
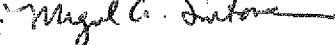


CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: April 16, 2010

To: Honorable Members of the City Council

From: Gerry F. Miller, Chief Legislative Analyst 

Miguel A. Santana, City Administrative Officer 

Subject: **NON-PROFIT LEASE SUBSIDY AND REAL PROPERTY SALE POLICY**

In 2004-05, the City Council adopted Financial Policies for the City of Los Angeles to assist in managing the City's financial resources. Section Two of the Financial Policies was created to address fee waivers granted by Council for special events, development fees and permits, lease agreements for non-profit agencies, and Convention Center waivers. Our respective Offices were instructed to report back with recommendations concerning specific fee waiver policies. The Council subsequently requested, with regard to the Non-Profit Leasing Policy, that the policy: 1) be consistent with other fee subsidy policies; 2) provide the Council with options to provide subsidies; 3) ensure that lessees are in good standing as non-profit entities and with the Internal Revenue Service; and, 4) obtain adequate necessary liability insurance. The Council also requested specific information about current leases. Accordingly, this report provides policy guidelines for approving below market lease agreements or sale of city-owned facilities to non-profit organizations, and provides a summary listing of current leases to non-profit organizations. This policy is consistent with the overall objective of the Fee Waiver Policy Section of the City's Financial Policies, which states:

"...Sufficient user charges and fees shall be pursued and levied to support the full cost of operations for which fees are charged, including all operating (direct and indirect) and capital costs..."

Over the years, a number of below market lease agreements and below market real property sales have been approved by Council for non-profit organizations (see Attachment III). There are approximately 100 such lease agreements managed by the General Services, Community Development, Cultural Affairs, El Pueblo, and Recreation and Parks Departments. The General Services Department (GSD) estimates that over \$3 million in unrealized leasing revenue is lost each year. Additionally, there are unknown costs for the City to lease or purchase space for City employees, which might have been located in some of the space currently occupied by non-profit organizations.

Recognizing that there may be specific circumstances when application of the non-profit leasing and sale policy may not be practical or advisable, the Council may make exceptions to the policy, as necessary, on a case by case basis.

Lease Agreements Between the City and Non-Profit Organizations

There are many non-profit organizations occupying city-owned facilities for virtually no payment to the City (\$1/year). Not only is the City foregoing market rate rental income, the City, in some cases, is also paying for utilities, maintenance and security costs and is shouldering liability exposure that arises from use of such city-owned facilities. To minimize the City's existing structural budget gap, we recommend that Council adopt eligibility criteria and a subsidy policy, as proposed in Attachment I of this report. This policy will establish reasonable and appropriate financial responsibility for non-profit organizations in return for permission to occupy City-owned facilities. This policy will not only reduce the negative fiscal impact and liability exposure on the City, but will also provide consistency in determining eligibility and lease terms, while providing Councilmembers flexibility to subsidize up to 50 percent of the market rate rent. A portion of this policy also addresses the sale of property to non-profit organizations. The major provisions of the proposed policy are listed below:

NON-PROFIT LEASE SUBSIDY AND REAL PROPERTY SALE POLICY –

LEASES -

Eligibility Criteria/General Terms and Conditions

- Lessee/Tenant must be a 501(c)3 (non-profit) organization listed as “active” with the Secretary of State and current in filing federal tax returns with the Internal Revenue Service;
- A qualifying non-profit organization shall be limited to non-profit lease subsidies for no more than two city-owned facilities at any one time, including its parent and/or affiliates;
- Non-profit organizations receiving lease subsidies may not conduct or engage in activities which are not permitted in accordance with the Internal Revenue Service Code Sec. 501(c)(3);
- Non-profit organizations leasing City property may not sublease any portion of the space to any other entity and may not collect rent for any portion of the property, without written agreement of the City. The City will, at a minimum, equally share in any rental revenue resulting from approved subleases;
- Lease term shall be co-terminus with the end of the Councilmember's term of elected office, in whose district the leased facility is located, with any exceptions determined by the City Council on a case by case basis;
- Should a non-profit organization cease to use the premises for the services agreed upon or should the services provided not meet the expectations of the City, the lease may be terminated with 30 days notice;

- Eligibility criteria and general terms and conditions outlined in this policy will supersede existing lease agreements of city-owned facilities currently occupied by non-profit organizations to the extent legally permitted;
- Non-profit organizations that lease City real property shall be immediately required to provide a minimum level of “Public Benefit,” as specified in Attachment II of this report.

General Lease Terms

- Any occupant of facilities owned by the City of Los Angeles may do so only in accordance with a current, valid lease agreement between the City of Los Angeles and the non-profit organization occupying the facility;
- Non-profit organizations will be financially responsible to utility providers for payment of all utility costs and for installation cost of a separate meter, if not already installed in the facility;
- Non-profit organizations will be financially responsible for custodial, interior and exterior maintenance, repairs and landscaping for the leased premises, as applicable, and must agree to maintain the facility in good condition in accordance with lease terms;
- Non-profit lessees must maintain general liability insurance, or other specific liability coverage, at levels determined by the City’s Risk Manager, including indemnification of the City;
- Non-profit lessees shall be responsible for submitting monthly fair market rate lease payments, as determined by the General Services Department or other authorized representative of the City; and,
- Provided the non-profit organization meets all application requirements and the Councilmember in whose district the subject City-owned facility is located determines that the non-profit organization is providing vital public services of benefit to residents of the City, the Councilmember may provide a subsidy of up to 50 percent of the fair market rate lease amount from that Council District’s portion of the Special Fund Fee Subsidy Reimbursement line item in the General City Purposes Fund, if the CAO, CLA and GSD determine that the organization and/or its parent or affiliates do not have sufficient resources to pay the fair market lease cost.

REAL PROPERTY SALES

There have been a number of requests for the City to sell real property to non-profit organizations at below market value, generally for a price of \$1.00. The public purpose achieved through such sales is the availability of needed public services provided by such organizations for City residents at such facilities.

SALES

Eligibility Criteria/General Terms and Conditions

- Purchaser must be a 501(c)3 (non-profit) organization listed as “active” with the Secretary of State and current in filing federal tax returns with the Internal Revenue Service;
- The city-owned property/facility to be purchased must comply with the established city process to declare surplus property, including an opportunity for City departments and other governmental entities to purchase the property for public purposes;
- The Councilmember in whose district the City facility is located may authorize up to 50 percent of the fair market value price of the sale from funding in that Council District’s portion of the Special Fund Fee Subsidy Reimbursement line item in the General City Purposes Fund;
- A qualifying non-profit organization, including its parent and/or affiliates, shall be limited to purchase no more than two city-owned facilities which are subsidized up to a maximum of 50 percent of the fair market value at the time of sale, during any consecutive 15 year period;
- Non-profit organizations purchasing a city facility and receiving a subsidy of the fair market value price must sign a covenant to not conduct or engage in any activity which is not permitted in accordance with the Internal Revenue Service Code Sec. 501(c)(3) for the duration of that non-profit organization’s occupancy of such City facility;
- Non-profit organizations which purchase City real property and receive a subsidy of the fair market value price shall be required to provide a minimum level of “Public Benefit,” as specified in Attachment II of this report;
- Purchaser must comply with all conditions applicable to subsidized market rate leases specified in this policy for a period of the lesser of 20 years, or the remaining expected useful life of the facility; and,
- Should the non-profit sell the subject real property which has been subsidized by the City prior to fulfilling its public service/public benefit commitment, the City subsidy shall be repaid and the City will share equally in any profit resulting from such subsequent sale.

The non-profit organization seeking a subsidized lease or real property purchase will be reviewed for compliance with eligibility criteria/general terms and conditions. City Departments involved in a lease or property purchase should be instructed to provide assistance to each Council Office in reviewing the organization and operating budget. GSD should be responsible for negotiating the terms of the lease or sale, with assistance from the City Attorney and other City Departments, as appropriate. This assistance would also include preparation and execution of the lease agreement or real property sale documents.

The Financial Policies state, “...Any revenue reductions for both the General Fund and special funds shall only be approved as temporary adjustments with a sunset clause. Permanent revenue reductions should not be implemented due to Proposition 218

restrictions that prohibit increasing revenue without voter approval.” Accordingly, consistent with the Special Events Fee Subsidy Policy, the City Clerk should be instructed to track subsidized transactions funded by Council Districts and forward this information to the City Administrative Officer (CAO). The CAO will include this information in financial status reports at least once annually and will recommend monetary transfers to special funds or departments as necessary.

This tracking and reporting process will allow Council to develop future revisions to this policy as appropriate, including refinement of the qualifying criteria and funding available for all Council fee subsidies including development fees, special event fees and costs, non-profit lease agreements and non-profit real property sales. We view this tracking process as an interim measure and believe that all issues need to be thoroughly examined in relationship to the annual budget. At a minimum, we recommend that the proposed policy include a sunset provision for the criteria to be in accordance with the Financial Policies.

RECOMMENDATIONS

That the Council:

1. Adopt a Non-Profit Lease Subsidy and Real Property Sale Policy, including eligibility criteria/general terms and conditions, as specified in Attachment I to this report, with a sunset clause of five years from the date of Council adoption unless extended by Council;
2. Instruct the General Manager, General Services Department, to prepare lease agreements for qualifying non-profit organizations in accordance with the Non-Profit Lease Subsidy and Real Property Sale Policy, for consideration and recommendation by the Municipal Facilities Committee to the Council;
3. Instruct the City Clerk to track the number and amount of subsidies for below market rate leases and real property sales by Council District and forward that information to the City Administrative Officer for inclusion in financial status report;
4. Instruct the City Administrative Officer and the Chief Legislative Analyst, with input from the City Attorney and other appropriate departments, to develop application procedures, consistent with those adopted for Special Events Fee Subsidies;
5. Request the City Attorney to prepare any necessary ordinance or amending ordinance to implement the policy or procedures;
6. Request the Board of Commissioners of Airports, Harbor, Water and Power, Recreation and Parks and Library to consider adopting a Non-Profit Lease Subsidy and Real Property Sale Policy similar to that specified in Attachment I of this report, to the extent that terms and conditions are applicable. Further, provide

a written response within 30 days to the Budget and Finance Committee regarding the applicability of such a policy on department operations and continue to provide status reports every calendar quarter, until such a policy is adopted, as applicable (Note: The Department of Recreation and Parks already has an adopted "Board Policy on Partnerships");

7. Instruct the City Administrative Officer and the Chief Legislative Analyst to review this policy and report back to the Council regarding the fiscal impact on the City in conjunction with the City's annual budget deliberation; and,
8. Instruct the City Administrative Officer and the Chief Legislative Analyst to report on: a) the timeline needed by the General Services Department to negotiate new leases with non-profit organizations; b) more detailed estimates of potential revenue as a result of new lease agreements; and, c) the timeline required to implement the tracking and reporting process.

FISCAL IMPACT STATEMENT

Adoption of this policy is anticipated to increase General Fund and Special Fund receipts, primarily from limiting lease subsidies to 50 percent of market rate which is estimated to generate rental receipts of approximately up to \$1.5 million annually.

Attachments

GFM:MAS:KEK:JC

**Financial Policy for Non-Profit Lease Subsidies and Less than
Market Value Real Property Sales**

**GENERAL TERMS AND CONDITIONS – EFFECTIVE UPON
COUNCIL APPROVAL OF POLICY**

- A. Only non-profit organizations which promote a public benefit are eligible to lease City-owned facilities, as defined in the Definition of “Public Purpose” Minimum Requirement for Provision of “Public Benefit,” contained in Attachment II to this report. Council must adopt findings, supported by specific facts, that a project will promote a public purpose for the City;
- B. As proof of its non-profit status, all non-profit organizations must provide a letter of determination by the Internal Revenue Service (IRS) that the organization is exempt from federal income tax under the Internal Revenue Code as an organization described in Section 501(c)(3) or other comparable provision of the Internal Revenue Code;
- C. Annual operating budgets for non-profit organizations must not exceed \$5 million, subject to verification by the City Administrative Officer, Chief Legislative Analyst and the General Services Department, to be eligible to receive subsidies of lease costs;
- D. The public benefit to be derived from the services provided by a non-profit organization must be reasonably valued at an amount greater than the current market value of the proposed lease agreement (Attachment II);
- E. All non-profit organizations will provide a mission statement, a fully developed plan for providing services, anticipated staffing levels, and a schedule of all services that will be provided at the leased City-owned facilities;
- F. Non-profit organizations leasing City facilities may not sublease any portion of the space to any other entity and may not collect rent for any portion of the property without the knowledge and written consent of the City. The City shall share in any rental revenue resulting from subleases including, but not limited to parking revenue;
- G. Non-profit organizations leasing City facilities may not conduct or engage in any activity which is not permitted in accordance with the Internal Revenue Service Code Sec. 501(c)(3), and will be accepted as cause for immediate eviction and termination of the lease agreement;

- H. If a non-profit organization ceases to use the premises for the services agreed upon or should the services not meet the expectations of the City, the City may terminate the agreement with 30-days notice;
- I. All non-profit lease agreements must be requested by the Councilmember in whose district the facility is located, and reviewed by the Municipal Facilities Committee for recommendation to, and approval by, the City Council;

GENERAL LEASE TERMS – EFFECTIVE IMMEDIATELY

- J. All non-profit organizations will be financially responsible for fair market rate or a rate that reflects other factors, including building condition, lease payments to the City and all utility costs and the cost for installation of a separate meter if not already installed at the premises. These utility costs must be paid to the utility service providers directly by the non-profit organization;
- K. Provided the non-profit organization meets all application requirements, and the Councilmember in whose district the subject City-owned facility is located determines that the non-profit organization is providing vital public services of benefit to the residents of the City, the Councilmember may provide a subsidy of up to 50 percent of the annual market rate lease cost, if the CAO, CLA and GSD determine that the organization and/or its parent or affiliates do not have sufficient resources to pay the entire fair market lease cost. Such subsidy will be deducted from that Council District's Special Fund Fee Subsidy Reimbursement line item in the General City Purposes Fund;
- L. Lease subsidies shall be limited to no more than two per non-profit organization per fiscal year, including its parent and/or affiliated organizations;
- M. The term of the lease agreement will be co-terminus with the end of the Councilmember's term of office in whose district the leased facility is located, and subject to other lease termination provisions. Any exceptions to this provision shall be determined by the City Council on a case by case basis;
- N. All non-profit organizations will be financially responsible for security and custodial costs, interior and exterior maintenance, all repairs, and landscaping, as applicable, for the leased premises and they must agree to keep the premises in good condition during the term of the lease agreement. The City may inspect the property to assure that the non-profit organization is in compliance with keeping the premises in good condition. If not, the City may terminate the lease with 30 days notice;
- O. Any alterations, renovations or tenant improvements to the facility must comply with all building codes, the Americans with Disabilities Act (ADA), or seismic requirements, at the sole expense of the non-profit organization. The City cannot lease a facility that does not meet Los Angeles Municipal Code requirements if the public will be using the facility. Written approval by the City is necessary

before any alterations, renovations or tenant improvements are performed;

- P. All non-profit organizations must provide the City a copy of their operating budget and demonstrate its ability to maintain the facilities and provide the public services to which a commitment has been made;
- Q. All non-profit organizations must agree to provide and maintain general liability insurance, or any other liability coverage, in an amount(s) determined by the City's Risk Manager for coverage of its operations continuously throughout the lease term. These amounts are subject to increase depending on the nature of the non-profit organization's operations and the requirement of applicable statutes, ordinances, and regulations. All non-profit organizations must agree to indemnify the City against all claims, which may arise from their operations and tenancy;

**SALES OF CITY-OWNED PROPERTY TO NON-PROFIT ORGANIZATIONS –
EFFECTIVE IMMEDIATELY UPON COUNCIL APPROVAL OF THE NON-
PROFIT LEASING AND REAL PROPERTY SALE POLCY**

- R. General Terms and Conditions for sale of City-owned real property shall be as stated in a prior section of this policy;
- S. If a non-profit organization desires to purchase a city-owned facility, whether the organization occupies the facility, is occupied by another non-profit organization, or is vacant, the property/facility must comply with the established city process to declare surplus property, including an opportunity for city departments and other governmental entities to purchase the property for public purposes;
- T. Sale of surplus City real property must first be recommended by the Councilmember in whose district the property is located, reviewed by the Municipal Facilities Committee and approved by the Council and the Mayor. Further, the non-profit organization must enter into an agreement with the City to provide services to the public and comply with the public benefit provisions of this policy for a minimum of 20 years, or the remaining expected useful life of the facility at the time of sale, whichever is less, at no cost to the City;
- U. The city subsidy for such sale shall be limited to 50 percent of the fair market value at the time of the sale. Provided the organization meets all requirements, and the Councilmember in whose district the subject City-owned facility is located determines that non-profit organization is providing vital public services of benefit to the residents of the City, the Councilmember may subsidize up to 50 percent of the fair market sale price, if the CAO, CLA and GSD determine that the organization and/or its parent or affiliates do not have sufficient resources to pay the entire fair market price. Such subsidy will be deducted from that Council District's portion of the Special Fund Fee Subsidy Reimbursement line item in the General City Purposes Fund;

- V. If the non-profit organization sells the real property prior to the completion of the public benefit provision requirement specified above, the City subsidy shall be repaid and the City will share equally in any profit resulting from such sale. A non-profit organization, its parent and all affiliates shall be limited to purchase two city-owned facilities during any consecutive 15 year period.

**DEFINITION OF "PUBLIC PURPOSE"
MINIMUM REQUIREMENT FOR PROVISION OF "PUBLIC BENEFIT"**

PUBLIC PURPOSE

For purposes of the Council's Non-Profit below Market-Rate Lease and Real Property Sale Policy, a public purpose project will be defined as a project which enhances the activities and services routinely provided by governmental entities and which will generally be open and available for use by the public. Council must adopt a finding, supported by specific facts, that a project will promote a public purpose for the City.

PUBLIC BENEFIT

For purposes of the above stated policy, with regard to all leases and sales of real property including improvements on property owned by the City of Los Angeles, the following minimum level of "Public Benefit" will be required to promote community and economic development:

A. Leases

Create or retain at least one full-time equivalent, permanent job for each \$10,000 of annual market-rate lease cost waived or portion thereof, for the term of such below market value lease, for persons who qualify for one or more of the following, effective upon execution of the lease agreement:

- Aid to Families with Dependent Children (AFDC);
- Resident of Public and Indian Housing units;
- Has been homeless for a minimum of 30 days, at the time of hiring;
- Low-skilled, low and moderate-income persons, who will be provided advancement assistance, such as through job training; or,
- Resides within a census tract (or block numbering area) that has at least 20 percent of its residents who are in poverty.

AND

Provide goods or services annually to low and moderate income residents of an area, in an amount at least ten times the amount of the annual lease cost waived.

B. Real Property Sales

Create or retain one full-time equivalent, permanent job for each \$10,000 of market rate sale price waived or portion thereof, for a minimum of twenty years beginning with the transfer of ownership of the subject property from the City to the qualified non-profit, for persons who qualify for one or more of the following:

- Aid to Families with Dependent Children (AFDC);
- Resident of Public and Indian Housing units;
- Has been homeless for a minimum of 30 days, at the time of hiring;
- Low-skilled, low and moderate-income persons, who will be provided advancement assistance, such as through job training; or,
- Resides within a census tract (or block numbering area) that has at least 20 percent of its residents who are in poverty.

AND

Provide goods or services annually to low and moderate income residents of an area, in an amount at least ten times the amount of the annual lease cost waived.

Documentation

The non-profit organization must maintain adequate records to demonstrate the level of public benefit, based on the above minimum requirements, that is actually achieved following execution of the lease or sale documents, and must be submitted in conjunction with the annual certification to the General Services Department, under penalty of perjury.

NON-PROFIT ORGANIZATIONS IN CITY-OWNED BUILDINGS¹

ATTACHMENT III

Non-Profit Tenant	Services	Council District	Lease Start Date - Lease Expiration Date	Lease Term	Rent Amount	Does the nonprofit have \$1 million general liability insurance? ²	Does the nonprofit pay for utilities, operations, maintenance costs?	Is the nonprofit registered with the Secretary of State?	Most recent federal tax return (Form 990) ³	City department monitoring the service	Comments	Square Feet
Estelle Van Meter Multi-Purpose Center, 606 E. 76th., L.A. 90001	Assistance to senior citizens.	1	? - 09/08/1992			None found	Pays for utilities and limited maintenance costs	Active	2008	CDD		8,635
Pacific Asian Consortium in Employment, 1839 S. Hoover St., L.A. 90006	Pre-school and pre-kindergarten services.	1	? - 12/31/1994			Yes; expires 8/1/2010	Pays for utilities and limited maintenance costs	Active	2008	CDD		4,200
Central City Neighborhood Association - Youth Fair Chance, 501 S. Bixel, L.A. 90017	Help young people finish high school, get jobs, address personal and family problems, coordinate program services, education, employment preparation and training, counseling, and support services.	1	In process			Yes; expires 4/6/2010	Pays for utilities and limited maintenance costs	Not found	None found	CDD	aka Good Beginnings Child Care Center	30,000
Boys and Girls Club-Echo Park, 303 Patton St., L.A. 90026	Programs in education, the environment, health, the arts, careers, alcohol/drug and pregnancy prevention, gang prevention, leadership development and athletics.	1		Month to Month		None found		Suspended	2005	RAP	Site appears vacant	9,120
Foundation for Early Childhood Education, 707 E. Kensington Blvd., L.A. 90026	Head Start, preschool, child development.	1	07/01/1989 - 12/31/1994			Yes; expires 7/1/2010	Pays for utilities and limited maintenance costs	Active	2005	CDD	Ground lease	2,688
East Los Angeles Association for Retarded Citizens, 3839 Selig Place, L.A. 90031		1	10/25/1991 - 12/31/1994			None found	Pays for utilities and limited maintenance costs		None found	CDD		21,790
L.A. Child Care & Development Council/Jardin de Ninos II, 2418-2422 Manitou Ave., L.A. 90031	Provides affordable childcare to low-income families.	1	? - 03/31/1987			Yes; expires 8/10/10	Pays for utilities and limited maintenance costs	Not found	None found	CDD		6,544
L.A. Child Care & Development Council/Placita de Ninos, 2661 Pasadena Av., L.A. 90031	Provides affordable childcare to low-income families.	1	? - 03/30/1993			Yes; expires 8/10/10	Pays for utilities and limited maintenance costs	Not found	None found	CDD		4,000
Plaza de la Raza, Inc., 3540 N. Mission Rd., L.A. 90031	Arts education and programming for Latino youth, with curriculum in theatre, dance, music and visual arts provided after school and on weekends, along with opportunities for performing and exhibiting artwork.	1	? - 12/31/2015			Expired 3/9/10	Pays for utilities and limited maintenance costs	Active	2008	CDD		19,780
Arroyo Vista Family Health Foundation, 6000 N. Figueroa St., L.A. 90042		1	06/21/1987 - 06/30/1987			None found	Pays for utilities and limited maintenance costs	Active	2009	CDD		15,942
Mount Washington Preschool & Child Care Center, 4601 N. Figueroa St., L.A. 90065	Preschool and child care centers for children ages six weeks to five-years-old.	1	12/31/2001 - 12/12/2006			Yes; expires 6/16/10	Pays for utilities and limited maintenance costs	Not found	2008	CDD	aka Ziegler House	5,130

NON-PROFIT ORGANIZATIONS IN CITY-OWNED BUILDINGS¹

ATTACHMENT III

Non-Profit Tenant	Services	Council District	Lease Start Date - Lease Expiration Date	Lease Term	Rent Amount	Does the nonprofit have \$1 million general liability insurance? ²	Does the nonprofit pay for utilities, operations, maintenance costs?	Is the nonprofit registered with the Secretary of State?	Most recent federal tax return (Form 990) ³	City department monitoring the service	Comments	Square Feet
Cypress Park FamilySource Center, 929 Cypress Ave., L.A. 90065	Offers educational, family, child and youth services including counseling, cultural, recreational and after-school activities onsite or nearby through referrals. Services include financial counseling and tax preparation, ESL classes, food distribution, and disaster preparation training. The centers are also available for community meetings, special events and volunteer opportunities.	1				Self-insured	Utilities and maintenance costs paid for out of CDD budget	N/A (Managed by City staff)	N/A	CDD		4,032
Gr... Teatro SINERGIA and Teatro Frida Kahlo, 2332 West 4th St., L.A. 90057	Classes in visual and performing arts, including a community photography lab.	1	12/31/2003 - ?			Yes; expires 07/09/2010	No	Not found	2008	Department of Cultural Affairs	DCA has operating, but no lease, agreement	5,700
Aztecs Rising (Public Health Foundation Enterprise), 3514 N. Broadway, L.A. 90031	Wildland fire fighting training for at-risk youth.	1	06/30/2005 - ?			Yes; expires 8/5/10		Active	2008	CDD		3,700
Lummis House (The Historical Society of Southern California), 200 E. Ave 43 90031	The Lummis House and Museum offers tours and educational workshops on the Arts and Crafts movement. The gardens are used to showcase native plants. The house also features personal items, original furnishings, and an interpretive native California landscape.	1				None found		Active	2008	GSD		5,642
Los Angeles Police Revolver and Athletic Club, 1880 N. Academy Dr. 90012	LAPRAAC's mission is to encourage law enforcement skills by providing athletic, educational, marksmanship, physical fitness, facilities, recreation and social activities to benefit members of the LAPD.	1	08/22/1935 - 08/22/2000	Month to Month	\$0	Yes; expires 7//10		Active	2009	GSD	Multiple tenants in building	2,000
Central City Action Committee, 534 N. Ed... Rd., L.A. 90026	Community clean-ups, delinquency prevention programs, graffiti abatement, self-sufficiency skills, direct assistance, referrals to youth and their families	1	07/18/2000 - 07/172010	10 years	\$0	Yes; expires 7//10		Active	2008	GSD		10,300
Friends of McGroarty Cultural Arts Center, 7570 McGroarty Terrace, Tujunga 91042	Offers art classes for children, adults and seniors, including painting, drawing, ceramics, theatre, music and creative writing. Open year-round for recitals, exhibitions, community events, holiday festivals, plays, boutiques, dance performances and art exhibitions.	2	12/31/2003 - ?			Yes; expires 07/01/2010	No	Active	2009	Department of Cultural Affairs	DCA has operating, but no lease, agreement	5,314
La Crescenta YMCA, 6840 Foothill Blvd 91042	Childcare, parent-child programs, health and wellbeing programs.	2	01/23/1998 - 01/22/2038	50 years	\$1/year	Expired 5/1/09		Not found	2008	GSD		33,170
Tujunga Temporary Aid Center, 7747 Foothill Blvd., 91402	Provides grocery distribution to homeless or undocumented people living in Lakeview Terrace, Shadow Hills and Sunland-Tujunga.	2		Month to Month	\$0	None found		Not found	None found	GSD	Multiple tenants in building	180

NON-PROFIT ORGANIZATIONS IN CITY-OWNED BUILDINGS¹

ATTACHMENT III

Non-Profit Tenant	Services	Council District	Lease Start Date - Lease Expiration Date	Lease Term	Rent Amount	Does the nonprofit have \$1 million general liability insurance? ²	Does the nonprofit pay for utilities, operations, maintenance costs?	Is the nonprofit registered with the Secretary of State?	Most recent federal tax return (Form 990) ³	City department monitoring the service	Comments	Square Feet
Canoga Park Chamber of Commerce, 7248 Owensmouth Ave 91303	Promotes business through leadership, political action, and services to increase opportunities for members.	3	01/01/1985 - 12/31/1994	Month to Month	\$1/year	Yes, but for parade only; expires 4/19/10		Active	2008	GSD	Multiple tenants in building	250
Canoga Park Senior Citizen Center, 7326 Jordan Ave. 91303	Arts and crafts, dance, exercise, movies, needlepoint, nutrition program, trips, community room.	3						Not found		RAP		5,525
Lankershim Arts Center (The Other Side of the Hill Production, Inc.), 5108 Lankershim Blvd., N. Hollywood 91601	Arts facility providing theatre, fine art and various arts programs. Used as a venue for receptions, play readings, holiday parties and weddings, long-term rental opportunities.	4	12/31/2003 - ?			Yes; expires 12/31/2011	No	Active	2008	Department of Cultural Affairs	DCA has operating, but no lease, agreement	3,500
Afterschool All-Stars, 6501 Fountain Ave., Hollywood	Afterschool programs for middle school kids	4		Month to Month	\$0	None found		Active	2008	GSD	Multiple tenants in building	1,750
Los Angeles Fire Department Historical Society, 1355 N. Cahuenga Blvd. 90028	The LAFDHS developed an inventory of more than 30 pieces of L.A.-based firefighting apparatus, artifacts, film and video. It is home to the Fallen Firefighter Memorial.	4	03/27/2003 - 04/30/2033	30 years		Expired 2/9/09		Active	2008	GSD		22,250
California Traditional Music Society, 16953 Ventura Blvd., Encino CA 91316	Center for the presentation and preservation of the folk and traditional arts.	5				Yes	No	Active	2009	Department of Cultural Affairs	DCA has operating, but no lease, agreement	1,358
Career Planning Center, Inc., 1623 La Cienega Blvd., L.A. 90035	Workforce development	5	09/12/1999 - ?		\$0	None found	Pays for utilities and limited maintenance costs	Merged out	2006	CDD		5,200
Odyssey Theatre Ensemble, 2055 Sepulveda Blvd 90025	Three-theatre complex produces and presents works on the contemporary theatre art.	5	08/11/1998 - 09/30/2008	Month to Month	\$0	None found		Not found	None found	GSD		15,00
Encino Community Center, 4935 Balboa 91316	Recreation & Parks operates 27 senior citizen centers offering shuffleboard, croquet, arts and crafts, language lessons, oil painting, cards, entertainment and social dancing. Several programs serve the senior citizens Los Angeles Federation of Senior Citizen Clubs, Senior Citizen Nutrition Program, and the Retired Senior Volunteer Program.	5								RAP		11,200
Boys and Girls Club of San Fernando Valley, 11243 Glenoaks Blvd., Pacoima 91331	Programs in education, the environment, health, the arts, careers, alcohol/drug and pregnancy prevention, gang prevention, leadership development and athletics.	7	? - 10/05/2002			Expired 3/11/10	Pays for utilities and limited maintenance costs	Active	2008	CDD		35,088

NON-PROFIT ORGANIZATIONS IN CITY-OWNED BUILDINGS¹

ATTACHMENT III

Non-Profit Tenant	Services	Council District	Lease Start Date - Lease Expiration Date	Lease Term	Rent Amount	Does the nonprofit have \$1 million general liability insurance? ²	Does the nonprofit pay for utilities, operations, maintenance costs?	Is the nonprofit registered with the Secretary of State?	Most recent federal tax return (Form 990) ³	City department monitoring the service	Comments	Square Feet
Pacoima FamilySource Center, 11243 Glenoaks Blvd, St. 30, Pacoima 91331	Serve, assist and support residents by offering a variety of educational, family, child and youth services including counseling, cultural, recreational and after school activities onsite or through referrals. Special services include financial counseling and tax preparation, ESL classes, food distribution, and disaster preparation training. The Centers are also available for community meetings, special events and volunteer opportunities. The specific services at each center vary according to the needs of the local community.	7				Self-insured	Pay for utilities and maintenance out of CDD budget	N/A (Managed by City staff)		CDD	Co-located with Boys and Girls Club	
Hoover Intergenerational Care, 3216 S. Hoover St., L.A. 90007	Preschool	8	? - 01/12/1985			None found	Pays for utilities and limited maintenance costs	Active	2008	CDD		4,700
People Coordinated Services of Southern California, 5133 Crenshaw Blvd., L.A. 90043	Serve over 20,000 individuals each year through an active senior information and referral program, community substance abuse recovery support systems and a variety of youth, after-school education, and recreation programs. Promotes self-sufficiency, education, and recreation programs. Promotes self-sufficiency, educational attainment, health, safety, and community empowerment.	8	01/08/1992 - 12/21/1994			Yes; expires 7/1/10		Active	2008	Aging		5,500
Community Coalition for Substance Abuse Prevention and Treatment, 8101-8113 S. Vermont Ave., L.A. 90044	Works with African American and Latino residents to build a prosperous and healthy South LA with safe neighborhoods, quality schools, a strong social safety net and positive economic development in order to reduce crime, poverty and substance abuse in our community.	8				None found	Pays for utilities and limited maintenance costs	Active	None found	CDD	Sale in process	8,219
The Children's Collective, Inc., 915 (917-927) W. Manchester Blvd., L.A. 90044	Childcare, preschool and aftercare programs, adolescent pregnancy prevention and responsible parenting, child and family advocacy, case-managed family support services, employment training for childcare careers.	8				Yes; expires 7/1/10	Pays for utilities and limited maintenance costs	Active	2007	CDD		23,360

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People Coordinated Services of Southern California, 2528 West Blvd., L.A. 90037	Serve over 20,000 individuals each year through an active senior information and referral program, community substance abuse recovery support systems and a variety of youth, after-school education, and recreation programs. Promotes self-sufficiency, educational attainment, health, safety, and community empowerment.	8	04/10/1992 - ?	Month to Month		Yes; expires 7/1/10		Active	2008	Aging	Current tenant occupying without a lease. RFP in process through DOA. People Coordinated Services took occupancy in 2008.	7,050
Stentorians Los Angeles County Black Firefighters, 5730 Crenshaw Blvd. 90043	Junior Fire Cadet Program, social organization, toy drive, promotional/recognition luncheon.	8	05/01/1993 - ?	Month to Month	\$1000/month	None found		Active	2008	GSD		2,400
Stentorians Los Angeles County Black Firefighters, 1409 W. Vernon Ave. 90062	Junior Fire Cadet Program, social organization, toy drive, promotional/recognition luncheon.	8	08/01/1980 - 07/31/1981	Month to Month	\$1/year	None found		Active	2008	GSD		2,800
Coalition for Responsible Community Development, 729 Manchester Ave. 90044	Coordinates and improves local planning, development, and community services that address the needs of low-income and working class residents and small businesses of South Los Angeles.	8	08/18/1997 - 03/21/2002	Month to Month	\$0	Yes; expires 9/1/10		Active	2008	GSD		2,400
Strategic Concepts in Organizing and Policy Education, 1715 Florence Blvd	Builds grassroots power to eliminate the structural barriers to social and economic opportunities for poor and disenfranchised communities. SCOPE combines community organizing, leadership development, strategic alliance building, research, training and capacity building, and policy advocacy to pursue its mission at the local, state and national levels.	8		Month to Month	\$0	None found		Active	2008	GSD		8,013
The Children's Collective, Inc., 3817 S. Salsburg St., L.A. 90011	Childcare, preschool and aftercare programs, adolescent pregnancy prevention and responsible parenting, child and family advocacy, case-managed family support services, employment training for childcare careers	9	01/19/1989 - 03/31/2002	Lease extension in process		Yes; expires 7/1/10	Pays for utilities and limited maintenance costs	Active	2007	CDD		3,960
Los Angeles Community Garden Council, 5863 S. Wall St., L.A. 90011	Connect people with community garden space. They self-maintain and self-police these gardens.	9		Lease in process		None found		Active	2008		Vacant lot	5,140
Los Angeles Conservation Corps, Inc., 2824 S. Main St., L.A. 90011	Provides at-risk young adults and school-aged youth with opportunities for success by providing them with job skills training, education and work experience with an emphasis on conservation and service projects that benefit the community.	9	10/31/2000 - 11/30/2020	20 years	\$0	Yes; expires 4/1/10		Active	2009			10,712
Los Angeles Theatre Center, 514 S. Spring St., Los Angeles 90013	Theater facility	9				None found		Suspended	None found	Department of Cultural Affairs		57,052

NON-PROFIT ORGANIZATIONS IN CITY-OWNED BUILDINGS¹

ATTACHMENT III

Non-Profit Tenant	Services	Council District	Lease Start Date - Lease Expiration Date	Lease Term	Rent Amount	Does the nonprofit have \$1 million general liability insurance? ²	Does the nonprofit pay for utilities, operations, maintenance costs?	Is the nonprofit registered with the Secretary of State?	Most recent federal tax return (Form 990) ³	City department monitoring the service	Comments	Square Feet
The Museum of Contemporary Art, 152 N. Central Ave 90012	Founded in 1979, MOCA is the only museum in Los Angeles devoted exclusively to contemporary art. It is committed to the collection, presentation, and interpretation of work produced since 1940 in all media, and to preserving that work for future generations.	9		Month to Month	\$0			Active	2008	GSD		54,537
Project Restore, 200 N. Main St. 1633 90012	Project Restore was established in 1986 to restore the Public Works Session Room, Los Angeles City Hall and the Valley Municipal Building. It is now ready to restore the Hollyhock House and is devoting its attention to the strategic master plans for First Street, and for Spring and Main Streets.	9		Month to Month	\$0	None found		Active	2008	GSD		1,500
The Little Tokyo Public Safety Association, 307 E. First St. 90012	Volunteers patrol neighborhood to prevent/reduce crime.	9	03/20/1996 - 03/19/2006	Month to Month	\$0	None found		Active	2008	GSD		2,500
Los Angeles Urban League, 8835 Avalon Blvd. 90003	Helps African Americans and other minorities secure economic self-reliance, parity, power and civil rights through advocacy activities and the provision of programs and services such as Head Start, workforce development, and business services.	9		Month to Month	\$0	Yes; expires 5/13/10		Active	2008	GSD	Sublease	8,900
Japanese American National Museum, 355-369 E. 1St Street 90012	The largest museum in the United States dedicated to sharing the experience of Americans of Japanese ancestry.	9		Month to Month	\$0	None found		Active	2008	GSD	Multiple tenants in building	25,000
Seinan Senior Citizens' Club, 3116 W. Jefferson Blvd., L.A. 90018	Offer meals that are provided free or for a small donation based on ability to pay.	10	? - 05/17/1987			None found	Pays for utilities and limited maintenance costs	Active	2008	CDD		3,256
Nate Golden Performing Arts Center, 47722 W. Washington Blvd., Los Angeles 90018	Theater facility	10				None found		None found	None found	Department of Cultural Affairs		23,300
Delta Sigma Theta Life Development, Inc., 2475 Washington Blvd., L.A. 90019	Provides a wide range of activities and services that enhance quality of life senior citizens in the West Adams district by providing meals, care management services, transportation, adult day support centers, classes, health and educational programs, legal assistance, entertainment, and other activities.	10		Month to Month		Expired 7/1/09	Pays for utilities and limited maintenance costs	Active	2007	CDD	aka George and Helen Thomas Senior Center	4,946

NON-PROFIT ORGANIZATIONS IN CITY-OWNED BUILDINGS¹

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Tom Bradley FamilySource Center, 5213 W. Pico Blvd., L.A. 90019	Serve, assist and support residents by offering a variety of educational, family, child and youth services including counseling, cultural, recreational and after school activities onsite or through referrals. Special services include financial counseling and tax preparation, ESL classes, food distribution, and disaster preparation training. The Centers are also available for community meetings, special events and volunteer opportunities. The specific services at each center vary according to the needs of the local community.	10				Self-insured	Pay for utilities and maintenance out of CDD budget	N/A (Managed by City staff)		CDD	Multiple tenants in building	5,000
Echo Park-Silverlake People's Child Care, 1953 Lake Shore Ave., L.A. 90039	Child care and day care	10	07/01/1985 - 12/31/1990			Yes; expires 9/16/10	Pays for utilities and limited maintenance costs	Not found	2008	CDD		1,730
Vacant, 5070 Slauson Ave., L.A. 90230		11								RAP		4,360
Vera Davis McClendon Youth & Family Center, 610 California St., Venice 90291	Serve, assist and support residents by offering a variety of educational, family, child and youth services including counseling, cultural, recreational and after school activities onsite or through referrals. Special services include financial counseling and tax preparation, ESL classes, food distribution, and disaster preparation training. The Centers are also available for community meetings, special events and volunteer opportunities. The specific services at each center vary according to the needs of the local community.	11				Self-insured	Pay for utilities and maintenance out of CDD budget	N/A (Managed by City staff)		CDD	Multiple tenants in building	4,800
O.P.I.C.A. Adult Day Care and Care Giver Support Center, 11759 Missouri Avenue, LA 90025	Offers on-site comprehensive counseling services for care partners and an adult day care program. Provides therapeutic cognitive and sensory programs that actively engage members. O.P.I.C.A. also provides caregiver support groups, early memory loss support groups, individual counseling and early memory loss programs.	11				None found		Active	2008	Aging		4,083
Neighborhood Youth Association, 804 Broadway, Venice 90291	Offers after-school enrichment activities for elementary, middle and high school students, and licensed pre-school.	11	08/26/2003 - 06/30/2007	Month to Month	\$0	Yes; expires 6/30/10		Active	2008	GSD		12,000

NON-PROFIT ORGANIZATIONS IN CITY-OWNED BUILDINGS¹

ATTACHMENT III

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Beyond Baroque Foundation, 804 Broadway, Venice 90291	An independent literary/arts center and public space dedicated to literary and cultural production, contact, interaction, and community building. It offers a program of readings, free workshops, publishing, bookstore, archiving, and education. The Center launched its own imprint, Beyond Baroque Books, in 1998, dedicated to emerging, overlooked, out-of-print, and experimental writing, as well as the history and legacy of experimental and alternative writing, poetry, and the arts in Los Angeles.	11	02/29/2008 - 02/28/2033	25 years	\$0	None found		Active	2008	GSD	Multiple tenants in building	3,215
LA Theatre Works, 804 Broadway, Venice 90291	Produce plays for the public and provide creative experiences for individuals through theatre and art workshops	11	02/29/2008 - 02/28/2033	25 years	\$0	Indemnification agreement on file		Not found			Multiple tenants in building	1,272
Social and Public Art Resources Center, 804 Broadway, Venice 90291	Develops public art through residents.	11	06/01/2000 - 05/31/2055	55 years	\$0	None found		Active	2008	GSD	Multiple tenants in building	8,500
ONEgeneration, 17400 Victory Boulevard, 91406	Homebound meals, caregiver support, grocery shopping	12				Yes; expires 7/1/10		Active	2008	Aging	Corp of Army Engineers; land only; move-on structures	21,340
Hilltop Nursery School, 3625 Marathon St., L.A. 90026	Hilltop Nursery School is a parent-participation cooperative preschool founded in 1951. Parents and staff work to provide quality, professional early childhood education. A cooperative nursery school is "owned" by the community of families it serves. Parents are involved in all aspects of their child's education, from participating in the classroom, hiring staff and serving on the board of directors, to organizing fund-raising activities for the school.	13	? - 05/01/2009			Yes; expires 4/1/11	Pays for utilities and limited maintenance costs	Active	2008	CDD		19,342
Childhelp, Inc., 1345 El Centro Ave., Hollywood 90028	Helping victims of child abuse and neglect. Focuses on prevention, intervention and treatment. Programs and services also include residential treatment services; children's advocacy centers; therapeutic foster care; group homes; child abuse prevention, education and training; and the National Day of Hope®, part of National Child Abuse Prevention Month every April.	13	03/07/1989 - 3/6/1992			None found	Pays for utilities and limited maintenance costs	Active	2008	CDD		8,236

NON-PROFIT ORGANIZATIONS IN CITY-OWNED BUILDINGS¹

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LACER Afterschool Programs, 1718 Cherokee Ave St. 90028	Daily afterschool arts and literacy education program offered free to middle school youth. Provides youth with a safe and productive place to be after school. They select among offerings in theater, music, dance, and the visual arts. Taught by professional artists, the classes are created to correlate with the core middle school subjects of English, math, science, and social studies. In addition, LACER provides daily homework assistance, a comprehensive literacy and writing program, recreation, and the Math Matters program.	13	07/15/1995 - 06/30/1997	Month to Month	\$0	Yes; expires 9/17/10		Active	2008	GSD	Multiple tenants in building	1,000
Hollywood Beautification Team, 1718 Cherokee Ave 90028	Tree planting, graffiti abatement, removes trash from the city streets. Provides educational workshops and vocational training to at-risk youth. HBT has adopted over 110 public schools, hired 2,500 youth and implemented 250 mural walls. Gives instruction in both art and the environment, and mentors children in interactive art, tree planting, and cleaning projects at their own schools.	13	07/15/1995 - 06/30/1997	Month to Month	\$0	Yes; expires 5/31/10		Active	2008	GSD	Multiple tenants in building	1,500
Foundation for Early Childhood Education, 5636 Fountain Ave. 90038	Head Start, preschool, child development	13	02/20/2002 - 06/30/2011	9 years	\$0	Yes; expires 7/1/10		Active	2008	GSD		18,600
Community garden, 5636 Fountain Ave. 90038		13	02/20/2002 - 06/30/2011	9 years	\$0					GSD		10,000
Foundation for Early Childhood Education, 5637 La Mirada Ave. 90038	Head Start, preschool, child development	13	02/20/2002 - 06/30/2011	9 years	\$0	Yes; expires 7/1/10		Active	2005	GSD		9,000
El Centro Del Pueblo, 1146 Glenhurst/1157 Lemoyne 90028	Provides social services such as counseling, drug prevention, social rehabilitation, employment, outreach, education, health services, and youth services.	13	04/12/2002 - 4/11/2017	15 years	\$9000/year	Expired 2/8/10		Active	2008	GSD		27,416
Lamp Community, 526 S. San Pedro St/527 S.Crocker St., L.A. 90013	Helps people living with severe mental illness move from streets to homes. Offers immediate access to affordable, safe and permanent housing without requiring sobriety or participation in treatment. Once settled in their home, new tenants are surrounded with customized services such as mental health treatment, drug recovery, healthcare, budgeting, visual and performing arts, job opportunities, and other supports to help them achieve their goals and become a part of their community.	14	? - 12/31/1994			Yes; expires 4/1/10	Pays for utilities and limited maintenance costs	Not found	2008	CDD		26,000

NON-PROFIT ORGANIZATIONS IN CITY-OWNED BUILDINGS¹

Non-Profit Tenant	Services	Council District	Lease Start Date - Lease Expiration Date	Lease Term	Rent Amount	Does the nonprofit have \$1 million general liability insurance? ²	Does the nonprofit pay for utilities, operations, maintenance costs?	Is the nonprofit registered with the Secretary of State?	Most recent federal tax return (Form 990) ³	City department monitoring the service	Comments	Square Feet
Aliso Pico Preschool, 1505 E. 1st., L.A. 90033	Preschool	14	01/01/1982 - 12/31/1984			None found	Pays for utilities and limited maintenance costs	Not found	Not found	CDD		8,805
Early Learning Center (Los Angeles Child Care and Development Council), 233 N. Breed St., L.A. 90033	Affordable childcare for low-income families	14	7 - 3/31/1990			Yes; expires 8/10/10	Pays for utilities and limited maintenance costs	Active	Not found	CDD		7,734
Hollenbeck Police Business Council, Inc., 2015 E. 1st St., L.A. 90033	Provides after-school programs. Keeps youth from gang and criminal activities by involving them in educational, cultural and recreational programs and activities. Home to the L.A. Inner-City Games and "Miracle on First Street" toy give-away.	14	12/18/1974 - 12/17/2024	50 years		Expired 12/21/09		Active	2009		LAPD-owned building; HPBC owns building	30,440
Art in the Park Community Cultural Programs, 5568 Via Marisol, L.A. 90042	Lalo Guerrero School of music and other art and cultural activities/programs	14	06/30/2004 - ?			Yes; expires 02/2011	No	Suspended	2008	Department of Cultural Affairs	DCA has operating, but no lease, agreement	680
Eagle Rock Community Cultural Association (Center for the Arts), 2225 Colorado Blvd., L.A. 90041	Presents multicultural arts programming and arts education	14	06/30/2004 - ?			Yes; expires 7/1/10 (for Eagle Rock Music Festival)	No	Active	2008	Department of Cultural Affairs	DCA has operating, but no lease, agreement	8,000
Barrio Action Group, 4927 Huntington Dr. 90032	Offer case management, childcare, legal, medical and/or mental health, mentoring, youth advocacy, counseling. Youth services include support groups, counseling, and youth development to reduce barriers to learning and promote academic success. Family services help parents, guardians by developing skills in effective supervision, enhanced family communication, supporting their children's academic progress and involvement in pro-social activities.	14	01/15/2008 - 01/14/2038	30 years	\$1/year	Yes; expires 2/8/11		Active	2007	GSD	Multiple tenants in building	3,300
Los Angeles Police Historical Society, 6045 York Blvd 90043	Police museum and interactive youth programs	14	12/20/2000 - 12/19/2030	30 years	\$0	None found		Active	2008	GSD		10,605
Bradley Milken FamilySource Center, 1773 E. Century Blvd., L.A. 90002	Serve, assist and support residents by offering a variety of educational, family, child and youth services including counseling, cultural, recreational and after school activities onsite or through referrals. Special services include financial counseling and tax preparation, ESL classes, food distribution, and disaster preparation training. The Centers are also available for community meetings, special events and volunteer opportunities. The specific services at each center vary according to the needs of the local community.	15				Self-insured		N/A (managed by City staff)		CDD	Multiple tenants in building	10,342

NON-PROFIT ORGANIZATIONS IN CITY-OWNED BUILDINGS¹

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Los Angeles Youth Opportunity Movement, 1501 E. 103rd St., L.A. 90002	Connects youth to the workforce by preparing young people for a career. Youth are offered training and skills development, including basic skills classes, GED preparation, resume writing, computer literacy and more to prepare them for higher education, job training, or workplace entry and long-term employment.	15	? - 12/31/2000			Self-insured	Pay for utilities and maintenance out of CDD budget	N/A (managed by City staff)		CDD		4,000
Robert Pitts Community Center, 1827 E. 103rd St., L.A. 90002		15	? - 9/30/2002							CDD/CRA	CRA owns building; CDD owns parking lot	13,643
Kegon Community Health Center, Inc., 710 E. 111th Place., L.A. 90059	Provides early childhood education as a Head Start agency for people who meet income and geographic requirements.	15	? - 10/9/2027			Expired 9/28/09	Pays for utilities and limited maintenance costs	Active	2008	CDD		40,000
Wilmington Senior Citizens Center, 1148 N. Avalon Blvd., Wilmington 90744	Senior services.	15	? - 12/31/1994				Pays for utilities and limited maintenance costs			CDD		3,600
Watts Labor Community Action Committee, 1212 E. 108th St., L.A. 90059	Some of the community services provided by WLCAC include youth development programs, mental health and homeless assistance, elderly social services, property management, volunteer services, transportation, community preservation, employment assistance, advocacy, energy conservation, artist and culture development and childcare.	15				Yes; expires 4/11/10	Pays for utilities and limited maintenance costs	Active	2008	CDD	aka Greater Watts Child Care Center	7,200
San Pedro Bay Historical Society, 1212 E. 108th St., L.A. 90059	The primary purpose of the society is to encourage the restoration and preservation of historic buildings and landmarks in the San Pedro Bay area.	15		Month to Month	\$0	None found		Active	2008	GSD	Multiple tenants in building	700
Wilmington Chamber Of Commerce, 544 N. Avalon Wilmington 90744	Promotes business through leadership, political action, and services to increase opportunities for members.	15	05/12/1986 - no expiration	Month to Month	\$0	Yes; expires 12/10/10		Active	2009	GSD	Multiple tenants in building	500
Wilmington Historical Society, 309 Opp St. Wilmington 90744		15		Month to Month	\$1/year	None found		Not found	None found	GSD	Multiple tenants in building	1,000
Gang Alternative Program, 309 Opp St. Wilmington 90744	Gang intervention and prevention	15	11/20/2000 - 11/19/2005		\$/year	Yes; expires 7/1/10		Active	2008	GSD	Multiple tenants in building	2,500
Boys & Girls Club Of Harbor Gateway, 802 Gardena Blvd 90247	Programs in education, the environment, health, the arts, careers, alcohol/drug and pregnancy prevention, gang prevention, leadership development and athletics.	15	07/01/2004 - 06/30/2009		\$1/year	Yes; expires 3/20/10		Not found	2008	GSD		4,114
Greater Watts-Willowbrook Chamber Of Commerce, 1513 E. 103rd Street 90002	Promotes business through leadership, political action, and services to increase opportunities for members.	15		Month to Month	\$0	None found		Active	None found	GSD	Multiple tenants in building	

NON-PROFIT ORGANIZATIONS IN CITY-OWNED BUILDINGS¹

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Friends of the Chinese-American Museum, 425 N. Los Angeles Street, Los Angeles 90012	First museum in Southern California dedicated to Chinese-American history and experience.	14		Month-to-month; currently negotiating long-term agreement	\$1/year	Yes; expires 12/21/10	No	Active	2008	El Pueblo	Mission consistent with Department. Friends raised \$5.5 million for museum construction and operations.	295
The Historic Italian Hall Foundation, 622 1/2 N. Main Street, Los Angeles 90012	The Italian-American community organized a group to secure use of the Hall and raise funds to develop a museum. The Historic Italian Hall Foundation was incorporated in 1993, and in 1998, was granted a 501 (c) 3 exemption as a non-profit organization. Stated to open in 2011, the Italian American Museum will feature historical and art exhibitions, an oral history and research archive and a multi-media center. The Museum will serve as a mixed-use facility, hosting lectures, festivals, meetings and a variety of community events. It will be cooperatively administered by the Historic Italian Hall Foundation and the City of Los Angeles.	14		Currently negotiating three-year MOU.		None found	No	Active	2009	El Pueblo	Mission consistent with Department.	150
Mexican Cultural Institute of Los Angeles, Inc., 125 Paseo de La Plaza, Los Angeles 90012	The Mexican Cultural Institute of Los Angeles was established in 1990 with the goal of enhancing the understanding and communication between Mexico and the United States. The goals are accomplished through ongoing social and cultural exchanges, artists showcases, educational exchanges, sports programs, and community activities.	14				Expired 3/5/2009	No	Active	2008	El Pueblo	Mission inconsistent with Department.	6,399
Consejo de Federaciones Mexicanas en Norteamérica (COFEM), 125 Paseo de La Plaza, Suite 101, Los Angeles 90012	The <i>Consejo de Federaciones Mexicanas en Norteamérica</i> (COFEM) promotes the advancement of the Latino community through public policy advocacy, community organizing, leadership and organizational development, educational and cultural programs, and bi-national economic development	14		No agreement	\$0	Expired 1/6/2010	No	Active	2008	El Pueblo	Mission inconsistent with Department. No lease agreement. Share space with MCI.	
Las Angellitas del Pueblo, 130 Paseo de La Plaza, Los Angeles 90012	Volunteer docents provide tours.	14		Month-to-month.		No; however, they operate under the City's insurance.	No	Active	None found	El Pueblo	Mission consistent with Department.	1,000

NON-PROFIT ORGANIZATIONS IN CITY-OWNED BUILDINGS¹

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TOTAL S.F. ALLOCATED TO NONPROFITS IN CITY-OWNED BUILDINGS											900,635	

¹ Information for this report was obtained through the appropriate departments and websites. Blank cells indicate that there was no information provided.

² Source: City's "Track4LA" system, managed by the CAO's Risk Management Group, <http://track4la.lacity.org>

³ Source: GuideStar (guidestar.org) which gathers and publicizes information about nonprofit organizations