

MOTION BY SUPERVISORS KUEHL  
AND RIDLEY-THOMAS

February 17, 2015

Under California Government Code Section 26227, the County of Los Angeles (County) provides multi-year leases of surplus County property, including County office buildings, to qualified non-profit and public agencies, in exchange for the agencies' commitment to serve the social program needs of County residents. Some no-cost leases issued under Section 26227 include provisions requiring lessees to perform building rehabilitation, deferred maintenance and ongoing maintenance as another condition of their no-cost leases. Other no-cost leases, however, do not require lessees to maintain the properties and instead, facility maintenance is provided and fully funded by the County.

The County does not currently have any formal policies governing the terms and conditions of leases authorized under Section 26227. On June 11, 2013, the Board of Supervisors (Board) directed the Chief Executive Officer to propose consistent criteria to guide the Board's discretion on gratis leases. However, no criteria were proposed and, to date, terms for leases authorized under Section 26227 are inconsistent and vary from lease to lease.

MOTION

SOLIS \_\_\_\_\_

RIDLEY-THOMAS \_\_\_\_\_

KUEHL \_\_\_\_\_

KNABE \_\_\_\_\_

ANTONOVICH \_\_\_\_\_

**WE, THEREFORE, MOVE** that the Board of Supervisors instruct the Interim Chief Executive Officer, with input from the Internal Services Department and the Department of Public Works, to:

1. Research best practices for future leases issued under Government Code Section 26227.
2. Report back to the Board in writing, within ninety days with recommendations to establish new Board of Supervisors policies to standardize the terms and conditions of future leases under Section 26227. The recommendations should consider the programmatic contributions of nonprofit lessees and provide guidance on the following issues, at minimum:
  - i. Length of lease;
  - ii. Lease renewals;
  - iii. Lease costs, if any;
  - iv. Requirement to identify funding sources for facility maintenance prior to Board consideration;
  - v. Requirement to provide health, educational, public safety, social, and human services programs;
  - vi. Building security needs;
  - vii. Liability; and
  - viii. Responsibility for deferred and ongoing facilities maintenance.