

MEMORANDUM



The
**Long Beach
Housing
Development
Company**

DATE: May 19, 2010
TO: Board of Directors
The Long Beach Housing Development Company
FROM: Executive Review Committee
PREPARED BY: Maria Pangelinan, Community Development Analyst
SUBJECT: Lease Agreement with New City Public Schools
(Council District 1)

RECOMMENDATIONS

- 1) Approve a lease agreement with New City Public Schools to utilize 225 and 227 E. 15th Street as a school farm; and
- 2) Authorize the President or designee to execute any and all documents necessary to enter into the lease agreement.

BACKGROUND

On March 21, 2007, the Board authorized the acquisition of two vacant parcels located at 225 and 227 E. 15th Street from the City of Long Beach (see attached staff report and site map). The City purchased these tax defaulted properties from the County of Los Angeles to reduce nuisance properties on the 200 block of 15th Street, and create an opportunity to build new affordable housing. However, because of the current condition of the real estate and financial markets, there is no near-term housing development plan for the site and the site has remained vacant.

The vacant site caught the attention of New City Public Schools (NCPS), which recently submitted a proposal to use the lots for a school farm. NCPS is a local nonprofit founded in 2000 and operates three bilingual charter schools in downtown Long Beach, with the intent to educate students through innovative teaching methods, small classes, and intensive teacher and parent involvement. NCPS submitted a proposal to the LBHDC to utilize 225 and 227 E. 15th Street as a school farm in which their students will receive hands-on education about farming, nutrition, environmental science, biology, and conservation. The farm will provide students with access to fresh, healthy, locally grown fruits and vegetables, as well as an opportunity for fun, physical activity. The proposed farm is located one and a half blocks from their 1637 Long Beach Blvd. charter school.

**MAKING
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HOUSING
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AGENDA ITEM NO. 2

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Staff recommends approval of a five-year lease with NCPS with the following conditions:

- Submission of a written development proposal acceptable to the LBHDC's President, which includes and/or addresses the following:
 - ✓ Sources and uses of funds
 - ✓ Management of the farm, including site manager; school farm rules; maintenance plan
 - ✓ Security measures
- Proof of required liability insurance;
- The lessee shall be responsible for all costs associated with insurance, maintenance, and development of the farm and shall obtain all applicable permits;
- A lease of \$1.00 per year;
- There shall be no cost to the LBHDC;
- A water meter and outside water spigot must be installed on the property;
- A sign shall be posted on the property that provides NCPS's information/emergency phone number and states that the property is being leased from the LBHDC;
- The lease can be terminated by the LBHDC at any time with a 30-day notice to NCPS;
- The property will be returned to the LBHDC at its pre-lease condition at the end of the lease period. There will be an option to renew the lease pending review and approval of the LBHDC.

This item was discussed at the Executive Review Committee (ERC) meeting on May 5, 2010 and the ERC recommends that the Board approve the recommended action.

Attachment: Site Map