

**\*First time email outreach template below here**

**TO [all can go together on one email]:** mayor.karenbass@lacity.org;  
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**Subject of Email:** Request for Immediate Action: Support the Neighborhood and Halt Operations at Weingart Shelby Site (3340 Shelby Drive) due to Federal Criminal Investigation, Fraud and More

Dear Councilmember Yaroslavsky,

I am one of many deeply concerned residents of Cheviot Hills and Beverlywood, writing to express my *opposition* to the conversion of the former Shelby assisted senior living facility as a Weingart Center homeless shelter adjacent to single family homes. Fellow neighbors and I are asking that all funding and operations be **paused immediately** pending the outcome of the **ongoing federal criminal investigation** involving Weingart Center and the acquisition of this property.

The facts surrounding the purchase and conversion of this site reflect a serious breach of public trust. **Seniors were evicted from an active assisted senior living facility; taxpayer funds appear to have been diverted and misused; and the transaction itself has now led to an indictment and the suspension of key players including Kevin Murray and Ben Rosen of the Weingart Center.** The Weingart Board has reportedly retained legal counsel in anticipation of further federal action. **Despite an ongoing criminal investigation related to the property acquisition and its operations, the city continues to fund Weingart's operations at the site.**

Our neighborhood was clear from the beginning: **we raised these concerns with your office in 2024** about the double-escrow transaction, enormous property flip pricing, misleading appraisals, the legal impossibility of enforcing age or sobriety restrictions under *Inside Safe* and *Housing First* mandates, the lack of community input, and the appearance of an intent to hide the relevant information until the deals closed. **Our concerns were evaded and dismissed.** Your office redirected some of us to Weingart Center, whose representatives were also dismissive, untruthful, and—based on mounting evidence—central to the fraud we feared.

**Public records also indicate that you and Mayor Bass discussed this specific site.**

**About ten of our neighbors personally met with you, Weingart's Kevin Murray, Tonja Boykin, and representatives from the Mayor's office, to voice these concerns (including the eviction of seniors**

**and potential criminal activity),** but there was no follow-up research and reporting back conducted by your office in representing the district. **After this meeting, you and your Chief of Staff, Gary Gero, promised in an email that in the event Weingart broke its promises to the community, that you would publicly support and use your best efforts to help our community's efforts to convert the project back to non-homeless-related residential uses. Weingart has broken these promises.**

**Other of our neighbors questioned the deal and the pricing at a local HOA meeting at which you spoke,** and yet again, questions about the financial transactions were thrown aside. You represent our district and we would expect a greater showing of responsibility.

We are asking that you now stand with your constituents. Our community deserves transparency, accountability, and protection from a facility rooted in deception and corruption. The neighbors remain united in opposition to a low-barrier shelter at this location and call for this property to ultimately return to its intended use: **a senior living residence (or other residential housing, as would be appropriate for a residential neighborhood, subject to a fair market sale),** as you and your team acknowledged in a prior meeting could be appropriate if our concerns proved valid. Those concerns have now been fully realized.

We ask for your public support to:

1. **Suspend all operations** at the Shelby site pending full results of the federal investigation. Currently, daily renovations are ongoing - using City funds that could eventually be subject to audit or clawback given the underlying alleged criminal charges.
2. **Support our community's request** that this facility be repurposed for a lawful, appropriate use aligned with neighborhood zoning and public trust. The use of emergency powers to bypass typical public review and shield from scrutiny was arguably an abuse of such power and the staggering pricing involved in this deal (which now reaches nearly \$60 million of public funds - to house around 75 homeless people) is arguably a misuse of taxpayer funds.

We hope, given the facts now on record, that your office will take a different approach than in 2024 and stand with your constituents in demanding accountability.

**Furthermore, given Mayor Bass just lifted the emergency declaration on homelessness that enabled this project to move forward, since the emergency order no longer applies and given all of the above, rather than point fingers, someone can be a hero and unwind this operation – give it a fresh start and use it as an example of how you do not stand for corruption.**

Sincerely,

[Your Full Name]

[Address or Neighborhood – Cheviot Hills / Beverlywood]

[Contact Information]