



Eric Garcetti, Mayor
Rushmore D. Cervantes, Interim General Manager

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May 19, 2014

Council File: 12-0682-S1
Council Districts: 13
Contact Person & Phone:
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The Honorable Members of the City Council
c/o Office of the City Clerk
200 N. Spring Street, Room 340
Los Angeles, CA 90012

Attention: Richard Williams, Legislative Assistant

COUNCIL TRANSMITTAL: STATUS REPORT ON CHILDHHELP, INC. USE OF CITY FACILITY LOCATED AT 1345 EL CENTRO AVENUE, LOS ANGELES, CA 90028

SUMMARY

Pursuant to Council Motion (CF 12-0682-S1) dated May 2, 2014 that was referred to the Innovation, Technology, & General Services Committee, Housing Committee, and Budget & Finance Committee, the Los Angeles Housing and Community Investment Department (HCIDLA) is instructed to work with the General Services Department and the Office of the City Attorney to prepare and execute necessary documents to convey the property at 1345 El Centro Avenue, Hollywood, CA 90028 to Childhelp, a California non-profit organization.

In July 2013 Ordinance No. 182718 transferred the administration of human services programs and commissions from the former Community Development Department (CDD) to the newly created HCIDLA. One of the human services programs administered by the former CDD pertains to neighborhood development loans and leases wherein City owned facilities are leased to non-profit organizations for the purpose of providing social services. The subject property is one of the facilities owned by the former CDD that transferred to the HCIDLA portfolio and is currently leased by Childhelp, Inc.

RECOMMENDATIONS

The General Manager of the HCIDLA respectfully requests that:

- I. Your office schedule this transmittal at the next available meeting(s) of the appropriate City Council committee(s) and forward it to City Council for review and approval immediately thereafter.
- II. The City Council, subject to the approval of the Mayor, take the following actions:
 - a. Accept this report on the status of the City owned leased facility located at 1385 North El Centro Avenue, Los Angeles, California 90028, in support of Council Motion CF 12-0682-S1.

BACKGROUND

The Neighborhood Development Loans and Leases Section of HCIDLA maintain a portfolio of 38 facilities, the majority of which have been purchased and/or renovated using Community Development Block Grant (CDBG) funds. The subject property located at 1385 El Centro Avenue, Los Angeles, CA 90028 has been leased to Childhelp since March 6, 1986. Childhelp, Inc. is a not for profit organization dedicated to helping victims of child abuse and neglect and their families who are all City residents. Childhelp's approach focuses on prevention, intervention and treatment with programs and services like residential treatment services, children's advocacy centers, therapeutic foster care, group homes, child abuse prevention, education and training.

Section 101 of Agreement 64843 (CF 81-2675) stipulated that it is the intent of the City to renew the lease in increments of three years for a maximum of 20 years. After the 20 year period, the City Council shall consider conveying its interest in the property to Childhelp, Inc. The lease expired in 1992 and the agency continues to utilize the facility on a month-to-month lease, free of charge.

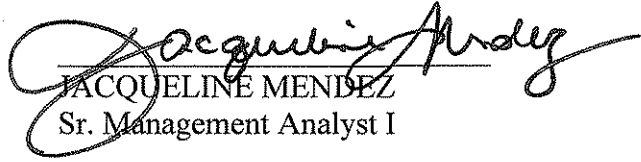
Over the past five years, the agency has served 1,025 clients. They have also maintained insurance coverage and have done repairs/maintenance to the building at their own cost. In terms of CDBG regulations, the City and agency have already met the five year minimum provision under 24 CFR Section 570.505.

In consideration thereof, Childhelp Inc. has complied with the terms and conditions of the lease agreement and the HCIDLA supports the transfer of ownership.

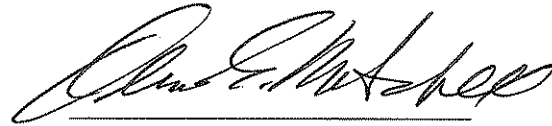
FISCAL IMPACT

There will be no fiscal impact on the City General Fund.

Prepared by:


JACQUELINE MENDEZ
Sr. Management Analyst I

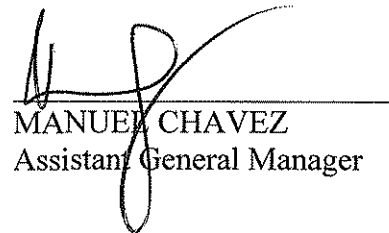
Reviewed by:


OLIVIA E. MITCHELL
Asst. Chief Grants Administrator

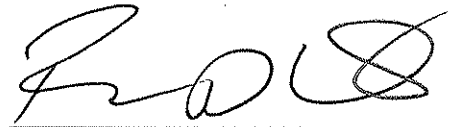
Reviewed by:


SUZETTE FLYNN
Director

Reviewed by:


MANUEL CHAVEZ
Assistant General Manager

Approved by:


RUSHMORE D. CERVANTES
Interim General Manager

cc: Honorable Eric Garcetti
Mayor, City of Los Angeles
c/o Mandy Morales, Legislative Coordinator