

**MOTION BY SUPERVISOR JANICE HAHN**

AGN. NO.  
August 5, 2025

**Approval of Lease and Sublease to Transform Weingart Greenleaf Into Permanent Supportive Housing through Project Homekey**

The Weingart Greenleaf is a proposed 101-unit Permanent Supportive Housing Development located at 10317 Whittier Blvd., in Whittier (Property) being developed by the Weingart Center Association (WCA). WCA purchased the Property utilizing Project Homekey funding from the State of California (State), Department of Housing and Community Development. Los Angeles County (County) is WCA's co-applicant for purposes of the Project Homekey grant funding and contributed \$10,200,000 in matching funds using American Rescue Plan Act (ARPA) funds toward the total project cost of \$41,255,012. The development will include 100 permanent supportive housing studio apartments and a 1-bedroom on-site management unit. Each studio apartment contains an individual kitchen and bathroom and will come furnished. The development will also include on-site resident services spaces and numerous residential amenities. WCA is the lead on-site services provider and will provide a comprehensive program of supportive services to all residents. On-site services include: case management with individualized services plans, life skills/soft skills, education and employment services, financial counseling/debt counseling, domestic violence support, assistance obtaining benefits and essential documentation, pet related services, and other services as needed.

**MOTION**

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The construction of Weingart Greenleaf began while the Property was located within Unincorporated Los Angeles County. In 2024 the County and the City of Whittier (City) finalized the annexation of 89.68 acres of inhabited territory from the County to the City which included the Property. To help abate the significant humanitarian crisis of homelessness during the County's homelessness emergency, and to ensure continuity of construction, it is essential and appropriate for the County to enter into a lease and sublease with a wholly-owned subsidiary of WCA, Weingart Greenleaf LLC, a California limited liability company, to expedite the delivery of much needed permanent supportive housing to serve those experiencing homelessness. The proposed lease and sublease are authorized by Government Code Section 26227.

**I, THEREFORE, MOVE** that the Board of Supervisors:

1. Find that approval of the below actions are exempt from the California Environmental Quality Act (CEQA) because the Weingart Greenleaf Project (Project) meets the requirements of Government Code section 65650 et seq., as it is a "supportive housing" development, as defined therein, and Public Resources Code section 21080.50, as it is an "interim motel housing project" as defined therein. Further, the Project is exempt from CEQA pursuant to section 21080(b)(4) of the Public Resources Code and section 15269(c) of the State CEQA Guidelines, which exempts specific actions necessary to prevent or mitigate an emergency, the current homelessness crisis facing the County. Upon approval of the below actions, the Chief Executive Officer (CEO), or her designee, will file a Notice of Exemption with the County Clerk and with the State Clearinghouse at the Governor's Office of Land Use and Climate Innovation, pursuant to section 21152 of the Public Resources Code, and will post the Notice to the County's website in accordance with Public Resources Code section 21092.2;

2. Find that, pursuant to Government Code section 26227, the leasing and subleasing of the Project for permanent supportive housing for people experiencing homelessness will meet the social needs of the population of the County;
3. Delegate and authorize the CEO, or her designee, to negotiate and execute with the Weingart Greenleaf LLC, a California limited liability company (WG), a lease of the property located at 10317 Whittier Blvd., in Whittier (Property), approved as to form by County Counsel, on the following terms: a term not to exceed 5 years with early termination rights, an annual rent of \$1.00, and WG is responsible to perform and pay for all operation, maintenance and repair costs associated with the Property, including any taxes and utilities;
4. Authorize the CEO, or her designee, to execute any other ancillary documentation, approved as to form by County Counsel, necessary to effectuate the terms of the proposed lease, and authorize the CEO, or her designee, to take other actions necessary and appropriate to implement and effectuate the terms of the proposed lease, including, without limitation, exercising any termination rights under the proposed lease;
5. Find that the Property will not be needed for other County purposes during the term of the proposed lease and sublease;
6. Delegate and authorize the CEO, or her designee, to negotiate and execute a sublease with Weingart Greenleaf LLC, a California limited liability company, approved as to form by County Counsel, to sublease the Property for a term not to exceed five years with early termination rights, to run concurrent with the proposed lease, an annual rent of \$1, and obligating WG to perform and pay all operation, maintenance and repair costs associated with the Property, including taxes and utilities, and in compliance with the restrictive covenants required by the Homekey

Program; and

7. Authorize the CEO, or her designee, to execute any other ancillary documentation, approved as to form by County Counsel, necessary to effectuate the terms of the proposed sublease, and authorize the CEO, or her designee, to take other actions necessary and appropriate to implement and effectuate the terms of the proposed sublease, including, without limitation, exercising any termination rights under the proposed sublease.

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