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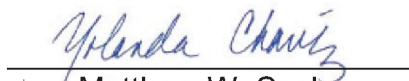
TRANSMITTAL

TO The City Council	DATE 03/14/25	COUNCIL FILE NO. -
FROM Municipal Facilities Committee	COUNCIL DISTRICT All	

At its meeting held on January 30, 2025, the Municipal Facilities Committee approved the attached City Administrative Officer report, which is hereby transmitted for Council consideration. Adoption of the report recommendations would authorize the approval of the proposed Non-Profit Leasing Policy for City-Owned Facilities (Policy).

The proposed Policy would apply to all new non-profit leases and renewals. Non-profit leases that would be exempt from the proposed Policy include those under the jurisdiction of the following departments: Department of Recreation and Parks, Library Department, El Pueblo de Los Angeles, Los Angeles World Airport, Port of Los Angeles, Department of Water and Power, and leases related to the provision of services to people experiencing homelessness.

Fiscal Impact: There is no General Fund impact.


for Matthew W. Szabo
City Administrative Officer
Chair, Municipal Facilities Committee

MWS:AW:05250102

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: January 30, 2025

CAO File No. 0220-05633-0003

Council File No.

Council District: All

To: Municipal Facilities Committee

Albert C. Griego

From: CAO Municipal Facilities Group, Office of the City Administrative Officer

Subject: **NON-PROFIT LEASING POLICY FOR CITY-OWNED FACILITIES**

RECOMMENDATIONS

That the Municipal Facilities Committee (MFC) recommend the following to the City Council:

1. Adopt the proposed Non-Profit Leasing Policy for City-Owned Facilities, Attachment 1, and the revised Community Benefits Analysis for Proposed Non-Profit Lease, Attachment 1. B; and,
2. Direct the General Service Department, with the assistance of the City Attorney, to update the City non-profit lease language to reflect the revised Non-Profit Leasing Policy for City-Owned Facilities.

SUMMARY

This report provides a summary of the proposed Non-Profit Leasing Policy for City-owned Facilities (Policy), which includes guidelines for the leasing of City properties to non-profit agencies (non-profit(s)) at no-cost or below market value. The Policy outlines the approval process and the responsibilities of non-profit lessees. The proposed Policy seeks to limit the City's liability by ensuring that the non-profits that want to lease City property are aware of the current condition of the property, are willing to correct major deficiencies, and maintain the property for the term of the lease.

The City Administrative Officer (CAO) worked with the General Services Department (GSD), and was assisted by the Chief Legislative Analyst, the Office of the City Attorney, and the Bureau of Engineering (BOE), in the development of the proposed Policy (Attachment 1).

BACKGROUND

The City of Los Angeles (City) owns over 600 properties, excluding the facilities controlled by El Pueblo, the Library, and Recreation and Parks. If City-owned space is not required or suitable to support City operations, these facilities may be considered for alternate uses that include leasing to non-profit agencies in exchange for services that benefit City residents and meet or exceed the value of the market rate lease. The City currently leases over 1.5 million square feet of City space to non-profits, or 141 leases. The City also benefits from reducing vacant space as it deters vandalism, and reduces maintenance and nuisance abatement costs. The proposed Policy outlines the approval process for non-profit leases at no-cost or below market rate, defines the lessee responsibilities for maintenance and capital improvement costs, and reporting requirements for continued occupancy.

Current State of Non-Profit Leases

Of the 141 non-profit leases, 41 are in holdover/expired status, and 43 are currently in-progress, which includes new and renewal leases (Attachment 2). The majority of these leases are no-cost leases or require a nominal rental payment. In the absence of a formal non-profit leasing policy, there has been no established standard for assigning responsibility for maintenance expenses to the non-profit lessees, and are instead negotiated on a case-by-case basis. The non-profit lease terms generally require that the non-profit accept the condition of the property “as-is” and maintain the property with varying degrees of obligation. In addition, there has been no comprehensive physical assessment of the City facilities leased to non-profits, due to insufficient resources to fund and conduct the property inspections. The GSD also reports that most lessees are not currently submitting verification of the services provided to City residents, which is a requirement of a below market rate lease.

OVERVIEW OF PROPOSED NON-PROFIT POLICY

The proposed Policy would apply to all new non-profit leases and renewals. As used herein, the term “lease” includes “licenses” granted for the use of City-owned property, except for licenses/rights of entry granted for short-term use.

Non-profit leases that would be exempt from the proposed Policy include those under the jurisdiction of the following departments, or as otherwise restricted:

- The Department of Recreation and Parks, Library Department, and El Pueblo de Los Angeles;
- Proprietary departments including the Los Angeles World Airport , Port of Los Angeles, and the Department of Water and Power; and,
- Leases related to the provision of services to people experiencing homelessness.

Key Policy Terms

The proposed Policy consolidates existing City practices used for non-profit leases and adds the following key terms. Only those terms indicated by an asterisk (*) are new components to the GSD's current non-profit leasing requirements.

- **City Department Outreach for Space Needs Determination (Section I.B)*** - The CAO will be required to survey City departments to determine if the proposed space requested for the non-profit lease is needed for City operations. If a City Department requests the use of the space, GSD will assess the space and report back with recommendations to the MFC.
- **Property Inspection (Section II.A)** - The non-profit will be required to hire a commercial real estate inspector if the entire building is being leased to the non-profit or multiple non-profits. A non-profit that is partially occupying a City-owned building is exempt from this requirement. Inspectors must be selected from the City's Pre-Qualified On-Call List of Commercial Real Estate Inspectors to assess any deficiencies or repairs. The purpose of the inspection is for the non-profit to be aware of the site's condition and any necessary improvements, which would inform their decision on executing a lease with the City.
- **Remediation Plan to Correct Deficiencies (Section II.B)*** – If there is a need for a remediation plan, the Bureau of Engineering will review the feasibility of the remediation plan and modify as necessary. The non-profit will be solely responsible for the remediation costs. Once BOE approves the remediation plan, GSD will review and issue its approval. The non-profit may select its own contractor to implement the plan pursuant to its lease terms with the City.
- **Community Benefits Analysis (CBA) for Proposed Non-Profit Lease (Section III.)** – The only revision to the CBA was to include the property's Assessor Parcel Number (APN) and the confirmation that the outreach to Departments related to space needs has been conducted (Attachment 1. B).
- **License Agreements and Personal Service Contracts (Section IV.)** – Non-profits using City-owned space as a result of a Personal Service Contract with the Community Investment for Families Department, the Economic and Workforce Development Department, the Los Angeles Police Department, and the Department of Animal Services, are also be required to have a lease agreement with GSD, and the Policy restates this requirement.
- **Operations and Maintenance Duties (Section V.B)** – The non-profit will be required to operate and maintain the premises at their sole expense. The extent of these responsibilities will vary based on full or partial occupancy of the building.

- **Annual Service Compliance Report (Section V.E)*** - The non-profit will be required to submit an annual report to the GSD and the respective Council Office, documenting the services provided, completed maintenance, and any capital improvements, for the previous calendar year.
- **Lease Term (Section VI.A)*** - The Policy sets a standard term for each lease agreement, not to exceed five years including all options to extend. Consideration for a longer term would be given for sites with a substantial capital investment for remediation.
- **Surplus Land Act (Section VI.A)*** – This Policy complies with the State of California Surplus Land Act, by limiting the lease term to five years, with a maximum of 15 years, inclusive of any extension or renewal options included in the terms of the initial lease.
- **Prohibited Activities, Subleasing, and Public Access (Section VI.C)** - The non-profit may not engage in any activity which is not permitted under the duties of a 501(c)(3). The Policy does not allow any non-profit to sublease any portion of the City-owned space, or collect rent, without the City's prior written consent.

GSD Staffing

Given the City's budgetary situation for Fiscal Year 2024-25, we are not recommending additional staff for GSD to implement the proposed leasing Policy. This Office prepared the Policy with the intent to limit the additional workload on GSD's Real Estate Services Division. Although GSD currently has authority to hire four positions that had been vacant (one was recently hired), these positions support and prioritize the overall 206 payable and receivable lease portfolio. GSD reports that based on the number of leases and a staff of eight in the Leasing Unit, they have no choice but to prioritize the 206 payable and receivable leases (five staff) and the 110 homeless leases (three staff), with the 141 non-profit leases as the last priority, as that portfolio has never been allocated positions to support it.

Physical Inspections of Proposed Space

As mentioned above, the Policy includes a new requirement for the non-profit to hire, at its sole expense, a commercial real estate inspector to conduct a physical inspection of the proposed space to be leased from the City's Pre-Qualified On-Call List of Commercial Real Estate Inspectors, and if needed develops a remediation plan. As stated above, this requirement is only applicable to full-building occupancy by the non-profit or multiple non-profits. A non-profit that is partially occupying a City-owned building is exempt from this requirement. The BOE will review the remediation plan and modify it if necessary. The CAO's new proposed Real Estate and Economic Development Qualified List of Consultants, which is pending Council and Mayor consideration, includes qualified inspectors that can evaluate the condition of the proposed leased property. The property inspections will include the review of major building systems and compliance with the Americans with Disabilities Act.

Existing Policies and Practices for Other Cities and Departments Exempt from the Proposed Policy

The CAO conducted research on the policies and practices on non-profit leases in use by other cities in California. The City of Los Angeles has far more non-profit leasing agreements compared to other cities. None of the respondents to the outreach had an existing non-profit leasing policy. These municipalities review non-profit leases on a case-by-case basis and process each non-profit lease similar to other lease agreements. In addition, the CAO confirmed that none of the City departments that control their own properties has a non-profit leasing policy.

FISCAL IMPACT STATEMENT

The recommendations in this report do not impact the General Fund.

FINANCIAL POLICIES STATEMENT

The recommendations stated in this report comply with the City's Financial Policies in that the City Council may make exceptions to fair market value when the property is leased to a non-profit entity providing a public benefit.

MWS:ACG:05240095

Attachment 1: Proposed Non-Profit Leasing Policy for City-Owned Facilities

Attachment 2: Current List of Non-Profit Leases and Status

PROPOSED POLICY NON-PROFIT LEASING POLICY FOR CITY-OWNED FACILITIES

INTRODUCTION

The City of Los Angeles owns and maintains a large portfolio of properties throughout the City that are vital resources to the local economy and to the delivery of services to City residents, and local businesses. To the extent that City-owned properties are no longer required or suitable to support City operations, these facilities may be considered for alternate uses that include leasing to non-profit agencies in exchange for beneficial services to the community that are comparable to any discount applied to the market rate lease value of the respective properties, except in the case of sites used under Personal Service Contracts as described below.

This Non-profit Leasing Policy for City-Owned Facilities (Policy) provides an overview of the approval process and requirements for leasing City-owned properties to non-profit agencies at no cost or below market lease rates. This Policy applies to all new and renewed non-profit leases. As used herein, the term “lease” also includes licenses granted by the City for the use of City-owned property, except for licenses where a right of entry is granted for less than four months.

Leases exempt from this Policy include those controlled by and under the jurisdiction of the Los Angeles World Airports, the Port of Los Angeles, the Department of Water and Power, the Department of Recreation and Parks, the Library Department, El Pueblo de Los Angeles, homelessness initiative leases, and other leases restricted by the Charter. In addition, the General Services Department (GSD) ground leases on which the capital improvements have been completed are also exempt from this Policy.

For Personal Service Contracts supporting the Community Investment for Families Department (CIFD), Economic and Workforce Development Department (EWDD), the Los Angeles Police Department (LAPD), and the Department of Animal Services (Animal Services) programs, refer to Section IV., License Agreements and Personal Service Contracts.

OBJECTIVES

The objectives of this Policy include:

- Establish a transparent process for the consideration of non-profit leases of City-owned facilities in exchange for services that provide quantified benefits to City residents, which meet or exceed any discount applied to the annual market rate lease.
- Provide non-profit lessees a comprehensive overview of the approval process and ongoing responsibilities.
- Reduce the City’s financial liability by requiring non-profit lessees to assume all associated costs of operating and maintaining the facility in good condition, including any capital improvements negotiated as part of the lease terms and conditions.

- Require annual reports from lessees that document compliance with service provisions and other terms and conditions of the lease as a condition of continued occupancy and/or discounted leasing rates.

I. City Process and Qualification Criteria

A. Council Motion to Initiate the Process

Any consideration of leasing City-owned property to non-profit agencies at discounted rates must be initiated through a Motion introduced by the Council Member representing the district in which the subject property is located. The Motion should include information such as the proposed terms and services to be provided by the non-profit agency.

Adoption of the Motion by the City Council is required to initiate the procedures defined within this Policy. Council approval of the Motion does not guarantee approval to proceed with execution of a discounted lease of City-owned property. A summary of the overall process along with the respective roles and responsibilities of the City and non-profit agencies is provided in the attached Proposed Non-Profit Leasing Policy for City-Owned Facilities Flowchart (Attachment 1.A).

B. City Department Outreach for Space Needs Determination*

Once a Motion has been approved by the City Council, the Office of the City Administrative Officer (CAO), will survey all City departments and coordinate with the GSD, to determine if the proposed property is needed for City operations. If the proposed space is needed for City operations, GSD will assess the space feasibility for the requesting department. If the space is feasible, GSD will work with the CAO to issue a report to the Municipal Facilities Committee (MFC), the City Council and Mayor, with the recommended action. If the proposed property is not needed for City operations, the assessment for the non-profit lease proceeds.

C. Proof of Current Non-Profit Status

The prospective lessee shall provide GSD the following documentation to verify active status as a non-profit agency, exempt from federal tax under the Internal Revenue (IRS) Code as a 501(c)(3) organization:

- (IRS) Non-Profit Determination Letter;
- Statement of Information from the Secretary of State with a certificate of good standing;
- Articles of Incorporation and Organization By-laws;
- Annual Return of Organization Exempt from Income Tax (Form 990) filed with the IRS for the last three years or as available for new agencies; and,
- Other appropriate documentation, as requested, such as the prior year Governing Board Membership and Board meeting minutes, to substantiate active status as a non-profit agency.

The non-profit agency will be required to maintain its non-profit status throughout the duration of the lease.

II. Non-Profit Requirements for Lease Acceptance

A. Property Inspection*

The non-profit agency will be required to hire, at its sole expense, a commercial real estate inspector to conduct a physical assessment of the subject property if the non-profit(s) lease is for an entire or a majority of the City building. If the non-profit is proposing to lease space in a facility majority-occupied by City departments, the physical assessment is not required. The commercial real estate inspector must be selected from the City's Pre-Qualified On-Call List of Commercial Real Estate Inspectors.

The inspection must include an assessment of deficiencies for the building structure, its major systems, and compliance issues for the Americans with Disabilities Act (ADA) (refer to Section V., D. Alterations and Improvements). The inspection report should specify whether the deficiencies must be corrected prior to occupancy, or can be repaired as part of a deferred maintenance schedule. Any significant deficiencies that are identified through the inspection may result in a recommendation to terminate consideration of the proposed lease.

B. Remediation Plan to Correct Deficiencies*

If significant deficiencies are identified through an inspection conducted by the selected on-call inspector, a remediation plan must be developed by the inspector and include a recommended timeline for completion. The prospective non-profit lessee will have full responsibility for the cost of the remediation plan. The Bureau of Engineering will review the feasibility of the plan and may propose modifications in order to address health and safety liabilities, ADA compliance, and other concerns. Once BOE approves the remediation plan, GSD will review and issue its approval. The non-profit may select its own contractor pursuant to its lease terms with the City.

A prospective non-profit lessee may request consideration of a lease term that exceeds the standard term defined within this Policy (refer to Section VI., Lease Terms and Renewals, Lease Provisions, and Service Modifications), to amortize and recover the value of substantial capital investments required for necessary site remediation.

In the case of a ground lease, the non-profit would be exempt from Section II. A and B above, but would have to provide a financial plan and timeframe for the completion of the proposed capital improvements or any other necessary site improvements.

Any repairs or improvements to a culturally or historically designated building must comply with local, State, and federal building codes and ordinances required for building preservation.

III. Community Benefits Analysis

As a condition of leasing City-owned property at below-market leasing rates, the prospective non-profit lessee must demonstrate a public benefit that is equal to or exceeds the current market lease rate value of the property. The assessment of equivalent value will be conducted through a Community Benefits Analysis (CBA) to be administered by the CAO, with input from GSD.

The CBA determination process will only be initiated after the non-profit agency has provided sufficient proof of its tax-exempt status to GSD, completed the property inspection, and negotiated a remediation plan, if applicable. Once these conditions have been satisfied, GSD will assess the market value of the property, which will be provided to the prospective non-profit lessee by the CAO as part of the Revised Community Benefits Analysis for Proposed Non-Profit Lease (Attachment 1.B).

The prospective non-profit lessee will need to complete Section II. and Section III. (A-D) of the CBA form in its entirety to provide general background on the agency's history and current operations, along with a quantified value of proposed services to be conducted onsite at the City-owned property under consideration for lease. Prospective non-profit lessees will also be required to provide financial information including, if they receive any City funding, and the budget for ongoing maintenance, operational costs, and capital improvements to the City-owned property. If the value of services and capital improvements do not meet or exceed the market lease rate value of the property, additional rental payments equivalent to the difference in value will be required as a condition of the lease terms. Any income anticipated from subleases will be taken into account. If the sublease income will be used to offset operating expenses, it will be considered in the CAO analysis. Further, if the sublease income is more than the value stated in the CBA, the rent differential will have to be added to the lessee's rental payment.

The CBA form has been revised to include the Assessor Parcel Number (APN) and the confirmation of Department Space Needs Determination completion. The CAO will provide the completed CBA analysis to GSD for inclusion in the report that outlines the proposed lease terms with the CBA analysis for initial consideration by the MFC. The MFC recommendations will be transmitted for consideration by the City Council and Mayor. If approved, GSD will work with the non-profit agency and City Attorney to execute the approved lease.

IV. License Agreements and Personal Service Contracts

Non-profit organizations using City-owned space as a result of a Personal Service Contract with the CIFD, the EWDD, the LAPD or Animal Services, must also have a lease agreement with GSD outlining the use requirements and responsibilities related to this use of the City space/facility. This Policy, except for the CBA, applies to all of these lease agreements.

V. **Non-Profit Lessee Requirements and Responsibilities**

A. Rental Payments

The non-profit lessee shall be responsible to pay any discounted leasing rates determined through the CBA process, in accordance with the specific terms defined in the lease, and subject to a three (3) percent automatic annual increase. Failure to submit rental payments in a timely manner could result in lease termination, in accordance with the procedures defined in the lease.

B. Operations and Maintenance Duties

Non-profit lessees will be required to operate and maintain the premises at their sole expense, with the exception of Animal Services leases. The extent of these responsibilities may vary based on full or partial building occupancy, as described below:

1. *Full occupancy*: The non-profit lessee(s) will be solely responsible for the maintenance and operation of facilities that are leased to a single or multiple non-profit(s). This includes, without limitation, interior/exterior maintenance, repairs, utilities, sewer, foundation, roof, fire/life safety, electrical and plumbing systems, security, custodial, and landscaping costs. The non-profit lessee(s) shall operate and maintain in good condition the facility's heating, ventilating, cooling, air handling and control system. The City will not be responsible for any maintenance or operations costs for these leases.
2. *Partial occupancy*: The non-profit lessee will be solely responsible for maintaining the portion of space assigned for its exclusive use including regular maintenance, repairs, and any negotiated improvements. The non-profit lessee is responsible for the full cost of utilities at facilities that have separate meters in place.

C. General Liability Insurance

The non-profit lessee is required to maintain general liability insurance with fire legal liability coverage, and/or any other insurance type coverage, with the minimum amounts determined by the CAO-Risk Manager for coverage of its operations continuously throughout the lease term. These amounts and types are subject to change depending on the nature of the non-profit organization's operations and the requirement of applicable statutes, ordinances, and regulations.

All non-profit lessees will be required to indemnify the City against all claims which may arise from their operations and tenancy. Additionally, the City must be listed as an additional insured party as part of the insurance policy terms.

D. Alterations and Improvements

The non-profit lessee is required to obtain advance written approval from GSD before causing any alterations, renovations, or tenant improvements to be performed to the City-owned property. Further, any alterations, renovations, or tenant improvements to the facility must comply with all applicable Federal, State, and local regulations, including, but not limited to, building codes, ADA, or seismic requirements, and will be at the sole expense of the non-profit lessee. As stated in Section II., B. Remediation Plan to Correct Deficiencies, the non-profit may select its own contractor, pursuant to its lease agreement with the City.

E. Annual Service Compliance Report*

The non-profit lessee is required to prepare and submit to the City an annual report that documents the services provided during the calendar year (January 1 – December 31) consistent with the activities incorporated into the lease terms, to GSD with a copy to the respective Council Office,* no later than February 1st of each year. The report shall include all completed maintenance, annual inspection compliance reports required by Los Angeles Fire Department, Department of Building and Safety, or other licensing or permitting City department or outside agency, as well as any capital improvements, if applicable, for the reporting period.

F. Request for Service Modifications

The non-profit lessee may submit a written request to GSD to amend its service plan through a new CBA determination, based on the following:

1. New service priorities defined by the respective Council Office;
2. Significant changes in the needs of the local community due to changes in local demographics or other factors; and,
3. Substantial changes in financial resources prompting the discontinuation or expansion of service activities.

The City will consider the merits of any such requests on a case-by-case basis, in accordance with the process defined in Section III., Community Benefits Analysis. This may require a lease amendment to be approved by Council.

The non-profit lessee is required to provide sufficient advance notice to enable the City to complete the CBA determination process prior to any contemplated changes in mandated services required under the terms of the lease. Except in extenuating circumstances, the non-profit lessee will continue to be responsible for providing mandated services, until the City completes its determination process and obtains all necessary approvals of the proposed service changes.

VI. Lease Terms and Renewals, Lease Provisions, and Service Modifications

A. Lease Term*

The initial lease term shall not exceed five (5) years including all options to extend. Unless and until a determination is made on whether to renew the non-profit lease agreement upon expiration, the lessee may continue provision of allowable services on holdover terms.

A non-profit lessee may request consideration of a term that exceeds the five-year limit, but no longer than 15 years to amortize and recover the value of substantial capital investments for site remediation (refer to Section II., B. Remediation Plan to Correct Deficiencies).

To comply with the State of California Surplus Land Act, the lease term should be no longer than 15 years, inclusive of any extension or renewal options included in the terms of the initial lease.

B. Lease Renewals

Before the Lessee engages in a lease renewal process, GSD will contact the respective Council Office to verify support for continuation of the lease and associated service requirements. The respective Council Office may withdraw support to continue the lease or may request adjustments to the terms, including proposed modifications to the service plan requisites. Significant adjustments to the service plan, both in terms of the types and levels of services proposed, will require a new CBA determination process subject to the same levels of approval as the original determination (refer to Section III., Community Benefits Analysis) before the renewal is submitted to the Council and Mayor for approval.

C. Prohibited Activities, Subleasing, and Public Access

Non-profit lessees may not conduct or engage in any activity which is not permitted in accordance with the IRS Code Sec. 501(c)(3), and such activity will be accepted as cause for eviction and termination of the lease agreement.

Non-profit lessees may not sublease any portion of the City-owned space to any other entity and may not collect rent for any portion of the property in accordance with the lease terms without the knowledge and prior written consent of the City. Exceptions may apply to those lease/licenses detailed above in Section IV., License Agreements and Personal Service Contracts.

Non-profit lessees are required to abide by all City ordinances and standard provisions that pertain to the lease including, but not limited to, providing services and access to the City-owned facility to the general public without discrimination as to race, color, ethnicity, creed, age, national origin, religion, citizenship status, gender, gender identity or expression, sexual orientation, disability, medical condition, genetic information,

marital status, partnership status, employment status, income status, military status, veteran status, and other protected classes provided by law.

VII. Cancellation or Early Termination of the Lease

The City may at its sole option terminate the lease and require the non-profit lessee to vacate the property for failure to meet the performance guidelines established or incorporated into the lease that include mandatory service provision and maintaining the property in an acceptable condition, and following notice by the City, failure to correct any deficiencies within the defined period.

However, illegal or prohibited activities, or any violation of the lease, may result in a unilateral termination of the lease, in accordance with applicable terms and defined remedies to cure.

The non-profit lessee may request cancellation of the lease with appropriate written notice according to standard lease term provisions.

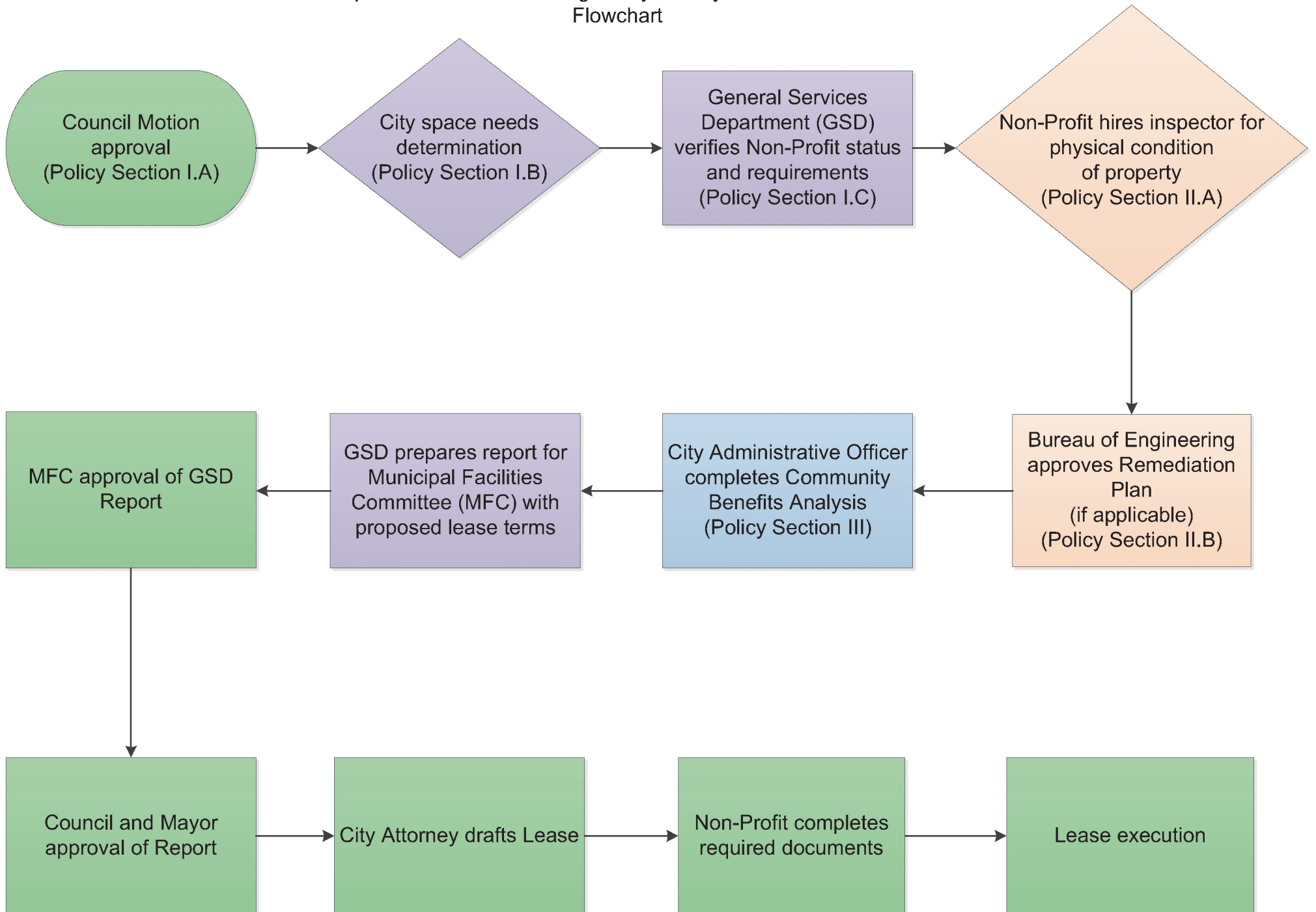
The City may also terminate the lease if the non-profit fails to:

- Maintain its 501(c)(3) non-profit status;
- Provide rental payments, if required;
- Operate and maintain the site as required by the lease;
- Maintain General Liability Insurance and upload it annually to the Risk Management website;
- Comply with the City's ordinance and Standard Provisions that pertain to leasing;
- Complete and submit a physical property inspection report, as required;
- Receive or request approval from the City for alterations or improvements to the property;
- Provide the community benefits as stated in the CBA, or where applicable, have a valid service agreement with the CIFD, the EWDD, the LAPD or the Animal Services;
- Submit annual service compliance reports to GSD and the respective Council Office; and,
- Obtain approval from the City for any sublease.

Attachment 1.A: Proposed Non-Profit Leasing Policy for City-Owned Facilities Flowchart
Attachment 1.B: Revised Community Benefits Analysis for Proposed Non-Profit Lease

(*) denotes a new component to the current non-profit leasing requirements.

Proposed Non-Profit Leasing Policy for City-Owned Facilities
Flowchart



**Report from
OFFICE OF THE CITY ADMINISTRATIVE OFFICER
Community Benefits Analysis for Proposed Non-Profit Lease**

I. Proposed Lease Terms and Conditions	
Facility Location:	
APN Number:	
Lessee:	_____, a non-profit 501(c) ___ organization
Council File Reference:	_____ (Motion adopted _____)
Space Assignment:	Approximately _____ square feet (Floor)
Term & Renewal Option:	___ years (with ___ options to renew)
Market Rate:	\$_____ per square foot (\$_____ annually)
Proposed Rental Rate:	\$___ per year during ___, with rate under any renewal options to be subject to negotiation at the discretion of the City.
Clean-up and Associated Cost:	
Tenant Improvements:	
II. History and Current Services	
Mission:	
Vision:	
Background / History:	

**Report from
OFFICE OF THE CITY ADMINISTRATIVE OFFICER
Community Benefits Analysis for Proposed Non-Profit Lease**

Current Services:	
III. Community Benefits Analysis	
Value of Direct Services:	<p>A. <u>Value of Dedicated Staff</u>: \$ (Please provide information related to the direct and indirect costs of non-profit staff who will be providing services at this facility)</p> <p>B. <u>Value of Services to Participants</u>: \$ (Please provide information related to the supplies and services offered to the community by the non-profit at this facility)</p>
Value of Operational Budget:	<p>C. <u>Value of Operational Budget - specify</u>: \$ (Please provide information related to support staff salaries and benefits not included in Section A above as well as insurance, training costs, licensing fees, or other budgeted costs required to deliver community services at this facility)</p> <p><i>Includes:</i></p>
Additional Offsets / In-Kind Services:	<p>D. <u>Value of Additional Offsets - specify</u>: \$</p> <p><i>Includes:</i></p>
Department Space Needs Determination Completed:	Yes/No

**Report from
OFFICE OF THE CITY ADMINISTRATIVE OFFICER
Community Benefits Analysis for Proposed Non-Profit Lease**

Total Community Benefits:	\$ _____ annually (=A+B+C+D above)
Market Value for Leased Space:	\$ _____ annually* (*calculated as: average market rate of \$ _____ per s.f. multiplied by assigned space of _____ s.f. multiplied by 12 months = \$ _____)
Benefits Finding & Recommended Action:	Community benefits estimated at \$ _____ annually, _____ the market value for the leased space by \$ _____.

Work Assignment Number	Analyst	Chief	Assistant CAO

ACO/AA/Document Numbering

Release Date: _____

Current List of Non-Profit Leases and Status

Holdover Leases

Item #	Status	Lease Type	Expire Date	Start Date	Description	Council District	Property Type	Property Class
1	HOLDOVER	LICENSE	7/31/2010	7/18/2000	CENTRAL CITY ACTION COMMITTEE 534 E EDGEWARE RD LOS ANGELES, CA 90026 TERM: 07/18/2000 - 07/31/2010 (10 YEARS) OPTION: ONE 10-YEAR EXTENSION (08/01/2010 - 07/31/2020) SUCCESSOR LEASE: NONE	CD 01	Building	Office (Former Fire Station)**
2	HOLDOVER	LICENSE	6/30/2021	11/20/2018	EL CENTRO DEL PUEBLO 929 CYPRESS AVE LOS ANGELES CA 90065 TERM: 11/20/2018 - 11/19/2019 (1 YEAR) OPTION: TWO 1-YEAR EXTENSIONS CONCURRENT WITH SERVICE AGREEMENT (NOT TO EXCEED 06/30/2021) SUCCESSOR LEASE: NONE	CD 01	Building	Family Source Center
3	HOLDOVER	LEASE	12/31/1990	7/1/1989	FOUNDATION FOR EARLY CHILDHOOD EDUCATION - LITTLE FRIENDS HEAD START/STATE PRESCHOOL 707 E KENSINGTON RD LOS ANGELES, CA 90026 TERM: 07/01/1989 - 12/31/1990 (18 MONTHS) OPTIONS: NONE SUCCESSOR LEASE: NONE	CD 01	Building	Child Care Center
4	HOLDOVER	LEASE	12/31/1992	1/1/1989	FOUNDATION FOR EARLY CHILDHOOD EDUCATION - DOUGLAS ST 1010 DOUGLAS ST LOS ANGELES, CA 90026 TERM: 01/01/1989 - 12/31/1989 (1 YEAR) OPTIONS: NONE AMD 1: ONE 3-YEAR EXTENSION (01/01/1990 - 12/31/1992)	CD 01	Building	Child Care Center
5	HOLDOVER	LICENSE	7/1/2021	1/2/2020	LAFD FOUNDATION - LICENSE AGREEMENT 1700 STADIUM WAY, STE 100 LOS ANGELES, CA 90012 TERM: 01/02/2020 - 07/01/2021 (18 MONTHS) OPTIONS: NONE SUCCESSOR LEASE: NONE	CD 01	Building*	Fire**
6	HOLDOVER	LEASE	12/31/2021	1/1/1992	LYCEE INTERNATIONAL DE LOS ANGELES 4155 RUSSELL AVE LOS ANGELES, CA 90027 TERM: 01/01/1992 - 12/31/2001 (10 YEARS) OPTIONS: TWO 10-YEAR EXTENSIONS (01/01/2002 - 12/31/2011) AND (01/01/2012 - 12/31/2021) SUCCESSOR LEASE: NONE	CD 04	Building and Land	School**
7	HOLDOVER	LEASE	8/11/2008	8/12/1998	THE ODYSSEY THEATRE FOUNDATION 2055 S SEPULVEDA BLVD LOS ANGELES, CA 90025 TERM: 08/12/1998-08/11/2008 (10 YEARS) OPTIONS: NONE SUCCESSOR LEASE: NONE	CD 05	Building	Theater
8	HOLDOVER	LEASE	10/17/2002	10/18/1982	BOYS AND GIRLS CLUB OF SAN FERNANDO VALLEY 11251 GLENOAKS BLVD LOS ANGELES, CA 91331 TERM: 10/18/1982 - 10/17/2002 (20 YEARS) OPTIONS: NONE SUCCESSOR LEASE: NONE	CD 07	Building	Child Care Center
9	HOLDOVER	LICENSE	6/30/2021	11/20/2018	EL NIDO FAMILY CENTER PACOIMA 11243 GLENOAKS BLVD, STE 2 LOS ANGELES, CA 91331 TERM: BEGINS 11/20/2018 EXP CONCURRENT TO SERVICE AGREEMENT (06/30/2019) WHICH HAS A 1 YR TERM THAT MAY BE RENEWED BY THE CITY ON AN ANNUAL BASIS UP TO 06/30/2021	CD 07	Building	Recreation/ Office
10	HOLDOVER	LEASE	1/31/2017	2/3/2015	PACOIMA BEAUTIFUL 13520 W VAN NUYS BLVD LOS ANGELES, CA 91331 TERM: 02/03/2015 - 2/28/2017 (2 YEARS) OPTIONS: TWO 5-YEAR OPTIONS (03/01/2017 - 2/28/2022) AND ***CURRENT TERM*** (3/1/2022 - 2/28/2027) SUCCESSOR LEASE: NONE	CD 07	Building*	Municipal
11	HOLDOVER	LICENSE	10/18/2023	10/19/2022	COMMUNITY BUILD INC 5730-5732 S CRENSHAW BLVD, LOS ANGELES CA 90043 TERM: 10/19/2022 - 10/18/2023 (1 YEAR) OPTIONS: NONE	CD 08	Building	Office (Former Fire Station)
12	HOLDOVER	LEASE	6/30/1992	7/1/1991	MINI TWELVE STEP HOUSE 1145 W 37TH PL LOS ANGELES, CA 90007 TERM: 07/01/1991 - 06/30/1992 (1 YEAR) OPTION: NONE SUCCESSOR LEASE: NONE	CD 08	Building	Residential
13	HOLDOVER	LEASE	7/27/1981	7/28/1980	STENTORIANS - LA COUNTY BLACK FIREFIGHTERS 1409 W VERNON AVE LOS ANGELES, CA 90062 (FORMER FIRE STATION #46) TERM: 07/28/1980-07/27/1981 (1 YEAR) OPTIONS: NONE SUCCESSOR LEASE: NONE	CD 08	Station/Museum	Fire
14	HOLDOVER	LEASE	2/21/2002	2/22/2001	STRATEGIC CONCEPTS IN ORGANIZING AND POLICY EDUCATION (SCOPE) 1715 W FLORENCE AVE LOS ANGELES, CA 90047 TERM: 02/22/2001 - 02/21/2002 (1 YEAR) OPTIONS: NONE SUCCESSOR LEASE: NONE	CD 08	Building	Office

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Current List of Non-Profit Leases and Status

Item #	Status	Lease Type	Expire Date	Start Date	Description	Council District	Property Type	Property Class
15	HOLDOVER	LEASE	12/31/1996	12/17/1992	CHILDREN'S COLLECTIVE CHILD CARE CENTER 3817 S SAN PEDRO ST LOS ANGELES, CA 90011 TERM: 12/17/1992 - 12/31/1994 (2 YEARS) OPTIONS: NONE AMD 1: ADDITION OF TWO YEARS (01/01/1995-12/31/1996) SUCCESSOR LEASE: C-62078	CD 09	Building	Child Care Center
16	HOLDOVER	LEASE	5/20/1987	5/21/1984	SEINAN SENIOR CITIZENS CENTER 3116 W JEFFERSON BLVD LOS ANGELES, CA 90018 TERM: 05/21/1984 - 05/20/1987 (3 YEARS) OPTION: NONE SUCCESSOR LEASE: N/A	CD 10	Building	Recreation
17	HOLDOVER	LEASE	10/31/2021	11/1/2016	THE EBONY REPERTORY THEATRE -NATE HOLDEN PERFORMING ARTS CENTER 4718 W WASHINGTON BLVD LOS ANGELES, CA 90016 TERM: 11/01/2016 - 10/31/2021 (5 YEARS) OPTIONS: THREE 4-YEAR EXTENSIONS SUCCESSOR LEASE: C-113079	CD 10	Building	Theater
18	HOLDOVER	LICENSE	6/30/2023	3/8/2021	WATTS LABOR COMMUNITY ACTION COMMUNITY WEST ADAMS MULTI-PURPOSE SENIOR CENTER 2528 WEST BLVD LOS ANGELES, CA 90016 TERM: 03/08/2021 - 06/30/2022 (1 YEAR AND 3 MONTHS) OPTION: ANNUALLY RENEWABLE THRU 6/30/23 SUCCESSOR: NONE SERVICE: C-137265	CD 10	Building	Recreation
19	HOLDOVER	LEASE	10/22/1981	10/23/1980	DISABILITY COMMUNITY RESOURCE CENTER 12901 W VENICE BLVD LOS ANGELES, CA 90066 C-53000	CD 11	Building	Residential
20	EXECUTED	LEASE	9/1/2024	8/7/2018	FRIENDS OF FIRE STATION 62 3631-3635 CENTINELA AVE LOS ANGELES, CA 90066 TERM: 8/7/2018 - 6/27/2020 (2 YEARS) AMD 1: EXTEND TO 6/27/21 AMD 2: EXTEND TO 9/1/24	CD 11	Station	Fire**
21	HOLDOVER	LICENSE	6/30/2022	4/1/2019	LATINO RESOURCES ORGANIZATION (TEMP LICENSE WITH SERVICE AGREEMENT C-131718) 1645 S CORINTH AVE LA, CA 90025 TERM: 07/01/2018 - 06/30/2019 (CONCURRENT WITH SVC AGREEMENT) CANNOT GO BEYOND 6/30/2022 OPTION: NONE	CD 11	Building*	Municipal
22	HOLDOVER	LEASE	1/31/2022	1/1/1992	VENICE COMMUNITY HOUSING CORPORATION 650 WESTMINSTER AVE LOS ANGELES, CA 90291 TERM: 01/01/1992-01/31/2022 (30 YEARS) OPTIONS: NONE SUCCESSOR LEASE: NONE	CD 11	Building	Residential
23	HOLDOVER	LEASE	12/31/2023	12/15/2013	CHATSWORTH CHAMBER OF COMMERCE SUBLEASE WITH CHATSWORTH NEIGHBORHOOD COUNCIL 10038 OLD DEPOT PLAZA RD LOS ANGELES, CA 91311 TERM: 12/15/2013 - 12/31/2018 (5 YEARS) OPTION: ONE 5-YEAR EXTENSION (01/01/2019 - 12/31/2023 EXERCISED) SUCCESSOR: NONE	CD 12	Station	Train
24	HOLDOVER	RIGHT OF ENTRY	12/31/2009	1/1/2004	CHATSWORTH HISTORICAL SOCIETY - RIGHT OF ENTRY PERMIT 10040 OLD DEPOT PLAZA RD LOS ANGELES, CA 91311 TERM: 01/01/2004 - 12/31/2009 (5 YEARS) OPTIONS: NONE SUCCESSOR LEASE: NONE	CD 12	Station	Train
25	HOLDOVER	LICENSE	6/30/2021	7/1/2018	HEAVEN ON EARTH SOCIETY - SVC AGT W/ LICENSE 20655 PLUMMER ST, CA 91311 TERM: 07/01/2018-06/30/2021 (3 YRS) OPTS: TWO 1-YEAR EXTS AMD 1: EXERCISED OPT 1 (07/01/21 - 06/30/22) AMD 2: EXERCISED OPT 2 (07/01/22 - 06/30/23)	CD 12	Shelter*	Animal
26	HOLDOVER	LEASE	12/31/1993	5/4/1989	ECHO PARK SILVERLAKE PEOPLE'S CHILD CARE 1953 LAKESHORE AVE LOS ANGELES, CA 90039 TERM: 01/01/1989-12/31/1990 (2 YEARS) OPTIONS: ONE 3-YEAR EXTENSION (01/01/1991-12/31/1993) AMD 1: EXTEND TERM TO END ON 12/31/1993	CD 13	Building	Child Care Center
27	HOLDOVER	LEASE	6/30/2015	6/28/2000	EL CENTRO DEL PUEBLO YOUTH AND FAMILY CENTER 1146-1152 GLENDALE BLVD LOS ANGELES, CA 90026 TERM: 06/28/2000 - 06/30/2015 (15 YEARS) OPTION: NONE SUCCESSOR LEASE: NONE	CD 13	Lot	Child Care Center
28	HOLDOVER	LEASE	8/4/2009	8/5/1999	FOUNDATION FOR EARLY CHILDHOOD EDUCATION - FOUNTAIN AVE 5636 FOUNTAIN AVE LOS ANGELES, CA 90038 TERM: 8/05/1999 - 8/04/2009 (10 YRS) OPTIONS: ONE 5-YEAR EXTENSION (8/05/2009 - 8/04/2014) SUCCESSOR LEASE: NONE	CD 13	Building	Child Care Center
29	HOLDOVER	LEASE	6/30/2011	5/1/1985	FOUNDATION FOR EARLY CHILDHOOD EDUCATION 5637, 5641, 5647 LA MIRADA AVE LOS ANGELES, CA 90038 TERM: 05/01/1985 - 04/30/1990 (5 YEARS) OPTIONS: NONE AMD 1: TERM EXTENSION BY 10 YEARS (ENDING 06/30/2011) SUCCESSOR: NONE	CD 13	Building	Child Care Center

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Current List of Non-Profit Leases and Status

Item #	Status	Lease Type	Expire Date	Start Date	Description	Council District	Property Type	Property Class
30	HOLDOVER	LEASE	5/14/2001	5/15/1998	HOLLYWOOD BEAUTIFICATION TEAM 1718 N CHEROKEE AVE, STE D LOS ANGELES, CA 90028 TERM: 5/15/1996 - 5/14/2001 (60 MOS) OPTIONS: TWO 1-YEAR EXTENSIONS (5/15/01 - 5/14/02), (5/15/02 - 5/14/03) SUCCESSOR LEASE: N/A	CD 13	Structure/Suite-Space*	Parking
31	HOLDOVER	LEASE	12/31/2017	12/18/2014	HOLLYWOOD PROPERTY OWNERS ALLIANCE 1718 N CHEROKEE AVE, STE C LA, CA 90028 TERM: 12/18/2014 - 12/31/2017 (3 YEARS) OPTION: TWO 1-YEAR OPTIONS (1/1 - 12/31/18), (1/1 - 12/31/19) SUCCESSOR: NONE	CD 13	Structure*	Parking
32	HOLDOVER	LEASE	6/30/2011	6/5/2001	AFRICAN AMERICAN FIREFIGHTER MUSEUM 1401 S CENTRAL AVE LOS ANGELES, CA 90021 TERM: 06/05/2001 - 06/30/2011 (10 YEARS) OPTIONS: ONE 10-YEAR EXTENSION (07/01/2011 - 06/30/2021) SUCCESSOR LEASE: NONE	CD 14	Building	Museum**
33	HOLDOVER	LEASE	8/9/2018	8/10/2017	BILINGUAL FOUNDATION OF THE ARTS (LA MALL) 201 N LOS ANGELES ST, SP 12 LOS ANGELES, CA 90012 TERM: 08/10/2017 - 08/09/2018 (1 YEAR) OPTIONS: NONE SUCCESSOR LEASE: C-125805	CD 14	Suite-Space*	Office
34	HOLDOVER	LEASE	12/31/1994	5/5/1992	EAST LOS ANGELES REMARKABLE CITIZENS ASSOCIATIONS (ELARCA) 3839 SELIG PL LOS ANGELES, CA 90023 TERM: 05/05/1992-12/31/1994 OPTIONS: POSSIBLE ONE YEAR EXTENSION PER COUNCIL SUCCESSOR LEASE: C-50950	CD 14	Building	Office/Services
35	HOLDOVER	LICENSE	6/30/2021	8/3/2018	EL CENTRO DE AYUDA (FAMILY SOURCE CENTER) 2130 E 1ST ST, STE 110 LA, CA 90033 TERM: 08/03/2018 - 08/02/2019 BEGINS 08/03/2018 EXP CONCURRENT W SVC AGMT (06/30/19) NOTE: 1 YR TERM THAT MAY BE RENEWED UP TO 06/30/21 SERVICE AGREEMENT: C-138799	CD 14	Building*	Municipal
36	HOLDOVER	LEASE	3/19/2001	3/20/1996	GREATHER LITTLE TOKYO ANTI-CRIME ASSOCIATION 307 E 1ST ST LOS ANGELES, CA 90012 *HLDVR - NEED TO NEG NEW LEASE* TERM: 03/20/1996-03/19/2001 (5 YEARS) OPTIONS: ONE 60-MONTH EXTENSION (03/20/2001-03/19/2006) SUCCESSOR LEASE: N/A	CD 14	Building*	Office
37	HOLDOVER	LEASE	12/18/2020	12/19/2017	SOLEDAD ENRICHMENT ACTION 3514 N BROADWAY LOS ANGELES, CA 90004 TERM: 12/19/2017-12/18/2020 (3 YEARS) OPTIONS: TWO 1-YEAR EXTENSIONS (12/19/2020-12/18/2021) AND (12/19/2021-12/18/2022) SUCCESSOR LEASE: NONE	CD 14	Building*	Office
38	HOLDOVER	LEASE	6/30/2009	6/25/2004	BOYS AND GIRLS CLUB OF THE SOUTH BAY 802 W GARDENA BLVD GARDENA (LOS ANGELES), CA 90247 TERM: 06/25/2004 - 06/30/2009 (5 YEARS) OPTIONS: NONE SUCCESSOR LEASE: NONE	CD 15	Building	Child Care Center
39	HOLDOVER	LEASE	11/19/2005	11/20/2000	HARBOR GANG ALTERNATIVE PROGRAM (AKA GAP) 309 W OPP ST LOS ANGELES, CA 90744 TERM: 11/20/2000 - 11/19/2005 (5 YEARS) OPTIONS: NONE SUCCESSOR LEASE: N/A	CD 15	Building*	Office/Theater**
40	HOLDOVER	LEASE	6/30/2007	7/1/2004	SAN PEDRO BAY HISTORICAL SOCIETY 638 S BEACON ST, STE 603 LA, CA 90731 TERM: 7/01/04 - 6/30/07 (3 YEARS) OPTIONS: TWO 1-YEAR EXTNS (7/01/07-6/30/08) AND (7/01/08-6/30/09) SUCCESSOR LEASE: NONE	CD 15	Building*	Municipal**
41	HOLDOVER	LEASE	2/21/1993	2/22/1990	WATTS LABOR COMMUNITY ACTION COMMITTEE - LEASE W/ SERVICE AGREEMENT UNDER C-131719 1212 E 108TH ST LOS ANGELES, CA 90059 TERM: 02/22/1990 - 02/21/1993 OPTION: ONE 1-YEAR OPTION TO EXTEND HOLDOVER SUCCESSOR LEASE: NONE	CD 15	Building	Child Care Center

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Current List of Non-Profit Leases and Status

Executed Leases

Item #	Status	Lease Type	Expire Date	Start Date	Description	Council District	Property Type	Property Class
42	EXECUTED	LEASE	2/15/2029	2/16/2024	CALIFORNIA CHILDREN'S ACADEMY 2418-2422 MANITOU AVENUE, LOS ANGELES, CA 90031 TERM: 2/16/2024 - 2/15/2029 (5 YEARS) OPTION: NONE SUCCESSOR LEASE: N/A	CD 01	Building	Child Care Center
43	EXECUTED	LEASE	2/12/2029	2/13/2024	CALIFORNIA CHILDREN'S ACADEMY 2661 PASADENA AVENUE, LOS ANGELES, CA 90031 TERM: 2/13/2024 - 2/12/2029 (5 YEARS) OPTION: NONE SUCCESSOR LEASE: N/A	CD 01	Building	Child Care Center
44	EXECUTED	LEASE	5/25/2032	5/26/2017	CENTRAL CITY NEIGHBORHOOD PARTNERS 501 S BIXEL ST LOS ANGELES, CA 90017 TERM: 05/26/2017-05/25/2032 (15 YEARS) OPTIONS: NONE SUCCESSOR LEASE: NONE	CD 01	Building*	Office
45	EXECUTED	PERMIT	6/5/2068	6/6/2013	LOS ANGELES POLICE REVOLVER AND ATHLETIC CLUB (LAPRAAC) 1880 S ACADEMY RD LOS ANGELES, CA 90012 TERM: 06/06/2013-06/05/2068 (55 YEARS) OPTIONS: NONE SUCCESSOR LEASE: RESOLUTION NO 178 (TERM: 08/22/1925 - 08/22/2000)	CD 01	Building*	Police**
46	EXECUTED	LEASE	8/1/2025	8/2/2017	PACIFIC ASIAN CONSORTIUM IN EMPLOYMENT (PACE) 1839 S HOOVER AVE LOS ANGELES, CA 90006 TERM: 08/02/2017-08/01/2025 (8 YEARS) OPTIONS: TWO 4-YEAR EXTENSIONS (08/02/2025-08/01/2029) AND (08/02/2029-08/01/2033) SUCCESSOR LEASE: L-7349	CD 01	Building	Office
47	EXECUTED	LEASE	10/27/2025	10/28/2022	CANOGA PARK COMMUNITY CENTER FOUNDATION 7248 OWENSMOUTH AVE LOS ANGELES, CA 91303 TERM: 10/28/2022 - 10/27/2025 (3 YEARS) OPTION: TWO 1-YEAR EXTENSIONS (10/28/25 - 10/27/26), (10/28/26 - 10/27/27) SUCCESSOR LEASE: N/A	CD 03	Building	Office/ Recreation (Former Fire Station)
48	EXECUTED	LEASE	6/17/2028	6/18/2018	LOS ANGELES CONSERVATION CORPS 19040 VANOWEN ST, OFFICES 117 & 118 LOS ANGELES, CA 91335 TERM: 06/18/2018 - 06/17/2023 (5 YEARS) OPTIONS: ONE 5-YEAR EXTENSION (06/18/2023 - 06/17/2028) OPTION EXERCISED SUCCESSOR: NONE	CD 03	Building*	Municipal
49	EXECUTED	LICENSE	12/18/2024	12/18/2024	LOS ANGELES HOMELESS SERVICE AUTHORITY (LAHSA) - MASTER LICENCE FOR SATELLITE OFFICE 19040 VANOWEN ST LA, CA 91335 1819 S WESTERN AVE LA, CA TERM: 12/19/2018 - 12/18/2019 (1 YEAR) OPTIONS: AUTO ANL RNWL PER LAHSA MSTR SRVC CNTRCT (ENDS 12/18/24) SERVICE AGMT: C-126258	CD 03 & 10	Building*	Office
50	EXECUTED	LEASE	12/1/2051	12/2/2021	ARMENIAN CULTURAL FOUNDATION 5001 N BALBOA BLVD LOS ANGELES, CA 91316 TERM: 12/02/2021 - 12/01/2051 (30 YEARS) OPTIONS: NONE SUCCESSOR LEASE: N/A	CD 04	Building	Recreation
51	EXECUTED	LEASE	5/15/2027	5/16/2017	JEWISH VOCATIONAL SERVICE (JVS) 1623 S LA CIENEGA BLVD LOS ANGELES, CA 90035 TERM: 05/16/2017-05/15/2027 (10 YEARS) OPTIONS: THREE 5-YEAR EXTENSIONS SUCCESSOR LEASE: C-66378 CAREER PLANNING CENTER	CD 05	Building	Office
52	EXECUTED	LEASE	7/31/2029	3/18/2021	DIGNITY HEALTH DBA NORTHRIDGE HOSPITAL MEDICAL CENTER 14651 OXNARD ST LOS ANGELES CA 91411 TERM: 3/18/2021 - 7/31/2029 OPTIONS: TWO 5 YEAR OPTIONS (8/1/2029 - 7/31/2034, 8/1/2034 - 7/31/2039) SUCCESSOR LEASE: N/A	CD 06	Building	Office
53	EXECUTED	LEASE	7/31/2029	3/19/2021	THE UNIVERSITY CORPORATION, DBA STRENGTH UNITED (SUBLEASE) 14651 OXNARD ST LOS ANGELES, CA 91411 TERM: 3/19/2021 - 7/31/2029 OPTIONS: TWO 5-YEAR EXTENSIONS (8/1/2029 - 7/31/2034, 8/1/2034 - 7/31/2039) SUCCESSOR LEASE: N/A	CD 06	Building	Office
54	EXECUTED	LEASE	8/17/2030	8/18/2020	UNITED FIREFIGHTERS OF LOS ANGELES CITY FIRE FOUNDATION 14123 NORDHOFF ST LOS ANGELES, CA 91331 TERM: 8/18/20 - 8/17/30 (10 YEARS) OPTION: TWO 10-YEAR EXTENSION (8/18/30 - 8/17/40, 8/18/40 - 08/17/50) SUCCESSOR LEASE: NONE	CD 06	Building	Office (Former Fire Station)

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Current List of Non-Profit Leases and Status

Item #	Status	Lease Type	Expire Date	Start Date	Description	Council District	Property Type	Property Class
55	EXECUTED	LEASE	1/25/2037	1/26/1988	CRESCENTA-CANADA/VERDUGO HILLS FAMILY YMCA 6840 FOOTHILL BLVD LOS ANGELES, CA 91042 TERM: 01/26/1987 - 01/25/2037 (50 YEARS) OPTIONS: NONE AMD 1: CHANGES TO USES AND CONSIDERATIONS, NO IMPACT TO TERM SUCCESSOR LEASE: NONE	CD 07	Ground	Ground Lease
56	EXECUTED	LICENSE	2/16/2027	2/17/2017	LOS ANGELES CONSERVATION CORPS - OFFICE SPACE 7747 FOOTHILL BLVD LOS ANGELES, CA 91042 TERM: 2/17/2017 - 2/16/2027 (10 YEARS) OPTIONS: TWO 5-YEAR OPTIONS (2/17/2027 - 2/16/2032, 2/17/2032 - 2/16/2037) SUCCESSOR LEASE: NONE	CD 07	Building*	Office
57	EXECUTED	LICENSE	2/28/2025	2/29/2024	MAKING IT HAPPEN 7747 FOOTHILL BLVD UNIT #203 LOS ANGELES, CA 91042 TERM: 2/29/24 - 2/28/25 (1 YEAR) OPTIONS: FOUR 1-YEAR OPTIONS TO EXTEND (3/1/2025-2/28/2029)	CD 07	Building*	Office
58	EXECUTED	LICENSE	1/2/2025	1/3/2024	TIUVAC'A'I TRIBAL CONSERVATION CORP 13520 VAN NUYS BLVD, RM 100 LOS ANGELES, CA 91331 TERM: 01/03/2024 - 01/02/2025 (1 YEAR) OPTIONS: FOUR 1-YEAR EXTENSIONS (01/03/2025 - 01/02/2029)	CD 07	Building*	Municipal
59	EXECUTED	LEASE	10/9/2027	9/17/1986	KEDREN COMMUNITY HEALTH CENTER (GROUND LEASE ONLY) 710 E 111TH PL LOS ANGELES, CA 90059 TERM: 09/17/1986-10/09/2027 (41 YEARS) OPTIONS: NONE SUCCESSOR LEASE: NONE	CD 08	Ground	Ground Lease
60	EXECUTED	LICENSE	6/30/2023	3/8/2021	WATTS LABOR COMMUNITY ACTION COMMUNITY (WLCAC) MULTI-PURPOSE SENIOR CENTER 5133 CRENSHAW BLVD LOS ANGELES CA 90043 TERM: 03/08/2021 - 06/30/2022 (1 YEAR 3 MONTHS) OPTION: ANNUALLY RENEWABLE OPTION THROUGH 6/30/2023 SUCCESSOR LEASE: NONE	CD 08	Building	Recreation
61	EXECUTED	LEASE	3/14/2048	3/15/2023	COALITION FOR HUMANE IMMIGRANT RIGHTS AND COALITION FOR RESPONSIBLE COMMUNITY DEVELOPMENT 4255 S OLIVE ST LOS ANGELES, CA 90037 TERM: 03/15/2023 - 03/14/2048 (25 YEARS) OPTION: NONE SUCCESSOR LEASE: NONE	CD 09	Building	Office (Former Library)**
62	EXECUTED	LEASE	2/11/2033	2/12/2018	HOOVER INTERGENERATIONAL CARE PRESCHOOL 3216 S HOOVER ST LOS ANGELES, CA 90007 TERM: 02/12/2018-02/11/2033 (15 YEARS) OPTIONS: TWO 5-YEAR EXTENSIONS (02/12/2033-02/11/2038) AND (02/12/2038 - 02/11/2043) SUCCESSOR LEASE: C-83678	CD 09	Building	Child Care Center
63	EXECUTED	LEASE	10/12/2025	8/18/1997	LOS ANGELES CONSERVATION CORPS 2824 S MAIN ST LOS ANGELES, CA 90007 TERM: 08/18/1997-08/17/2002 (5 YEARS) AMENDMENT: 10/13/2000-10/12/2020 (20 YEARS) OPTIONS: TWO 5-YR OPTIONS (10/13/2020-10/12/2025 EXERCISED, 10/13/2025-10/12/2030)	CD 09	Building	Office
64	EXECUTED	LICENSE	6/30/2024	2/1/2018	WATTS LABOR COMMUNITY ACTION COMMITTEE (WLCAC) OPERATOR - ESTELLE VAN METER MULTIPURPOSE CENTER 606 E 76TH ST LOS ANGELES, CA 90003 7600 S AVALON BLVD LOS ANGELES, CA 90003 TERM: 02/01/2018 - 6/30/2018 (4 MOS) OPTIONS: ANNUAL RENEWAL W/ SERVICE CONTRACT EXTENSION (EXT THROUGH 6/30/24) SUCCESSOR: NONE SERVICE: C-130223, C-137381, C-144519	CD 09	Building	Recreation
65	EXECUTED	LEASE	4/26/2024	4/27/2018	BEST FRIENDS ANIMAL SOCIETY - SERVICE AGREEMENT/LICENSE 3612 11TH AVE, CA 90018 TERM: 04/27/18 - 04/26/21 (3 YR) OPT: THREE 1-YR OPTS AMD 1: 4/27/21 - 4/26/22 (1 YR) AMD 2: 4/27/22 - 4/26/23 (1 YR) AMD 3: 4/27/23 - 4/26/24 (1 YR) SUCCESSOR: N/A	CD 10	Shelter	Animal
66	EXECUTED	LEASE	8/31/2033	9/1/2002	KOREAN AMERICAN FEDERATION OF LOS ANGELES 965-975 S NORMANDIE AVE LOS ANGELES, CA 90006 TERM: 09/01/2002 - 08/31/2033 (30 YEARS) AMD 1: ADDITION OF CO-TENANT OPTION: ONE 10-YEAR EXT (THROUGH 08/31/2043) SUCCESSOR LEASE: NONE	CD 10	Building	Recreation
67	EXECUTED	LEASE	6/2/2063	6/3/2013	KOREAN AMERICAN MUSEUM 601 - 617 S VERMONT AVE LOS ANGELES, CA 90005 TERM: 06/03/2013 - 06/02/2063 (50 YEARS) OPTIONS: PURCHASE OPTION AMD 1: SPACE EXPANSION, EASEMENT W/ DOT FOR MIXED-USE PROJECT, ADDITIONAL RENT SUCCESSOR LEASE: NONE	CD 10	Lot	Former Parking Planned Museum

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Current List of Non-Profit Leases and Status

Item #	Status	Lease Type	Expire Date	Start Date	Description	Council District	Property Type	Property Class
68	EXECUTED	LEASE	11/29/2025	11/30/2021	LOS ANGELES HOMELESS SERVICES AUTHORITY OFFICE SPACE 1819 S WESTERN AVE LOS ANGELES, CA 90006 TERM: 11/30/2021 - 11/29/2025 (4 YEARS) OPTIONS: ONE 4-YEAR EXTENSION (11/30/2025 - 11/29/2029) SUCCESSOR LEASE: NONE	CD 10	Building*	Municipal
69	EXECUTED	LEASE	2/28/2033	2/29/2008	BEYOND BAROQUE 681 N VENICE BLVD LOS ANGELES, CA 90291 TERM: 02/29/2008 - 02/28/2033 (25 YEARS) OPTIONS: NONE SUCCESSOR LEASE: C-3550	CD 11	Building	Office/Theater**
70	EXECUTED	LEASE	2/28/2033	2/29/2008	LA THEATRE WORKS 681 N VENICE BLVD LOS ANGELES, CA 90291 TERM: 02/29/2008 - 02/28/2033 (25 YEARS) OPTIONS: NONE SUCCESSOR LEASE: NONE	CD 11	Building	Office/Theater**
71	EXECUTED	LEASE	8/5/2022	8/6/2019	PACIFIC ASIAN CONSORTIUM IN EMPLOYMENT (PACE) 682 BROADWAY LOS ANGELES, CA 90291 TERM: 08/06/2019 - 08/05/2022 (3 YEARS) *1ST EXTENSION EXECUTED: 8/6/22-8/5/27 OPTION: THREE 5-YEAR EXTENSIONS (08/06/2022 - 08/05/2037) SUCCESSOR: NONE	CD 11	Building	Child Care Center
72	EXECUTED	LEASE	5/31/2055	6/1/2000	THE SOCIAL AND PUBLIC ART RESOURCE CENTER (SPARC) SUBLEASE WITH JOANNA BURKE ART CONSULTANTS 685 E VENICE BLVD LOS ANGELES, CA 90291 TERM: 06/01/2000 - 05/31/2055 (55 YEARS) OPTIONS: NONE SUCCESSOR LEASE: NONE	CD 11	Building	Recreation (Former Police Station)**
73	EXECUTED	LICENSE	6/30/2024	7/1/2021	VALUE VET SVC AGMT W/ LICENSE 11361 W PICO BLVD LA, CA 90064 TERM: 07/01/2021 - 06/30/2024 (3 YEARS) OPTIONS: TWO 1-YEAR EXTENSIONS (7/1/2024 - 6/30/2025) AND (7/1/2025 - 6/30/2026) SUCCESSOR LEASE: C-125775	CD 11	Shelter*	Animal
74	EXECUTED	LEASE	6/7/2028	6/8/1998	NORTHRIDGE BASEBALL ASSOC., INC.-BASEBALL FIELDS 18725 DEVONSHIRE ST LOS ANGELES, CA 91324 TERM: 06/08/1998 - 06/07/2028 (30 YEARS) OPTION: NONE SUCCESSOR LEASE: NONE	CD 12	Field	Baseball
75	EXECUTED	LEASE	3/31/2033	3/27/2003	LOS ANGELES FIRE DEPARTMENT HISTORICAL SOCIETY (FORMER FIRE STATION #27) 1355 N CAHUENGA BLVD LOS ANGELES, CA 90028 TERM: 03/27/2003 - 03/31/2033 (30 YEARS) OPTION: ONE 10-YEAR EXTENSION (04/01/2033 - 03/31/2043) SUCCESSOR LEASE: NONE	CD 13	Building	Museum**
76	EXECUTED	LEASE	10/26/2029	10/27/2014	ARROYO VISTA FAMILY HEALTH CENTER 6000 N FIGUEROA ST LOS ANGELES, CA 90042 TERM: 10/27/2014 - 10/26/2029 (15 YEARS) OPTIONS: NONE SUCCESSOR LEASE: NONE	CD 14	Building	Office/Medical
77	EXECUTED	LEASE	1/14/2038	1/15/2008	BARRIO ACTION YOUTH AND FAMILY CENTER 4927 E HUNTINGTON DR LOS ANGELES, CA 90032 TERM: 01/15/2008 - 01/14/2038 (30 YEARS) OPTIONS: NONE SUCCESSOR LEASE: C-82941	CD 14	Building*	Municipal
78	EXECUTED	LEASE	6/2/2028	6/3/2013	COLLEGE TRACK - BOYLE HEIGHTS 2130 E 1ST ST, 3RD FL LOS ANGELES, CA 90033 TERM: 06/03/2013 - 06/02/2033 (10 YEARS) OPTIONS: TWO 5-YEAR EXTENSIONS (06/03/2023 - 06/02/2028) AND (06/03/2028 - 06/02/2033) *EXERCISED FIRST OPTION SUCCESSOR LEASE: NONE	CD 14	Building*	Municipal
79	EXECUTED	LEASE	12/31/2024	12/6/2000	FRATERNAL ORDER OF EAGLES LOT WEST OF 1596 YOSEMITE DR LOS ANGELES, CA 90041 TERM: 12/06/2000 - 12/31/2001 (WITH AUTOMATIC ANNUAL RENEWALS, NOT TO EXCEED 55 YEARS) OPTIONS: NONE SUCCESSOR LEASE: NONE	CD 14	Lot	Vacant
80	EXECUTED	LEASE	2/28/2053	3/1/1998	GEFFEN CONTEMPORARY AT MOCA (MUSEUM OF CONTEMPORARY ART) 134-152 N CENTRAL AVE LOS ANGELES, CA 90012 TERM: 03/01/1998 - 02/28/2053 (55 YEARS) OPTIONS: NONE SUCCESSOR LEASE: NONE	CD 14	Building	Museum
81	EXECUTED	LEASE	4/25/2056	10/17/2019	GO FOR BROKE NATIONAL EDUCATIONAL CENTER SOUTH OF TEMPLE ST BETWEEN JUDGE JOHN AISO ST AND ALAMEDA ST LOS ANGELES, CA TERM: 10/17/2019 - 04/25/2056 (37 YEARS) OPTION: NONE SUCCESSOR LEASE: C-109714	CD 14	Lot	Parking

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Current List of Non-Profit Leases and Status

Item #	Status	Lease Type	Expire Date	Start Date	Description	Council District	Property Type	Property Class
82	EXECUTED	LEASE	12/17/2024	12/18/1974	HOLLENBECK POLICE/BUSINESSMEN'S COUNCIL (AZUS FAMILY HOLLENBECK YOUTH CENTER) 2015 E 1ST ST LOS ANGELES, CA 90033 TERM: 12/18/1974 - 12/17/2024 (30 YEARS) OPTION: NONE SUCCESSOR LEASE: NONE	CD 14	Building	Child Care Center/Youth
83	EXECUTED	LEASE	3/1/2052	2/13/1997	JAPANESE AMERICAN NATIONAL MUSEUM 100 N CENTRAL AVE LOS ANGELES, CA 90012 TERM: 02/13/1997 - 03/01/2052 (55 YEARS) OPTIONS: NONE SUCCESSOR LEASE: NONE	CD 14	Building	Museum
84	EXECUTED	LEASE	2/19/2037	7/1/1996	JAPANESE COMMUNITY ARTS CULTURAL CENTER/EAST WEST PLAYERS 120 JUDGE JOHN AISO ST LOS ANGELES, CA 90012 TERM: 07/01/1996 - 02/19/2037 OPTION: N/A SUCCESSOR LEASE: N/A	CD 14	Building	Theater
85	EXECUTED	LEASE	6/3/2056	1/4/2006	LATINO THEATRE COMPANY (LOS ANGELES THEATRE CENTER, LATC) 514 S SPRING ST LA, CA 90013 TERM: 01/4/2006 - 01/3/2026 (240 MONTHS) OPTS: ONE 30-YR EXT AMD 1: DELETION OF CO-TENANT AMD 2: ONE 30-YR EXT (06/04/2026-06/03/2056)	CD 14	Building	Theater
86	EXECUTED	LEASE	7/23/2028	7/24/2023	LICENSED CHILDCARE CENTER - CALIFORNIA CHILDREN'S ACADEMY 233 N BREED ST LOS ANGELES, CA 90033 TERM: 7/24/2023 - 7/23/2028 (5 YEARS) OPTION: NONE SUCCESSOR LEASE: C-82112	CD 14	Building	Child Care Center
87	EXECUTED	LEASE	12/31/2031	1/1/2009	LOS ANGELES MEN PLACE (LAMP) 527 S CROCKER ST LOS ANGELES, CA 90013 TERM: 01/01/2009 - 12/31/2028 (20 YEARS) AMD 1: 01/01/2009 - 12/31/2031 (23 YEARS) OPTION IN AMD 1: ONE 6-MONTH EXTENSION (01/01/2032 - 06/30/2032) SUCCESSOR LEASE: NONE	CD 14	Building	Office
88	EXECUTED	LEASE	12/19/2030	12/20/2000	LOS ANGELES POLICE HISTORICAL SOCIETY MUSEUM 6045 YORK BLVD LOS ANGELES, CA 90042 TERM: 12/20/2000-12/19/2030 (30 YEARS) OPTION: M/M HOLDOVER SUCCESSOR LEASE: N/A	CD 14	Building	Museum**
89	EXECUTED	LEASE	10/18/2031	10/19/2021	MURAL CONSERVANCY OF LOS ANGELES 260 S MAIN ST LOS ANGELES, CA 90012 TERM: 10/19/2021 - 10/18/2031 (10 YEARS) OPTIONS: TWO 10-YEAR OPTIONS (10/19/2031 - 10/18/2051) SUCCESSOR LEASE: NONE	CD 14	Structure/Suite-Space*	Parking
90	EXECUTED	LICENSE	6/2/2036	6/3/2011	TERASAKI BUDOKAN (LITTLE TOKYO SERVICE CENTER RECREATIONAL BUILDING) 231 E 3RD ST, #G106 LOS ANGELES, CA 90013 TERM: 06/03/2011 - 06/02/2036 (35 YEARS) OPTIONS: ONE 25-YEAR EXTENSION (06/03/2036 - 06/02/2061) AMD 1: CONSTRUCTION EXT AMD 2: FUNDING	CD 14	Building	Recreation
91	EXECUTED	LEASE	10/5/2048	10/6/2023	BOYS AND GIRLS CLUB OF THE LOS ANGELES HARBOR 802 W GARDENA BLVD GARDENA (LOS ANGELES), CA 90247 TERM: 10/06/2023 - 10/05/2048 (25 YEARS) OPTIONS: NONE SUCCESSOR LEASE: NONE	CD 15	Building	Child Care Center
92	EXECUTED	LEASE	11/30/2024	12/1/2020	KAISER PERMANENTE FACILITY - WATTS COUNSELING AND LEARNING CENTER (FORMER FIRE STATION #65) 1525 E 103RD ST LOS ANGELES, CA 90002 TERM: 12/01/2020 - 11/30/2023 (3 YEARS) OPTIONS: TWO 1-YR EXTENSIONS (12/1/2023 - 11/30/2024) & (12/01/2024 - 11/30/2025)	CD 15	Building*	Office**
93	EXECUTED	LICENSE	10/24/2024	10/25/2019	LITTLE ITALY OF LOS ANGELES ASSOCIATION 603 S HARBOR BLVD LOS ANGELES, CA 90731 TERM: 10/25/2019 - 10/24/2024 (5 YEARS) OPTIONS: NONE SUCCESSOR LEASE: NONE	CD 15	Square*	Municipal
94	EXECUTED	LEASE	10/4/2041	10/5/2021	SAN PEDRO SKATEPARK ASSOCIATION 610 WEST CHANNEL ST LOS ANGELES, CA 90731 TERM: 10/5/2021 - 10/4/2041 (20 YEARS) OPTIONS: THREE 10-YEAR OPTIONS (10/5/2041 - 10/4/2071)	CD 15	Lot (Under Freeway)	Recreation
95	EXECUTED	LEASE	6/30/2037	6/5/2017	SHAREFEST 638 S BEACON ST, 7TH FL LOS ANGELES, CA 90731 TERM: 06/05/2017-06/30/2037 (20 YEARS) OPTIONS: TWO 5-YEAR EXTENSIONS (07/01/2037-06/30/2042) AND (07/01/2042-06/30/2047) SUCCESSOR LEASE: NONE	CD 15	Building*	Municipal**

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Current List of Non-Profit Leases and Status

Item #	Status	Lease Type	Expire Date	Start Date	Description	Council District	Property Type	Property Class
96	EXECUTED	LEASE	5/13/2029	5/14/2024	SOUTH BAY CENTER FOR COUNCELING FOR COMMUNITY GARDEN (SBCC) - HEART OF THE HARBOR FARM C-145374 600 E L ST LOS ANGELES, CA 90744 TERM: 5/14/2024-5/13/2029 OPTIONS: TWO 5-YEAR EXTENSIONS (5/14/2029-5/13/2034, 5/14/2034-5/14/2039)	CD 15	Lot	Vacant
97	EXECUTED	LEASE	10/31/2021	3/19/2019	METRO CHILDCARE FACILITY 12219 FRANK MODUGNO DR LOS ANGELES, CA 91340 TERM: 03/19/2019 - 10/31/2021 OPTION: THREE 5-YEAR EXTENSIONS (11/01/2021 - 10/31/2026), (11/01/2026 - 10/31/2031), (11/01/2031 - 10/31/2036) SUCCESSOR LEASE: NONE	CD 99	Building*	Child Care Center

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Current List of Non-Profit Leases and Status

In Progress Leases

Item #	Status	Lease Type	Expire Date	Start Date	Description	Council District	Property Type	Property Class
98	IN PROGRESS	LEASE			GLASSELL PARK IMPROVEMENT ASSOCIATION (MOU WITH RAP) 3750 VERDUGO RD LOS ANGELES, CA 90065 PROPOSED TERM LENGTH AND SPACE REQUIREMENTS: CF:23-0442	CD 01	Building*	Office/Storage
99	IN PROGRESS	LEASE			GLASSELL PARK NEIGHBORHOOD COUNCIL - DEPARTMENT OF NEIGHBORHOOD EMPOWERMENT (MOU WITH RAP) 3750 VERDUGO RD PROPOSED TERM LENGTH AND SPACE REQUIREMENTS: CF:23-0442	CD 01	Building*	Office/Storage
100	IN PROGRESS	LEASE			LOS ANGELES CONSERVATION CORPS, INC. THE EDUCATION CORPS (TEC) SAITO HIGH SCHOOL PICO UNION 1403 S UNION AVE LOS ANGELES, CA 90015	CD 01	Building	Office
101	IN PROGRESS	LEASE			MEXICAN AMERICAN OPPORTUNITY FOUNDATION (MOU WITH RAP) 3750 VERDUGO RD LOS ANGELES, CA 90065 PROPOSED TERM LENGTH AND SPACE REQUIREMENTS: CF:23-0442	CD 01	Building*	Office/Storage
102	IN PROGRESS	LEASE			SINERGIA GROUP THEATER 2332 W 4TH ST LOS ANGELES, 90057	CD 01	Building	Theater/ Recreation
103	IN PROGRESS	LEASE			OTHER SIDE OF THE HILL PRODUCTIONS (SERVICE AGREEMENT WITHOUT LICENSE) TO OPERATE LANKERSHIM ARTS CENTER 5108 LANKERSHIM BLVD LOS ANGELES, CA 91601 PROPOSED TERM LENGTH AND SPACE REQUIREMENTS SERVICE AGREEMENT: C-109691	CD 02	Building	Recreation/ Cultural**
104	IN PROGRESS	LEASE			TOLUCA LAKE BEAUTIFICATION PARTNERS 4958 CAHUENGA BLVD LOS ANGELES, CA 91601 COUNCIL FILE: 16-0520	CD 02	Lot	Vacant
105	IN PROGRESS	LEASE			CALIFORNIA TRADITIONAL MUSIC SOCIETY/ENCINO MEDIA CENTER 16953 VENTURA BLVD LOS ANGELES, CA 91316	CD 04	Building	Recreation/ Cultural
106	IN PROGRESS	LEASE			DIGNITY OF MAN FOUNDATION, DBA AT THE BIRDHOUSE, ECOLOGICAL RESTORATION OF THE CITY-OWNED VACANT LOT 3008 LAKERIDGE DR LOS ANGELES, CA 90068 COUNCIL FILE: 22-0099	CD 04	Lot	Vacant
107	IN PROGRESS	LEASE			ALTERNATE LIVING FOR THE AGING 414 N SPAULDING AVE LOS ANGELES, CA 90036 CONTRACT NUMBER: C-60567	CD 05	Building	Residential
108	IN PROGRESS	LEASE			INSTITUTO DE EDUCACION POPULAR DEL SUR DE CALIFORNIA (IDEPSCA) 8250 BALBOA PL LOS ANGELES, CA 91406	CD 06	Structure	Day Laborer
109	IN PROGRESS	LEASE			CHILDREN'S COLLECTIVE, FAMILY SOURCE CENTER 915 (917-927) W MANCHESTER BLVD LOS ANGELES, CA 90044	CD 07	Building	Children Care Center
110	IN PROGRESS	LEASE			EL PROYECTO (NON PROFIT LEASE FOR SERVICE PROVIDER) 11844 GLENOAKS BLVD LOS ANGELES, CA 91340	CD 07	Building*	Office
111	IN PROGRESS	LEASE			HEROES FOR LIFE 11243 GELNOAKS BLVD LOS ANGELES, CA 91331	CD 07	Building*	Recreation
112	IN PROGRESS	LEASE			LOS ANGELES NEIGHBORHOOD LAND TRUST FOR A COMMUNITY GARDEN (NEW NONPROFIT LEASE) 15201 TUPPER ST LOS ANGELES, CA 91343 COUNCIL FILE: 22-1579	CD 07	Lot	Vacant
113	IN PROGRESS	LEASE			MCGROARTY ARTS CENTER 7570 MCGROARTY TER LOS ANGELES, CA 91042	CD 07	Building	Recreation/ Cultural**
114	IN PROGRESS	LEASE			DESTINATION CRENSHAW 5401 CRENSHAW BOULEVARD LOS ANGELES, CA 90043 CF#17-0198-S1	CD 08	Building	Office
115	IN PROGRESS	LEASE			EAST SIDE RIDERS BIKE CLUB 1100 E CENTURY BLVD LOS ANGELES, CA 90002	CD 08	Parcel	Vacant
116	IN PROGRESS	LEASE			SPIRIT AWAKENING FOUNDATION 5730-5732 S CRENSHAW BLVD LOS ANGELES, CA 90043	CD 08	Building	Office
117	IN PROGRESS	LEASE			BIDDY MASON CHARITABLE FOUNDATION (CD10) FORMER FIRE STATION #26 - PEOPLE'S COORDINATED SERVICES OF SOUTHERN CALIFORNIA 2475 W WASHINGTON BLVD LOS ANGELES, CA 90018	CD 10	Station	Former Fire**
118	IN PROGRESS	LEASE			PEOPLE'S COORDINATED SERVICES OF SOUTHERN CALIFORNIA 2528 S WEST BLVD LOS ANGELES, 90016	CD 10	Building	Multipurpose/ Recreation
119	IN PROGRESS	LEASE			WATTS LABOR COMMUNITY ACTION COMMUNITY (WLCAC) - SENIOR DINING PROGRAM 2475 W WASHINGTON BLVD LOS ANGELES, CA 90018	CD 10	Station	Formal Fire
120	IN PROGRESS	LEASE			OLDER PERSONS INFORMATION AND COUNSELING ASSOCIATES ADULT DAY CARE AND CARE GIVER SUPPORT CENTER (OPICA) 11759 MISSOURI AVE LOS ANGELES, CA 90025	CD 11	Building	Senior Center
121	IN PROGRESS	LEASE			FOUNDATION FOR EARLY CHILDHOOD EDUCATION, INC 5637 W LA MIRADA AVE LOS ANGELES, CA 90038 COUNCIL FILE: 18-0856	CD 13	Building	Children Care Center
122	IN PROGRESS	LEASE			HOLLYWOOD PARTNERSHIP VENTURES - RESTROOM/CONCIERGE VISITOR CENTER INFORMATION CENTER 1627 N VINE ST LOS ANGELES, CA 90028	CD 13	Structure*	Parking
123	IN PROGRESS	LEASE			LOS ANGELES AFTERSCHOOL ALL STARS 6501 W FOUNTAIN AVE LOS ANGELES, CA 90028	CD 13	Building*	Municipal

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Current List of Non-Profit Leases and Status

Item #	Status	Lease Type	Expire Date	Start Date	Description	Council District	Property Type	Property Class
124	IN PROGRESS	LEASE			LOS ANGELES COMMUNITY GARDEN COUNCIL (NEW NON PROFIT LEASE AGREEMENT) 5620 FOUNTAIN AVE LOS ANGELES, CA 90028 CF:21-0622	CD 13	Lot	Vacant
125	IN PROGRESS	LEASE			CENTER FOR THE ARTS EAGLE ROCK 2225 COLORADO BLVD LOS ANGELES, CA 90041	CD 14	Building	Recreation/ Cultural**
126	IN PROGRESS	LEASE			COLLEGE BRIDGE ACADEMY (BARRIO ACTION) EL SERENO CONSTITUENT SERVICE CENTER 01040 4927 E HUNTINGTON DR LOS ANGELES, CA 90032	CD 14	Building*	Municipal
127	IN PROGRESS	LEASE			LA'S BEST MOVE FROM MEZZANINE LEVEL OF CITY HALL TO 17TH FLOOR OF CITY HALL. WILL ALSO NEED A NEW LICENSE AGREEMENT	CD 14	Building*	Municipal**
128	IN PROGRESS	LEASE			PER SCHOLAS BOYLE HEIGHTS YOUTH TECHNOLOGY RECREATION CENTER 1600 E 4TH ST LOS ANGELES, CA 90033 CF #23-0323	CD 14	Building	Recreation
129	IN PROGRESS	LEASE			PROJECT RESTORE 200 N MAIN ST, STE 1633 LOS ANGELES, 90012	CD 14	Building*	Municipal**
130	IN PROGRESS	LEASE			AVALON ARTS AND CULTURE ALLIANCE 544 N AVALON BLVD #305 LOS ANGELES, CA 90744	CD 15	Building*	Municipal
131	IN PROGRESS	LEASE			EAST SIDE RIDERS BIKE CLUB - BIKE STORAGE 1513 E 103RD ST LOS ANGELES, CA 90002	CD 15	Building*	Municipal**
132	IN PROGRESS	LEASE			HARBOR CONNECTS AT WILMINGTON MUNICIPAL BUILDING 544 N AVALON BLVD LOS ANGELES, CA 90744	CD 15	Building*	Municipal
133	IN PROGRESS	LEASE			HEART OF WATTS COMMUNITY GARDEN HACLA HAS RECEIVED A FEDERAL GRANT TO START UP A COMMUNITY GARDEN IN THE JORDAN DOWNS COMMUNITY 2254 E 103RD ST LOS ANGELES, CA 90002 CF#23-1278	CD 15	Lot	Vacant
134	IN PROGRESS	LEASE			LA WALKS 544 N AVALON BLVD #304 LOS ANGELES, CA 90744	CD 15	Building*	Municipal
135	IN PROGRESS	LEASE			LOS ANGELES FIRE DEPARTMENT HISTORICAL SOCIETY - LAFD MUSEUM AT SAN PEDRO MUNI 638 S BEACON ST LOS ANGELES, CA 90731	CD 15	Building*	Municipal**
136	IN PROGRESS	LEASE			SAN PEDRO CHAMBER OF COMMERCE - VACANT CROATIAN CULTURAL CENTER 635 S PACIFIC AVE LOS ANGELES, CA 90731 PROPOSED TERM: 20 YEARS WITH 2 FIVE YR OPTIONS CF: 22-0707	CD 15	Building	Vacant
137	IN PROGRESS	LEASE			STRENGTH BASED COMMUNITY CHANGE (SBCC) 544 N AVALON BLVD #304 LOS ANGELES, CA 90744	CD 15	Building*	Municipal
138	IN PROGRESS	LEASE			TIANGUIZ CULTURAL AT WILMINGTON MUNICIPAL BUILDING 544 N AVALON BLVD LOS ANGELES, CA 90744	CD 15	Building*	Municipal
139	IN PROGRESS	LEASE			WILMINGTON CHAMBER OF COMMERCE 544 N AVALON BLVD #104 LOS ANGELES, CA 90744	CD 15	Building*	Municipal
140	IN PROGRESS	LEASE			WILMINGTON HISTORICAL SOCIETY 309 W OPP ST LOS ANGELES, CA 90744	CD 15	Building*	Office**
141	IN PROGRESS	LEASE			WILMINGTON NEIGHBORHOOD COUNCIL 544 N AVALON BLVD, SUITE 103 LOS ANGELES, CA 90744	CD 15	Building*	Municipal

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