

**BOARD REPORT
CITY OF LOS ANGELES
DEPARTMENT OF TRANSPORTATION**

Date: March 12, 2026

To: Board of Transportation Commissioners

From: Laura Rubio-Cornejo, General Manager
Department of Transportation



Subject: **TINY HOME VILLAGE INTERIM HOUSING AT VAN NUYS AND SUN VALLEY METROLINK STATION PARKING LOTS**

SUMMARY

As directed by Council File (CF) 23-1022-S6, this report provides the recommendations for the use a portion of the Los Angeles Department of Transportation's (LADOT) parking lots at the Van Nuys Metrolink Station in Council District (CD) 2 and Sun Valley Metrolink Station in CD 6 for interim housing for individuals experiencing housing insecurity.

RECOMMENDATIONS

That the Board:

1. APPROVE the existing temporary use of a portion of the Van Nuys Metrolink Station parking lot and the Sun Valley Metrolink Station parking lot for Tiny Home Village (THV) interim housing for a period not to exceed five years (lease term of three years with two one-year options to extend), subject to the following conditions:
 - a. The operation, maintenance, and liability for the portion of the parking lots used for interim housing shall be the sole responsibility of Hope of the Valley Rescue Mission at the Van Nuys Metrolink Station site and Volunteers of America at the Sun Valley Metrolink Station site;
 - b. Upon conclusion of the lease term, the portion of the lots that were leased shall be returned to LADOT oversight; and
 - c. The lots shall be restored to its original condition or better compared to before the construction of the interim housing.

2. APPROVE the existing temporary use of the Van Nuys Metrolink Station parking lot for A Bridge Home (ABH), subject to the following conditions:
 - a. The operation, maintenance, and liability for the portion of the parking lot used for interim housing shall be the sole responsibility of Hope of the Valley Rescue Mission;
 - b. Upon conclusion of the lease term, the portion of the lots that were leased shall be returned to LADOT oversight; and
 - c. The lots shall be restored to its original condition or better compared to before the construction of the interim housing.

BACKGROUND

The City of Los Angeles (City) is required under the terms of the Alliance Lawsuit Settlement Agreement dated June 14, 2022 to develop 12,915 new interim or permanent housing units or other interventions by June 14, 2027, to accommodate 60 percent of the City's unsheltered population. In August 2024, City Council adopted appropriations to construct THV interim housing on the parking lots of the Van Nuys Metrolink Station (100 beds), located at 7724 Van Nuys Boulevard in CD 2 and Sun Valley Metrolink Station (208 beds), located at 8358 San Fernando Road, in CD 6 (Council File (CF) 23-1022-S6). A THV is a form of interim shelter designed to provide safe, secure, and dignified accommodations for vulnerable individuals, with the goal of connecting individuals to permanent housing and supportive services. Both parking lots are managed by LADOT's Bureau of Transit Services. Per the Los Angeles Administrative Code, Chapter 20 "Department of Transportation", Article 5 "The Board of Transportation Commissioners", the Board has the authority and responsibility to manage all matters related to off-street parking facilities under the control of LADOT.

The Van Nuys Metrolink Station functions as a regional transit hub with access to Amtrak trains, Metrolink service, Metro Rapid and Local lines, and LADOT DASH buses. The Van Nuys Metrolink Station is owned both by LADOT and the State of California Department of Transportation (Caltrans) per the terms of agreement C-96591. The Caltrans property is a small office building on the platform whereas LADOT owns the rest including the parking lot. In January 2020, a \$32 million project to redevelop the station was completed to connect the Van Nuys Metrolink Station with the Sylmar/San Fernando Metrolink Station. The Van Nuys Metrolink Station parking lot had 350 parking spaces, 14 of which are Americans with Disabilities Act (ADA) spaces (see Attachment A). Parking at this lot is free and is open 24/7 to patrons and allows overnight parking with no permit needed. Overnight parking allows patrons to access different modes of public transportation at all times of the day.

In December 2019, City Council authorized the General Services Department to execute a three-year lease agreement with Hope of the Valley Rescue Mission, with the option to renew at the discretion of the City Council, for use of a portion of the Van Nuys Metrolink Station parking lot to open A Bridge Home (ABH) facility (CF 19-1307-S1). On August 17, 2020, Hope of the Valley Rescue Mission opened the facility with 100 beds (62 beds for men and 38 beds for women) per agreement C-19307. The ABH site replaced an existing Los Angeles Department of Water and Power (LADWP) maintenance yard and part of the existing parking lot. This reduced parking from 350 spaces to 264 spaces. Total available parking spaces currently fluctuate since there is temporary construction by LADWP in the parking lot in phases to install electrical conduit.

The Sun Valley Metrolink Station provides Metrolink commuter rail service and limited local transit connections. While not a regional hub, it remains a strategically viable location for interim housing due to its accessibility and available space. The Sun Valley Metrolink Station has a total of 90 parking spaces and is open and free to the patrons 24/7 (see Attachment B).

DISCUSSION

Given the urgent need for housing, construction of the ABH on the Van Nuys Metrolink Station was completed in 2020, and construction of the THVs at both sites was also recently completed. The THV project on the Van Nuys parking lot will be in addition to the existing ABH site. The THV project will be managed by the same organization in charge of the ABH site. Both the ABH and THV sites will operate

24/7. While the THVs are currently built, they are not operating due to LADWP construction in the parking lots to add underground electrical conduit. LADWP construction is expected to be complete in mid March or early April. Should the Board approve the temporary use of the sites for THV and ABH, the approvals would be retroactive. At the end of the lease period the property will either be returned to LADOT for public parking or LADOT will return to the Board with a lease extension or new lease for consideration.

Ridership and Parking Analysis

To assess the impact of the proposed interim housing use on parking availability at both the Van Nuys and Sun Valley Metrolink Stations, LADOT analyzed Fiscal Year (FY) 2025 ridership data. The primary metric used to estimate commuter parking demand is average weekday boardings per station. The average weekday boarding count represents the estimated number of individuals beginning their journey from each station daily. While this does not equate directly to a parking count (as some riders utilize transit or alternative drop-off methods), it establishes the maximum potential daily demand for commuter parking spaces.

Table 1 provides the pre-THV project estimated average weekday parking occupancy based on the average weekday boardings (see below). Based on the boarding data and number of parking spaces, the estimated average weekday parking occupancy at the Van Nuys station is 42% and 28% at the Sun Valley station. Table 2 provides the post-THV project estimated average weekday parking occupancy based on the average weekday boardings minus the loss of parking spaces from the THV project (see below). The Van Nuys THV project is expected to remove 102 parking spaces and the Sun Valley THV project will remove 208 parking spaces. Based on the boarding data and number of remaining parking spaces, the estimated average weekday parking occupancy at the Van Nuys station is 69% and 91% at the Sun Valley station.

Table 1: Pre-THV Project Estimated Average Weekday Estimated Parking Occupancy

Station	Total Parking Spaces	Average Weekday Boardings (FY 2025)	Estimated Average Weekday Parking Occupancy
Van Nuys	264	111	42%
Sun Valley	298	82	28%

Table 2. Post-THV Project Estimated Average Weekday Parking Occupancy

Station	Total Parking Spaces	Average Weekday Boardings (FY 2025)	Estimated Average Weekday Parking Occupancy
Van Nuys	162	111	69%
Sun Valley	90	82	91%

While the parking occupancies significantly increase post-THV, the remaining parking spaces appear to be sufficient for the existing parking demand. The availability of space at both sites, coupled with the low ridership, supports the feasibility of these locations for interim housing. Should ridership and parking demand increase, LADOT may pursue charging parking fees at the lot(s) to better manage the parking occupancy.

Conclusion

Considering the urgent need for housing, the existing construction of THVs on both lots, existing ABH facility on the Van Nuys Metrolink Station parking lot, and the estimated parking occupancies meet the existing parking demand, LADOT recommends with conditions that the Board approve the temporary use of the lots for THV, and the ABH on the Van Nuys Metrolink Station parking lot.

FISCAL IMPACT STATEMENT

There is no impact to the General Fund.

LRC:KH:BL:BO:chl/jl

ATTACHMENT A Van Nuys Site Map and Conceptual Drawings



ATTACHMENT B
Sun Valley Site Map and Conceptual Drawings

