



**COMMUNITY DEVELOPMENT COMMISSION/
HOUSING AUTHORITY
of the County of Los Angeles**

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Executive Director

June 12, 2018

The Honorable Board of Commissioners
Community Development Commission
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

1-D June 12, 2018

CELIA ZAVALA
ACTING EXECUTIVE OFFICER

**GRANT COMMISSION OWNED PROPERTY TO MEXICAN AMERICAN OPPORTUNITY
FOUNDATION FOR CHILDCARE FACILITY AND AUTHORITY TO ENTER INTO MONITORING
AGREEMENT
(DISTRICT 2) (3 VOTE)**

SUBJECT

This letter recommends granting a Community Development Commission owned property located at 6110-12 Holmes Avenue to the Mexican American Opportunity Foundation for operation of a childcare center, and authorizing the Executive Director to execute a five-year monitoring agreement for activities on the property.

IT IS RECOMMENDED THAT THE BOARD:

1. Authorize the Executive Director, or her designee, to execute any required documents to grant the property located at 6110-12 Holmes Avenue (Property) to the non-profit Mexican American Opportunity Foundation (MAOF) at no cost, pursuant to federal Community Development Block Grant (CDBG) regulations.
2. Authorize the Executive Director, or her designee, to execute, amend, and if necessary terminate, a five-year Monitoring Agreement with MAOF (Monitoring Agreement) to ensure that required conditions for granting the Property are met.
3. Find that the granting of this Property is not subject to the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

In the year 2000, the Community Development Commission (Commission) purchased the Property with federal CDBG funds. On June 20, 2000, the Board approved an agreement (Original Agreement) to lease the property to MAOF, for \$1 annually, on the condition that MAOF construct and operate a childcare center serving the local low-income community. MAOF is a non-profit, community-based organization that was established in 1963 in order to serve disadvantaged individuals and families in the Los Angeles area. MAOF is the largest Latino-oriented, family services organization in the United States.

Following execution of the Original Agreement, a childcare center was constructed by MAOF on the Property and it has remained in continuous operation since that time. The childcare center is currently at full capacity, providing needed benefits to the surrounding low-income community. It is recommended that the property be granted to MAOF to continue their operations there. MAOF's use of the Property will continue to serve Commission purposes and there are no plans to acquire adjacent properties to create a larger site for future development there.

As a condition of receiving the property, MAOF will be required to execute and abide by a Monitoring Agreement with the Commission to ensure that operation of the childcare center and service to the local low-income community continues for at least five additional years. The Monitoring Agreement will require MAOF to maintain and operate the childcare center in accordance with all laws governing such facilities.

FISCAL IMPACT/FINANCING

There is no impact on the General Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The childcare center has been in operation since April 4, 2001. Currently, 120 children are enrolled in preschool, Headstart, and pre-Headstart there. The 15,400 square foot facility has three classrooms and outdoor play areas screened from the street. MAOF verifies income eligibility for families with children that wish to enroll there and receives referrals from the County Department of Public Social Services and the County Department of Children and Family Services.

Prior to granting the Property, the Commission and MAOF will execute a Monitoring Agreement to ensure that federal CDBG national objective and regulatory requirements are met. The Monitoring Agreement will require that the childcare center continue operation while meeting all State and County standards and requirements for such facilities, and that the childcare center continues to serve low-income clientele. The Monitoring Agreement will further provide that should MAOF fail to comply with the terms, ownership of the Property would revert to the Commission.

ENVIRONMENTAL DOCUMENTATION

Pursuant to 24 Code of Federal Regulations, Part 58, Section 58.35 (a)(5), this transfer of property is excluded from the National Environmental Policy Act because it involves activities that will not alter existing environmental conditions as it involves the disposition of land to be retained for the same use. This action is not subject to the provisions of CEQA pursuant to State CEQA Guidelines Section 15060(c)(3) and 15378 because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of this action will permit MAOF to continue their childcare activities on the Property, subject to monitoring and compliance with CDBG regulations. At the conclusion of the Monitoring Agreement, the Commission will be released from any obligations related to ownership of the Property.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Monique King-Viehlund". The signature is fluid and cursive, written in a professional style.

MONIQUE KING-VIEHLAND

Executive Director

MKV:KT:LN:dr