

CITY OF LOS ANGELES  
CALIFORNIA

Agenda Item No. 7

TONY M. ROYSTER  
GENERAL MANAGER  
AND  
CITY PURCHASING AGENT



ERIC GARCETTI  
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

April 16, 2020

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

Attention: Armando Bencomo, Legislative Assistant

**REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE  
A NEW LEASE WITH THE WEINGART CENTER ASSOCIATION  
AT 310 NORTH MAIN STREET, SPACE 300**

The Department of General Services (GSD) requests authority to negotiate and execute a new lease with the Weingart Center Association (Weingart) to operate a temporary bridge housing facility at 310 North Main Street, Space 300, Los Angeles, CA 90012.

**BACKGROUND**

On August 1, 2018, the City Council adopted recommendations from the Homeless and Poverty Committee instructing City staff to evaluate and report on the feasibility of using City owned property at 310 North Main Street (Civic Center) in Council District 14 for interim housing purposes (C.F. 15-1138-S31). The evaluation was completed and the City Council approved funding in a motion on January 29, 2020 (C.F. 19-1570).

The site was previously used as general office space and will be converted into temporary homeless housing. The project is an approximately 14,585 square-foot structure on a 2.38 acre parcel and is suitable for 100 beds (66 cubicles for men and 34 cubicles for women). Improvements include new walls/room partitions, offices, bathrooms, a bin-storage area, and a warming kitchen. The outdoor space includes a pet relief area and common area. The Bureau of Engineering (BOE) will manage the construction of the project with an anticipated opening date of May 2020.

**TERMS AND CONDITIONS**

The no cost lease with Weingart will be for three years and includes two one-year extension options. The lease term commences on the approval and issuance date of a Certificate of Occupancy. A complete set of terms and conditions are outlined on the attached term sheet.



**SHELTER SERVICES**

Weingart was selected by the City Administrative Office (CAO) as the non-profit provider lessee to operate this site. Under their management the site will also include personal hygiene and laundry facilities, supportive and community engagement services, and 24-hour security.

Weingart has been in operation for over 90 years. Los Angeles Homeless Services Authority (LAHSA) also holds a contract with Weingart to operate a temporary homeless shelter at 1403 N. Gardner Street. Weingart offers transitional residential programs that provide housing along with comprehensive wrap-around services including case management and other treatment services for each individual's needs. They also provide homeless individuals with the basic skills necessary to stabilize their lives, secure income, and find permanent housing.

**BUILDING MAINTENANCE**

Weingart will be solely responsible for custodial, utility services except water, and interior repair and maintenance of building systems within the premises up to the connection point of the LA Mall complex. The City will be responsible for building systems from the exterior connection to the space. The CAO advises a maintenance fund is established for the City to pay the water utility bill and the building systems responsibility.

**ENVIRONMENTAL**

On December 11, 2019, BOE set forth a Notice of Exemption after determining the use at this site is categorically exempt from the California Environmental Quality Act (CEQA) according to Public Resources Code Sections 21080.27 and 21060.3 for City of Los Angeles bridge home shelters, and 21080(b)(4) as a specific action necessary to prevent or mitigate an emergency as also reflected in State CEQA Guideline Section 15269(c).

**COMMUNITY BENEFIT ANALYSIS**

Inasmuch as A Bridge Home is a City program formed to facilitate temporary housing and social services for homeless individuals, the proposed lease, being necessary for implementation of the subject A Bridge Home project, does not require further analysis of community benefits in support of the Lease.

**FUNDING**

On January 29, 2020, the City Council approved a motion (C.F. 19-1570) to allocate \$5,232,464 to complete the project design and construction for the site. The motion instructs the Controller to process a Reserve Fund Loan in the amount of \$5,232,464 to support the project, which will be reimbursed through State of California Homeless Housing, Assistance, and Prevention (HHAP) grant receipts. Funding for furniture, fixtures, equipment and operating costs will be allocated by the CAO in a future report using HHAP grant funds.

**FISCAL IMPACT**

There is no anticipated General Fund financial impact provided the grant funding repays for the authorized reserve fund loan for the project. Total cost is estimated at \$5,232,464 with the understanding the full cost will be offset by the HHAP grant funds.

**RECOMMENDATION**

That the Los Angeles City Council, subject to the approval of the Mayor, authorize the Department of General Services to negotiate and execute a new lease agreement with the Weingart Center Association to operate a temporary homeless housing facility at 310 North Main Street, Space 300, under the terms and conditions substantially outlined in this report.

A handwritten signature in black ink, appearing to read "Tony M. Royster". The signature is written in a cursive style with a horizontal line above it.

Tony M. Royster  
General Manager

Attachment: Term Sheet

# LEASING TERM SHEET

Agenda Item No. 7

MFC DATE 04/16/2020

LANDLORD City of Los Angeles

ADDRESS 111 E. 1st Street, Room 201, Los Angeles, CA 90012

TENANT Weingart Center Association

ADDRESS 566 S. San Pedro Street, Space 300, Los Angeles, CA 90012

LOCATION 310 N. Main Street, Space 300, Los Angeles, CA 90012

AGREEMENT TYPE A Bridge Home Non-profit Lease

USE Bridge Housing- up to 100 beds, case mgmt, office, storage, pet area

SQUARE FEET 14585

TERM Three (3) years from Certificate of Occupancy

RENT START DATE N/A

LEASE START DATE Date Attested

OPTION TERM Two (2) one (1) year options

HOLDOVER Month-to-month

SUBLET/  
ASSIGNMENT No Right to Sublease/Assign

TERMINATION City may terminate with 30 days notice

RENTAL RATE \$0.00

ESCALATION N/A

RENTAL ABATEMENT N/A

ADDITIONAL RENT \$200 monthly trash compactor fee

PROPERTY TAX N/A

OPEX N/A

CAM N/A

OTHER	N/A
SECURITY DEPOSIT	None
MAINTENANCE/ REPAIR	Tenant
MAINTENANCE/ REPAIR DETAILS	Upon possession, tenant shall be responsible for daily and preventative maintenance of major Building Systems - HVAC, FLS, Electrical, and Plumbing within the Premises up to the connection point.
TENANT IMPROVEMENTS	City of LA shall perform TI work per the approved plan under BOE's direction
PARKING	Subject to availability, \$132/month/space in LA Mall, \$75/month/space in Lot 7
UTILITIES	Tenant responsible for all utilities except water
CUSTODIAL	Tenant responsible
SECURITY	Tenant responsible
PROP 13 PROTECTION	City is Exempt
INSURANCE (City)	Tenant shall indemnify and hold harmless the City
INSURANCE (Landlord)	Tenant shall indemnify and hold harmless the City
OTHER:	<p>Loading dock and freight elevator access Mon-Fri. Other hours to be determined.</p> <p>Landlord's Repair and Maintenance Responsibilities:  Landlord responsible for Building systems from exterior connection to Premises and major maintenance items including but not limited to HVAC, FLS, electrical, plumbing. Limited manufacturer's warranty to equipment.</p>