

GOVERNMENT OPERATIONS COMMITTEE REPORT relative to proposed non-profit ground lease agreement with the Venice Community Housing Corporation (VCHC) to operate a transitional housing site at 650 Westminster Avenue, Venice, CA 90291.

Recommendation for Council action:

AUTHORIZE the Department of General Services to negotiate and execute a ground lease renewal with the VCHC for the use of the City-owned location at 650 Westminster Avenue, Venice, CA 90291 under the terms and conditions as substantially detailed in the February 4, 2025 Municipal Facilities Committee (MFC) report, attached to the Council File.

Fiscal Impact Statement: The MFC reports that there is no General Fund impact as this is a no-cost lease agreement. The VCHC is responsible for tenant improvements, maintenance, repairs, utilities, security, and custodial costs.

Community Impact Statement: None submitted.

**TIME LIMIT FILE – APRIL 7, 2025**

**(LAST DAY FOR COUNCIL ACTION – APRIL 4, 2025)**

Summary:

On February 18, 2025, your Committee considered a February 4, 2025 MFC report relative to proposed non-profit ground lease agreement with the VCHC to operate a transitional housing site at 650 Westminster Avenue, Venice, CA 90291. According to the MFC, in 1991, the VCHC entered into a Revocable Permit (R/W 21514-189) to store temporary structures for the City-owned property at 650 Westminster Avenue while negotiating a new ground lease for permanent low-income housing. Subsequently, in 1992, a no-cost 30-year Ground Lease (Contract No. C-84453) was executed by VCHC and the City. Venice Community Housing converted two relocated single-family dwellings (on the City-owned property) to include a second floor and constructed a new one-unit apartment building, along with a laundry room, recreation room, and a six-car garage. This development resulted in a new two-story, three-unit apartment building (Property) at the City-owned location.

Since that time, the VCHC has operated transitional housing at 650 Westminster Avenue, aligning with its mission to provide affordable housing and support services for low-income families. VCHC addresses homelessness and housing instability by developing permanent affordable housing, offering health and housing solutions, supporting youth education, and fostering partnerships rooted in equity and inclusion. The original Ground Lease has been in holdover status since January 2022. Recognizing the essential services provided at the site, the City, through Council File No. 23-0831, has moved to

renew the existing ground lease. The proposed renewal of the ground lease with the VCHC will be essential to ensure the continued delivery of critical services to the community.

For decades, the VCHC, in partnership with St. Joseph Center, has operated the Westminster Transitional Living Center (TLC), by providing safe and stable housing for up to eight families transitioning out of homelessness. This program not only offers temporary shelter but also comprehensive support services, including case management, housing navigation, and life skills training, empowering families to achieve long-term stability and independence. Through its contracted partnership with the Los Angeles Homeless Services Authority (LAHSA), St. Joseph Center and VCHC has consistently demonstrated its ability to manage the facility effectively while addressing the root causes of homelessness. By renewing the ground lease, the City ensures that these vital services remain accessible to vulnerable families, contributing to a stronger, more equitable community. Failure to renew the lease risks disrupting these essential programs, leaving families without the resources they need to regain stability and independence. 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

2/18/25

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**