

MOTION BY SUPERVISOR JANICE HAHN

AGN. NO.
October 14, 2025

Authorize Negotiations for an Exclusive Negotiation Agreement for the Potential Development of Permanent Supportive Housing at the Metropolitan State Hospital

The County of Los Angeles (County), acting through its agent the Los Angeles County Development Authority (LACDA), is interested in entering into an Exclusive Negotiation Agreement (ENA) with Weingart Center Association (Weingart) to determine if the parties can reach an agreement on the terms to potentially develop County-leased property on the campus of the Metropolitan State Hospital (Metro) at 11401 Bloomfield Avenue, Norwalk, CA 90650 (Property) with a permanent supportive housing project. Weingart's proposed development would include up to 68 residential units of supportive housing for people living with mental health challenges (Proposed Development).

The Metro campus includes eight buildings, surrounding courtyards, and a parking lot which will be turned into the proposed *LA County Care Community* Project, which was approved by the Los Angeles County Board of Supervisors on July 29, 2025, and found to be exempt from the California Environmental Quality Act (CEQA) on October 22, 2024. The State of California and County have reached an agreement for the development of six of the buildings on the Metro campus for the *LA County Care Community* Project.

The portion of the Metro campus to be used for the Proposed Development is located at the intersection of 1st Street and Norwalk Boulevard, in the City of Norwalk. The

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County envisions that the Proposed Development will be comprised of the rehabilitation of two of the two-story dormitory-style buildings and the single one-story building into supportive housing for clients of the County's Department of Mental Health (DMH). The rest of the vacant buildings are not part of this Proposed Development but are a part of the approved *LA County Care Community Project*.

The LACDA, as agent of the County, issued the Request for Proposals (RFP) on March 24, 2025. Four proposals were received, and Weingart's proposal received the highest score. Weingart has an extensive track record of developing and managing quality supportive housing, including housing for unhoused people living with mental health challenges. In addition to being responsive to the County's vision, Weingart was able to demonstrate the expertise and financial capacity to implement the proposed supportive housing development, provided a reasonable financing plan, and presented a quality development that will complement the surrounding community.

The Proposed Development is located on approximately two acres of the site for the *LA County Care Community Project* and would create up to 68 supportive housing units, comprised of up to 26 studios and 42 one-bedroom units. All units would be reserved for households earning 30 percent of the Area Median Income or below, with one unit reserved for an on-site property manager. All units would be set aside as permanent supportive housing for clients of DMH experiencing homelessness.

The Proposed Development would include open space throughout the two-acre site and approximately 4,000 square-feet of community serving space. Project amenities would include a large gathering space, community kitchen, central laundry facilities, and residential support service offices. As part of its proposal, Weingart envisions an early and on-going community outreach strategy, which will be broken out into four phases:

Project Initiation and Design, Construction, Lease Up, and Operations (Outreach Strategy).

To fully vet this proposal, the County should enter into this ENA with Weingart. During the ENA period, Weingart can pursue all required land use entitlements, and the parties can negotiate the terms of a potential sub-ground lease agreement. The Proposed Development is a preliminary proposal that is subject to change through negotiations and input derived from the community outreach efforts. The ENA will include the following terms:

- An initial term of 180 days with options to extend the term for a maximum of two 90-day periods, if needed.
- A non-refundable ENA fee of \$25,000 and an initial ENA deposit of \$25,000, which may be replenished to cover the transaction expenses.

The Proposed Development will add much-needed supportive housing units to the County's continuum of care. The Board of Supervisors proclaimed a local emergency for homelessness on January 10, 2023, recognizing the severity of the homelessness crisis. This Proposed Development at the Metro campus is part of the County's strategy to address the local emergency by adding more housing units for DMH clients experiencing homelessness.

I, THEREFORE, MOVE THAT THE BOARD OF SUPERVISORS:

1. Find that approval of the directives herein regarding the proposed ENA does not constitute a project under the definition included in Section 21065 of the Public Resources Code and is an administrative action of government that will not result in direct or indirect physical changes in the environment pursuant to State CEQA Guidelines 15378(b);

2. Find that the property located at 11401 Bloomfield Avenue, Norwalk, CA 90650 (Property) is exempt surplus land under the provisions of the Surplus Land Act pursuant to Government Code section 54221(f)(1)(A);
3. Delegate authority to the Los Angeles County Development Authority (LACDA) to act on behalf of the County to:
 - a. Negotiate and execute an Exclusive Negotiation Agreement with Weingart Center Association (Weingart), following approval as to form by County Counsel, for an initial 180-day term, and to extend the term of the proposed ENA for a maximum of up to two 90-day ENA extension periods, if needed, to negotiate the potential development of the Property;
 - b. Execute any and all related or ancillary documents or amendments to the ENA necessary to effectuate the actions authorized hereby; and
 - c. Collect deposits and fees in connection with the terms of the ENA, and to administer the expenses and accounting associated with the ENA.

I, FURTHER, MOVE THAT THE BOARD OF SUPERVISORS, ACTING AS THE COMMISSIONERS OF THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY:

1. Find that approval of the directives herein regarding the proposed ENA does not constitute a project under the definition included in Section 21065 of the Public Resources Code and is an administrative action of government that will not result in direct or indirect physical changes in the environment pursuant to State CEQA Guidelines section 15378(b);
2. Authorize the LACDA to serve as the agent of the County and authorize the Executive Director, or his designee, to:

- a. Enter into an ENA with Weingart for a 180-day period with the option to extend the term for a maximum of two 90-day extensions, to negotiate the potential development of the Property;
- b. Execute any and all related or ancillary documents or amendments to the ENA necessary to effectuate the action authorized hereby; and
- c. Collect deposits and fees in connection with the terms of the ENA and to administer the expenses and accounting associated with the ENA.

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