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## EL PUEBLO DE LOS ANGELES HISTORICAL MONUMENT

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### STATE OF RENTALS, ARREARS, AND REAL ESTATE UTILIZATION – EL PUEBLO

To: El Pueblo Commission

From: Domenika Lynch, GM, El Pueblo de Los Angeles Historical Monument

Date: February 12, 2026

Re: Occupancy, Leasing Status, Rent Arrears, Partner MOU Status, and Office Utilization

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#### Purpose

This memorandum provides an updated snapshot of El Pueblo's leasing portfolio, including occupancy, vacancies, rent arrears, unit readiness, partner MOU status, and office space utilization. It aligns with the February 6, 2026 Council Motion requesting a report on lease agreements, rent and arrears, vacancy levels, leasing approach, and maintenance responsibilities.

#### I. Portfolio Snapshot

Total Campus Inventory: 104 units

Breakdown:

- 72 Merchant Puestos (occupied)
- 1 Artisan (occupied)
- 10 Vacant Commercial Units (leasable inventory)
- 2 Non-ADA compliant / Not Rentable Units (W9 / W25)
- 10 Nonprofit / Museum / Church Uses
- 4 Government Uses
- 5 Storage Units

#### Commercial Portfolio (Revenue-Generating Units Only):

- Total Leasable Commercial Units: 83
- Active Commercial Units: 73
- Commercial Occupancy Rate: 88%
- Commercial Vacancy Rate: 12%

Overall campus occupancy (including nonprofit and government uses) is approximately 84%.

## **II. Rent & Arrears Status**

As of January 2026, the puesto/merchant portfolio reflects the following arrears snapshot:

- Tenants in Arrears: 34
- Total Outstanding Arrears: \$1,619,184.27 (includes late fees and interest)

Given the portfolio's relatively high commercial occupancy, arrears and collections represent the primary near-term financial risk.

### **Actions underway:**

- Lease-by-lease verification of rent amounts, arrears totals, and agreement terms
- Formalization of payment plans consistent with City policy
- Escalation of chronic noncompliance cases where necessary
- Development of standardized reporting for Commission oversight
- CD14 Council Motion to evaluate rent arrears and a path forward

## **III. Vacant Units & Unit Readiness**

There are currently 10 vacant commercial units (approximately 12% of the commercial portfolio).

Of the 10 vacant leasable units:

- 5 are rentable with limited improvements
- 5 require more substantial rehabilitation to return to revenue-producing status

In addition, 2 units are currently offline due to ADA/non-compliance issues and are not included in the leasable commercial inventory.

### **Immediate priorities include:**

- Leasing the 5 market-ready units
- Developing a repair/readiness plan for the remaining units in coordination with GSD
- Aligning unit activation with World Cup-related visitor demand and campus programming

## **IV. Nonprofit, Museum, and Artisan Arrangements (MOUs)**

El Pueblo includes 10 nonprofit/museum/church uses and 1 artisan use within the portfolio. At present, 6 nonprofit/artisan users are operating without formal executed MOUs.

This represents a compliance and governance gap. A meeting with all partners is underway to ensure they operate under executed agreements that are consistent with City policy and Commission oversight.

## **V. Administrative & Office Space Utilization**

In addition to commercial leasing, a review of administrative and office space allocation is underway to ensure optimal use of campus real estate.

Currently El Pueblo executive and administrative staff (10 employees) are distributed across three floors within the Biscailuz Building.

Several partner organizations maintain office space within Biscailuz, including:

- Italian American Museum of Los Angeles (IAMLA)
- Chinese American Museum (CAM)
- US Forest Service
- Council of Mexican Federations (COFEM)
- Union Binacional de Orgs. de ex-Braceros

While these arrangements reflect longstanding partnerships, the current configuration may not be the most space-efficient.

A space utilization review will assess:

- Consolidation opportunities for El Pueblo staff
- Alignment of office footprint with mission and lease terms
- Whether certain office allocations should be reevaluated to maximize operational efficiency and long-term revenue potential

This review will be conducted in coordination with City stakeholders and with due regard for partner relationships.

## **VI. Path Forward**

Immediate focus areas:

1. Stabilize rent collections and reduce arrears
2. Formalize MOUs for nonprofit/artisan users lacking agreements
3. Lease market-ready units and restore offline units through a readiness plan
4. Optimize office and administrative space utilization

Our goal is to provide clarity, consistency, and disciplined portfolio management to protect El Pueblo's cultural mission while restoring financial stability.