



CITY OF LONG BEACH

DEPARTMENT OF HEALTH AND HUMAN SERVICES

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HOUSING AUTHORITY
of the City of Long Beach

521 E. 4TH STREET • LONG BEACH, CALIFORNIA 90802 • (562) 570-6985 • FAX: (562) 499-1052

August 8, 2017

HONORABLE HOUSING AUTHORITY COMMISSION
City of Long Beach
California

RECOMMENDATION:

Authorize the execution of all documents necessary for a lease with Covenant Presbyterian Church, a California nonprofit corporation, for 20 parking spaces located northerly adjacent to 607 East Third Street for use as staff parking by the Housing Authority. (District 1)

DISCUSSION

Pursuant to Lease No. 26422 (Building Lease), the Housing Authority of the City of Long Beach currently leases approximately 13,662 rentable square feet of office space at 521 East Fourth Street for occupancy by the Housing Authority. In addition, the Building Lease provides use of an approximate 7,500 square foot parking lot located at 421 East Fourth Street for Housing Authority visitors and staff parking.

To meet its operational parking needs, the Housing Authority leases additional offsite parking spaces through multiple private entities. The majority of the offsite parking requirements were previously satisfied through Lease No. 27059 (Parking Lease) with East Village Partners, LLC (EVP), for the use of 35 spaces at the parking lot located at 434 East Fourth Street. This property was recently sold for development and EVP concurrently exercised its right to terminate the Parking Lease effective April 30, 2017.

In addition, the Housing Authority currently leases 12 additional spaces in a parking lot immediately adjacent to its building for staff. However, this agreement is on a month-to-month tenancy and it is anticipated that the Housing Authority's use of these spaces will also terminate within the upcoming months.

To assist the Housing Authority with meeting its parking needs on an interim basis, a Lease has been negotiated containing the following major terms and provisions:

- Landlord: Covenant Presbyterian Church, a California nonprofit corporation.
- Tenant: Housing Authority of the City of Long Beach.
- Leased Premises: Approximately 20 parking spaces in the parking lot located northerly adjacent to 607 East Third Street and will be leased in "as-is" condition.

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- **Term:** The Lease shall be month-to-month with either party having the right to terminate upon thirty (30) days prior written notification.
- **Rent:** The monthly base rent for the Leased Premises shall be \$2,500 per month (\$125 per space).

This matter was reviewed by Deputy City Attorney Linda T. Vu on July 14, 2017 and by Revenue Management Officer Geraldine Alejo on July 24, 2017.

TIMING CONSIDERATIONS

Housing Authority Commission action is requested on August 8, 2017, to execute the lease in a timely manner and address the current need for parking by Housing Authority.

FISCAL IMPACT

The total annual base rent under the Lease shall be \$30,000. Sufficient funds to cover rental payments are currently appropriated in the Housing Authority Fund (SR 151) in the Health and Human Services Department (HE). There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

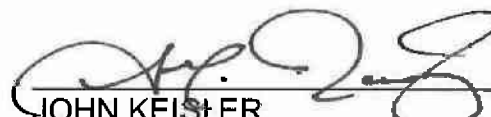
Approve recommendation.

Respectfully submitted,


KELLY COLOPY
ASSISTANT EXECUTIVE DIRECTOR

APPROVED:


PATRICK H. WEST
EXECUTIVE DIRECTOR


for JOHN KEISLER
DIRECTOR OF ECONOMIC
AND PROPERTY DEVELOPMENT

KC:AK:JK:MTB