

MEMORANDUM



The
**Long Beach
Housing
Development
Company**

DATE: October 21, 2009
TO: Board of Directors
The Long Beach Housing Development Company
FROM: Ellie Tolentino, Vice President
PREPARED BY: Patrick Ure, Housing Development Officer
SUBJECT: Lease Agreement with Long Beach
Neighborhood Foundation (Council District 6)

RECOMMENDATION

1. Approve a lease agreement with Long Beach Neighborhood Foundation to utilize 1950 and 1960 Henderson Avenue as a temporary community garden; and
2. Authorize the President or designee to execute any and all documents necessary to enter into the lease agreement for 1950 and 1960 Henderson Avenue.

BACKGROUND

On June 17, 2009, The Long Beach Housing Development Company authorized the President to negotiate and enter into a two-year lease with the Wrigley Association to utilize the LBHDC-owned properties at 1950 and 1960 Henderson as a temporary community garden. The original request was to authorize the President to enter into the lease with Wrigley is Going Green (WiGG), but because WiGG is not a legally established non-profit organization, it was suggested that the lease be with the Wrigley Association. A copy of the LBHDC staff report providing additional background and details is attached as Attachment A.

Subsequently, staff discovered that the Wrigley Association did not authorize the execution of such a lease, and were not interested in doing so. As a result, WiGG identified a substitute non-profit partner that was interested in entering into the lease with the LBHDC. That partner is the Long Beach Neighborhood Foundation (LBNF), a 501(c)3 non-profit organization committed to organizing and sponsoring athletic events and programs in Long Beach that promote community involvement, education, tolerance, and a healthy non-violent lifestyle, particularly among at-risk youth. The LBNF has approved a lease with the LBHDC, and plans to operate a community garden in partnership with WiGG.

**MAKING
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AGENDA ITEM NO. 4

Mailing Address:
110 Pine Avenue
Suite 1200
Long Beach, CA 90802
Tel 562/570-6949
Fax 562/570-5921

Staff recommends approval of the lease with LBNF, which will expire June 30, 2011, with the same following conditions (some items have already been received):

- 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 garden, including site manager; community garden rules; maintenance plan
 - ✓ Security measures and access to plots
 - ✓ Plan for selection of "community gardeners" and award of plots
- Proof of required liability insurance;
- The lessee shall be responsible for all costs associated with insurance, maintenance, and development of the community garden;
- 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 a LBNF 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 LBNF;
- The property will be returned to the LBHDC at its pre-lease condition at the end of the lease period. Under no circumstances can the lease be extended beyond June 30, 2011.

ET:PU:MS

Attachment: (A) June 17, 2009 LBHDC Staff Report

R:\LBHDC\Staff Reports\2009\June\6.17.09 Lease Agmt with Wrigley Is Going Green Assoc.doc

MEMORANDUM



The
Long Beach
Housing
Development
Company

DATE: June 17, 2009

TO: Board of Directors
The Long Beach Housing Development Company

FROM: Ellie Tolentino, Vice President *Ellie Tolentino*

PREPARED BY: Meggan Sorensen, Development Project Manager

SUBJECT: Two-year Lease Agreement with the Wrigley Is
Going Green Association (Council District 6)

RECOMMENDATION

- 1) Approve a two-year lease agreement with the Wrigley Is Going Green Association to utilize 1950 and 1960 Henderson Avenue as a temporary community garden; and
- 2) Authorize the President or designee to execute any and all documents necessary to enter into the lease agreement for 1950 and 1960 Henderson Avenue.

BACKGROUND

On June 21, 2006, The Long Beach Housing Development Company (LBHDC) Board authorized the purchase of 1950 and 1960 Henderson Avenue to reduce nuisance properties on the 1900 block of Henderson Avenue, while creating an opportunity to reduce density in the neighborhood and create new affordable housing. The LBHDC closed escrow on these properties, containing two blighted multifamily buildings, on January 31, 2007. On August 30, 2007, both buildings were demolished and the properties have remained vacant since that date. Redevelopment set-aside funds were used to purchase the properties, and per California Redevelopment Law, development must occur within five years from the date of purchase; thus, affordable housing development must be initiated by January 31, 2012. Staff is currently working on a development plan with Habitat for Humanity Greater Los Angeles for ownership housing on these two parcels.

On May 19, 2009, the City Council approved a request from Councilmember Dee Andrews for the LBHDC to enter into a lease with the Wrigley Is Going Green (WIGG) Association to utilize 1950 and 1960 Henderson Avenue as a temporary community garden for a two-year term.

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AGENDA ITEM NO. 5A

Mailing Address:
110 Pine Avenue
Suite 1200
Long Beach, CA 90802
Tel 562/570-6949
Fax 562/570-5921

WIGG was established in 2006 with the intent of improving the quality of life for local residents and the environment. WIGG provides a catalyst for community development in the Wrigley area by stimulating social interaction, beautifying neighborhoods, and sponsoring tree-planting events.

Staff recommends approval of the two-year lease 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 garden, including site manager; community garden rules; maintenance plan
 - ✓ Security measures and access to plots
 - ✓ Plan for selection of "community gardeners" and award of plots
- Proof of required liability insurance;
- The lessee shall be responsible for all costs associated with insurance, maintenance, and development of the community garden;
- 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 a WIGG 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 WIGG;
- The property will be returned to the LBHDC at its pre-lease condition at the end of the two-year period. Under no circumstances can the lease be extended beyond the initial two-year period.