARTS, PARKS, LIBRARIES, AND COMMUNITY ENRICHMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
JURADO:	YES
HERNANDEZ:	YES
NAZARIAN:	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-