

CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS
MAYOR

Agenda Item No. 6

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT

DEPARTMENT OF
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April 16, 2026

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

Attention: Adam Lid, Legislative Assistant

***REVISED*REQUEST TO NEGOTIATE AND EXECUTE A LEASE WITH HOPE THE MISSION AT 1533-35 SCHRADER BOULEVARD TO OPERATE AN INTERIM HOUSING SITE**

The Department of General Services (GSD) requests authority to negotiate and execute a lease agreement with Hope the Mission (HTM), a 501(c)3, to operate an interim housing site located at a City-owned property at 1533-35 Schrader Boulevard Los Angeles, CA 90028 in Council District 13 for interim housing.

BACKGROUND

On July 2, 2025, the Mayor and City Council approved the City Administrative Officer's (CAO) Fiscal Year 2025-2026 Annual Homelessness Funding Report (CF: 23-1022-S16). The report authorized GSD to enter into a lease agreement with Hope the Mission to operate the A Bridge Home (ABH) site, referred hereafter as the "Project". The property is under the jurisdiction of the LA Department of Transportation (LADOT). There is a pending MOU that GSD and CAO are working on with LADOT to finalize, which will be fully executed prior to the execution of the agreement with HTM.

This site opened in 2019 (CF:18-0352) and was previously operated under different service providers, including PATH initially and then recently Weingart. The previous sublease agreement with Weingart terminated as of June 30, 2025. HTM was awarded the service provider contract through a Request for Proposals conducted by the Los Angeles Homeless Services Authority (LAHSA). HTM assumed operations on July 1, 2025. This agreement is to confirm the transition from Weingart to HTM as the new operator of the site.



Through this agreement, the City will lease the site to HTM to continue operation of this interim housing project which includes a 21,470 square foot (sf) site. The Project accommodates up to 70 beds with a membrane structure (including Americans with Disabilities Act compliant single beds), administration offices, hygiene units with restrooms, administration trailers, showers and lavatories, drinking fountains, designated seating area for food services, pet relief area, staff parking, lockers, perimeter fencing, utilities and a guard station.

TERMS AND CONDITIONS

The no cost lease term will be effective July 1, 2025 and expires December 31, 2026. The City shall have the unilateral right to terminate the lease with 30-day written notice. Furthermore, the City shall have a right to a one-year option to extend contingent on LADOT's board approval.

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

SHELTER SERVICES

Founded in 2009, Hope the Mission is a faith-based compassion ministry that focuses on spiritual, emotional, physical, relational, occupational, and financial needs of their clients. Their two-pronged approach starts with crisis intervention then bridges clients, when they are ready, into long-term services that address chronic obstacles.

HTM aims to help clients find a job or form of public assistance, medical and mental health services, substance abuse counseling and recovery, and housing placement.

BUILDING MAINTENANCE, UTILITIES AND LANDSCAPING

The City shall maintain major building systems that service the entire project, limited to major plumbing, electrical, and mechanical systems. 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.

The City's responsibility for the electrical system is limited to the infrastructure up to and including the main switchgear. 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 beyond 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, and any associated repairs or requests, including those related to new staff onboarding or transitions between service providers.
- The operator is also responsible for all utilities and landscaping at the site.

ENVIRONMENTAL

Through the City Administrative Officer report, dated June 12, 2025 (C.F. 23-1022-S16), approved by the Council and Mayor on July 2, 2025, it was determined that the funding allocation, lease, change in service provider, and continued use for a period of approximately one year for the Bridge Housing/low barrier navigation center at 1533 Schrader Boulevard is statutorily exempt from California Environmental Quality Act (CEQA) under Public Resources Code Section 21080.27.5, applicable low barrier navigation centers and Government Code Section 8698.4(a)(4) governing homeless shelter projects under a shelter crisis declaration.

FUNDING

No funding for leasing is provided under this lease agreement, since it is a no-cost agreement with Hope the Mission to operate the interim housing site. There is no lease cost for the property use as it is City owned property.

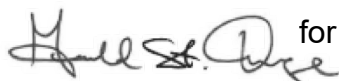
GSD works with the CAO on a case-by-case basis to fund ongoing costs and repairs.

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, authorize GSD to negotiate and execute a lease agreement with Hope the Mission to operate an interim housing site located at 1533-35 Schrader Boulevard Los Angeles, CA 90028 under the terms and conditions substantially outlined in this report.



for
Tony M. Royster
General Manager

Attachment: Term Sheet

LEASING TERM SHEET

MFC DATE April 16, 2026

LANDLORD City of Los Angeles - GSD

ADDRESS 111 1st Street, Los Angeles, CA 90012

TENANT Hope the Mission

ADDRESS 16641 Roscoe Pl. North Hills, CA 91343

LOCATION ADDRESS 1533-1535 Schrader Blvd.

USE Interim Housing

SQUARE FEET 21,470 SF

EARLY POSSESSION N/A - Tenant on site as of 07/01/25

TERM 18 months

LEASE COMMENCEMENT DATE Upon City Clerk's Attestation

LEASE EXPIRATION DATE December 31, 2026

RENT START DATE N/A

RENT N/A

AGREEMENT TYPE Lease

RENT INCREASES N/A

HOLDOVER MTM

SUBLET/ ASSIGNMENT Subject to City's consent and approval

RENEWAL OPTION

NOTICE PERIOD 3 months

TERM	Lesser of 1-year or the period approved by LADOT's board
DATES	N/A
OPTION RENT / ESCALATION	N/A
OPTION RENT - RENT SCHEDULE	N/A
RENT ABATEMENT	None
OPEX	Tenant responsible for all utilities, custodial, landscaping, security, routine maintenance, and minor repairs
LATE FEE	N/A
PROPERTY TAX	None
PROPERTY INS.	Tenant required to maintain general liability insurance subject to Risk Management requirements.
ADDITIONAL RENT	N/A
PARKING - NUMBER OF PASSES	Parking as available on site.
MONTHLY PARKING COST	None
SECURITY DEPOSIT	None
MAINTENANCE/ REPAIR: LANDLORD	See below.
MAINTENANCE/ REPAIR: TENANT	<p>The City shall maintain major building systems that service the entire project, limited to major plumbing, electrical, and mechanical systems. In cases of emergency or structural failure, GSD through Building Maintenance Division (BMD) shall remain available to provide emergency assistance.</p> <p>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 components.</p> <p>The City's responsibility for the electrical system is limited to the infrastructure up to and including the main switchgear. 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</p>

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- Operator is also responsible for all utilities and landscaping at the site.

TENANT
IMPROVEMENTS:
ALLOWANCE/SCOPE

None – Premises accepted “as is”.

UTILITIES

Tenant responsible for all utilities

CUSTODIAL /
LANDSCAPING

Tenant responsible for custodial services and landscaping

SECURITY

Tenant provides 24/7 on-site security

PROP 13

N/A

INSURANCE
(CITY)

Per Risk Management, City is self insured

INSURANCE
(OTHER PARTY)

Per Risk Mgmt.:

- \$5,000,000 per occurrence
- 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:

The City shall have the unilateral right to terminate the lease with 30 day written notice.

PRINT:

SIGNATURE: