



CITY OF LONG BEACH

DEPARTMENT OF PARKS, RECREATION & MARINE

R-22

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www.lbparcs.org

July 22, 2008

HONORABLE MAYOR AND CITY COUNCIL

City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager to execute a lease with the Los Angeles County Housing Authority for the use of approximately four acres of City-owned park land located in the Carmelitos Housing Development at 700 E. Via Carmelitos, Long Beach, for a term of 20 years with one five-year renewal option. (District 8)

DISCUSSION

On January 14, 1992, the City Council authorized Lease No. 23581 with the Los Angeles County Housing Authority (Housing Authority) for the use of approximately four acres of City-owned park land located in the Carmelitos Housing Development (Carmelitos) for the development of soccer and football fields (Attachment 1). Lease No. 23581 expires on October 31, 2008, and the Housing Authority is requesting a new 20-year lease with one five-year renewal option. Carmelitos is a public housing development managed by the Housing Authority, and home to 713 families and seniors. The City-owned park land is located in the heart of Carmelitos and is an integral part of the community. It is the only safe and sanitary open space available to the 6,500 residents, of which 1,500 are youth. Over the years, the space has become a multipurpose recreational area.

The Housing Authority has demonstrated its dedication to providing recreational and educational opportunities for the residents of Carmelitos, and has assisted low income families with education, employment, and the overall improvement of their quality of life, thus meeting the City's goal of increasing youth and family participation in productive social and economic activities.

The following are major provisions of the proposed lease:

- Premises: Approximately four acres of park land located in the Carmelitos Housing Development at 700 E. Via Carmelitos, Long Beach (Attachment 2).
- Term: Twenty years, November 1, 2008 through October 31, 2028.

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- Renewal Options: One five-year renewal option, at the discretion of the City Manager or his designee.
- Lease Fee: Annual rent of \$1, in consideration of the valuable services provided to the Long Beach community.
- Maintenance and Utilities: The Housing Authority shall, at its sole cost, maintain the premises and all improvements in a safe, clean, and satisfactory condition, and pay for all utilities.
- Insurance: The Housing Authority shall provide insurance coverage as defined by the City's Risk Management Office.

This matter was reviewed by Deputy City Attorney Gary J. Anderson on June 25, 2008, and Budget Management Officer Victoria Bell on June 30, 2008.

TIMING CONSIDERATIONS

City Council action is requested on July 22, 2008, to enable the Los Angeles County Housing Authority to present the Council's decision at the September meeting of the Los Angeles County Board of Supervisors, and to proceed with the execution of the lease.

FISCAL IMPACT

Annual revenue in the amount of \$1 will accrue to the General Fund (GP) in the Department of Parks, Recreation and Marine (PR).

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



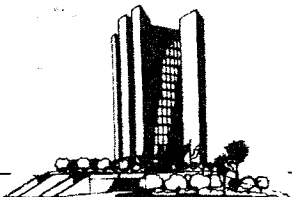
PHIL T. HESTER
DIRECTOR OF PARKS, RECREATION AND MARINE

PTH:erh
Attachments

APPROVED:



PATRICK H. WEST
CITY MANAGER



CITY OF LONG BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

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January 14, 1992

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

SUBJECT: Lease of City Property at Carmelitos to the Los Angeles County Housing Authority (8)

Authorize the lease of City park land at the Carmelitos Housing Development to the Los Angeles County Housing Authority for purposes of developing a Football/Soccer facility.

BACKGROUND

The City of Long Beach is assisting the Los Angeles County Housing Authority in the preparation of a grant application to the Department of Housing and Urban Development (HUD) Public and Indian Housing Youth Sports Program. Under this grant program HUD will provide up to \$125,000 for the development of youth sports programs to serve as a deterrent to drug abuse. The grant program stipulates that applicants must provide a match of at least 50% (\$62,500) from non-federal sources to be eligible for the \$125,000 award. The match requirements can be met through in-kind services by documenting the value of salaries and/or property dedicated to the proposed youth sports project.

The proposed application calls for a Carmelitos Youth Program which would be implemented at the County-owned Carmelitos Housing Development located in North Long Beach. This program would compliment the ongoing activities of the grant funded Drug Elimination Program. Specific activities would include development of a Football/Soccer field on City-owned park space at Carmelitos, development of a Cultural/Educational Program for Carmelitos youth, expansion of youth sports programming utilizing the newly developed Football/Soccer field and the facilities of YMCA and Boys and Girls Club, and a personal development program for youth.

To facilitate the grant application, which will be submitted by the Los Angeles County Housing Authority, it is proposed that the City of Long Beach lease the park land at Carmelitos

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to the Los Angeles County Housing Authority for the amount of \$1 a year for a term of 15 years. The lease would allow for the development of game fields and the fair market value of the lease would contribute toward grant matching requirements. Execution of the lease would be contingent upon the Housing Authority receiving the HUD Grant. The lease terms would restrict the property use to recreation and would guarantee continual access to the property by Long Beach residents.

A meeting was held with Carmelitos resident representatives in December to discuss the proposed development of a Football/Soccer field using the subject park land. This proposal was supported by the majority of the resident representatives.

CURRENT ACTION REQUESTED

It is requested that the City Council authorize the lease of City-owned park space at the Carmelitos Housing Development to the Los Angeles County Housing Authority for \$1 a year for a term of 15 years.

IT IS RECOMMENDED THAT THE CITY COUNCIL:


1. Request the City Attorney to prepare a Lease Agreement allowing the lease of City-owned park land at the Carmelitos Housing Development to the Los Angeles County Housing Authority for \$1 per year for a term of 15 years.
2. Authorize the City Manager or his designee to execute and amend the Lease Agreement as necessary.

Respectfully submitted,


SUSAN F. SHICK
DIRECTOR OF COMMUNITY DEVELOPMENT

SFS:mc

APPROVED:



JAMES C. HANKLA
CITY MANAGER

700 E Via Carmelitos, Long Beach, CA 90805-6518

