

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

Your **INFORMATION TECHNOLOGY AND GOVERNMENT AFFAIRS COMMITTEE**
and
BUDGET AND FINANCE COMMITTEE

report as follows:

INFORMATION TECHNOLOGY AND GOVERNMENT AFFAIRS and BUDGET AND FINANCE COMMITTEES' REPORT relative to a proposed Non-Profit Lease Subsidy and Real Property Sale Policy.

Recommendations for Council action:

1. ADOPT a Non-Profit Lease Subsidy and Real Property Sale Policy, including eligibility criteria/general terms and conditions, as specified in Attachment I of the Committee 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 for a minimum 5 year term, 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 (CAO) for inclusion in financial status report.
4. INSTRUCT the CAO and the Chief Legislative Analyst (CLA), 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 including:
 - a. Possible addition of a sole source requirement into the policy regarding sales of City-owned property to non-profit organizations, in addition to the established City process to declare surplus property.
 - b. Additional language to differentiate non-profit organizations that work directly on behalf of the City from the broader definition of non-profit organizations.
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 the 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 CAO and the CLA 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.
8. INSTRUCT the CAO and the CLA 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.
9. INSTRUCT the CAO and CLA to expand the subsidy referenced in Attachment I to include any eligible funds that the Council District has direct control over and not limit the subsidy to the Special Fund Fee Subsidy Reimbursement line item only.
10. INSTRUCT the CAO and CLA on Attachment II of the Committee report to change all waiver references from a waiver to a subsidy.
11. INSTRUCT the CAO and CLA on Attachment II to evaluate and report on the need to include under Real Property Sales the requirement for a non-profit organization to create or retain one full-time equivalent, permanent job for each \$10,000 of market rate sale price waived (subsidized).

Fiscal Impact Statement: The CAO and CLA report that 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.

Community Impact Statement: None submitted.

SUMMARY

At a joint meeting on April 20, 2010, the Information Technology and Government Affairs and Budget and Finance Committees considered a joint CAO and CLA report relative to a proposed Non-Profit Lease Subsidy and Real Property Sale Policy. The CAO/CLA report, attached to the Council file, includes 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. A revised listing of non-profit organizations in City-owned buildings was submitted during the Committees' meeting and is included with this report as Attachment III. It was noted that information is still being compiled to further update the listing. Representatives of the CLA, CAO, and the Department of General Services provided an overview of the proposed policy to the Committees and responded to related questions from Committee members. The General Manager of the Department of Cultural Affairs (DCA) stated concerns from non-profit organizations that interact with DCA. After a lengthy discussion on the policy implications, the Committees recommended several amendments. Amendments included specifying a minimum five year term for lease agreements with qualifying non-profit organizations (included in recommendation number 2), adding recommendation number 5a and 5b, and adding recommendation numbers 9, 10 and 11. After additional consideration and an opportunity for public comment, the Committees approved the recommendations as amended and detailed above. This matter is now submitted to Council for its consideration.

Respectfully submitted,

INFORMATION TECHNOLOGY AND
GOVERNMENT AFFAIRS COMMITTEE

BUDGET AND FINANCE COMMITTEE

| <u>MEMBER</u> | <u>VOTE</u> |
|---------------|-------------|
| CARDENAS: | YES |
| PERRY: | ABSENT |
| ZINE: | YES |

| <u>MEMBER</u> | <u>VOTE</u> |
|---------------|-------------|
| PARKS: | YES |
| SMITH: | YES |
| ROSENDAHL: | YES |
| HUIZAR: | ABSENT |
| KORETZ: | YES |

ep
Attachments
08-2762_rpt_itga_4-26-10

Not Official Until Council Acts

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

(Revised 4/19/10)

| 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/a | ? - 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 | N/A | 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 Ave., 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

(Revised 4/19/10)

| 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 |
| Grupo de 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 | No | 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 7/1/10 | No | Active | 2009 | GSD | LAPD Police Academy; multiple tenants in building | 2,000 |
| Central City Action Committee, 534 N. Edgeware 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 - 07/17/2010 | 10 years | \$0 | Yes; expires 7/1/10 | Pay utilities | Active | 2008 | GSD | Old firehouse | 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 | Pay utilities | 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 | No | Not found | None found | GSD | Tujunga Neighborhood City Hall; multiple tenants in building | 180 |
| 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 | No | Active | 2008 | GSD | Old fire house; multiple tenants in building | 250 |

NON-PROFIT ORGANIZATIONS IN CITY-OWNED BUILDINGS¹

(Revised 4/19/16)

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 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 |
| After School All-Stars, 6501 Fountain Ave., Hollywood | Afterschool programs for middle school kids | 4 | | Month to Month | \$0 | None found | No | Active | 2008 | GSD | Hollywood Neighborhood City Hall; multiple tenants | 1,750 |
| Los Angeles Fire Department Historical Society, 1355 N. Cahuenga Blvd. 90028 | The LAFDHS developed an inventory of more than 30 pieces of LA-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 | Pay utilities | Active | 2008 | GSD | Old fire house | 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 | Pay utilities | 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 | | | | | No | | | 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 |
| 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 | |

NON-PROFIT ORGANIZATIONS IN CITY-OWNED BUILDINGS¹

ATTACHMENT III

(Revised 4/19/10)

| 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 |
|---|---|------------------|--|----------------|--------------|---|--|--|--|--|---|-------------|
| 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 |
| 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 | Pay utilities | Active | 2008 | GSD | Old fire house | 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 | Pay utilities | Active | 2008 | GSD | Old fire house | 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 | Pay utilities | Active | 2008 | GSD | | 2,400 |

NON-PROFIT ORGANIZATIONS IN CITY-OWNED BUILDINGS¹

ATTACHMENT III

(Revised 4/19/10)

| 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 |
|---|--|------------------|--|----------------------------|-------------|---|--|--|--|--|-----------------------|-------------|
| 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 | Pay utilities | Active | 2008 | GSD | | 8,013 |
| The Children's Collective, Inc., 3817 S. San Pedro 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 | Pay utilities | 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 | Pay utilities | Active | 2009 | | Old fire house | 10,712 |
| Los Angeles Theatre Center, 514 S. Spring St., Los Angeles 90013 | Theater facility | 9 | | | | None found | Pay utilities | Suspended | None found | Department of Cultural Affairs | | 57,052 |
| 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 | | Pay utilities | 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 | No | Active | 2008 | GSD | Los Angeles City Hall | 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 | Pay utilities | Active | 2008 | GSD | Sublease | 8,900 |

NON-PROFIT ORGANIZATIONS IN CITY-OWNED BUILDINGS¹

ATTACHMENT III

(Revised 4/19/10)

| 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 |
|--|--|------------------|--|----------------|-------------|---|--|--|--|--|---|-------------|
| 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 | Pay utilities | 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 | | 3,258 |
| Nate Holden Performing Arts Center, 4708 - 4722 W. Washington Blvd., Los Angeles 90018 | Theater facility | 10 | | | | None found | No | 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 | 4,948 |
| 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 | | | | | N/A | | | 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 |

NON-PROFIT ORGANIZATIONS IN CITY-OWNED BUILDINGS¹

ATTACHMENT III

(Revised 4/19/10)

| 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 |
|--|--|------------------|--|----------------|-------------|---|--|--|--|--|---|-------------|
| 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. OPICA also provides caregiver support groups, early memory loss support groups, individual counseling and early memory loss programs. | 11 | | | | None found | No | 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 | Pay utilities | Active | 2008 | GSD | | 12,000 |
| 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 | Pay utilities | 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 | Pay utilities | 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 | Pay utilities | 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 | Pay utilities | 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 |

NON-PROFIT ORGANIZATIONS IN CITY-OWNED BUILDINGS¹

(Revised 4/19/10)

| 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 |
|---|---|------------------|--|----------------|-------------|---|--|--|--|--|------------------------------|-------------|
| 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 |
| 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 | Pay utilities | 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 | Pay utilities | 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 | Pay utilities | Active | 2008 | GSD | | 18,600 |
| Community garden, 5636 Fountain Ave. 90038 | | 13 | 02/20/2002 - 06/30/2011 | 9 years | \$0 | | Pay utilities | | | 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 | Pay utilities | Active | 2005 | GSD | | 9,000 |
| El Centro Del Pueblo, 1146 Glendale/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 | Pay utilities | Active | 2008 | GSD | | 27,416 |

NON-PROFIT ORGANIZATIONS IN CITY-OWNED BUILDINGS¹

(Revised 4/19/10)

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 |
|--|--|------------------|--|------------|-------------|---|--|--|--|--|--|-------------|
| 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 |
| 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 | ? - 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 | Pay utilities | Active | 2007 | GSD | El Sereno Neighborhood City Hall; 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 | Pay utilities | Active | 2008 | GSD | Old police station | 10,605 |

NON-PROFIT ORGANIZATIONS IN CITY-OWNED BUILDINGS¹

(Revised 4/19/10)

| 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 |
|---|--|------------------|--|----------------|-------------|---|--|--|--|--|--|-------------|
| 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 | Pays for utilities and limited maintenance costs | N/A (managed by City staff) | | CDD | Multiple tenants in building | 10,342 |
| 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 |
| Kedren 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 | Pay utilities | Active | 2008 | GSD | San Pedro Neighborhood City Hall; 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 | No | Active | 2009 | GSD | Wilmington City Hall; multiple tenants in building | 500 |

NON-PROFIT ORGANIZATIONS IN CITY-OWNED BUILDINGS¹

ATTACHMENT III

(Revised 4/19/10)

| 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 |
|---|--|------------------|--|---|-------------|---|--|--|--|--|--|-------------|
| Wilmington Historical Society, 309 Opp St. Wilmington 90744 | | 15 | | Month to Month | \$1/year | None found | Pay utilities | Not found | None found | GSD | Wilmington Library; multiple tenants in building | 1 |
| 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 | Pay utilities | Active | 2008 | GSD | Wilmington Library; 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 | No | Active | None found | GSD | Multiple tenants in building | |
| 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. Slated 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 |

NON-PROFIT ORGANIZATIONS IN CITY-OWNED BUILDINGS¹

(Revised 4/19/10)

| 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 |
|--|--|------------------|--|-----------------|-------------|---|--|--|--|--|---|----------------|
| Consejo de Federaciones Mexicanas en Norteamerica (COFEM), 125 Paseo de La Plaza, Suite 101, Los Angeles 90012 | The <i>Consejo de Federaciones Mexicanas en Norteamérica (COFEM)</i> 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 Angelitas 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 |
| | | | | | | | | | | | | |
| 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