

**City of Culver City, California
Agenda Item Report**

Meeting Date: 12/07/2009		Item Number: <u>A-1</u>	
REDEVELOPMENT AGENCY BOARD AGENDA ITEM: Approval of a Grant Agreement in the Amount of \$75,000 with Exceptional Children's Foundation for the Rehabilitation of the Assisted Living Facility Located at 11124 Fairbanks Way to Address Health and Safety Issues, Improve Site Conditions, and the Installation of Solar Electrical System.			
Contact Person/Dept.: Fred Deimel Community Development		Phone Number: (310) 253-5790	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Commission Action Required: Yes ☐ No ☒ Date: _____			
Public Notification: (E-mail) Meetings and Agendas – Redevelopment Agency (12/01/09); Exceptional Children Foundation via telephone (11/18/09); (USPS) Residents of 11124 Fairbanks Way (11/18/09).			
Department Approval: Sol Blumenfeld (11/24/09)		Agency General Counsel Approval: Murray Kane: (11/24/09)	
Chief Financial Officer Approval: Mark Scott (by N. Kimball) (11/30/09)		Executive Director Approval: Mark Scott (12/02/09)	

RECOMMENDATION:

Staff recommends that the Culver City Redevelopment Agency Board (Board) approve a Grant Agreement in the amount of \$75,000 with Exceptional Children's Foundation (ECF) for the rehabilitation of the Assisted Living Facility located at 11124 Fairbanks Way to address health and safety issues, improve site conditions and fund the installation of a solar photovoltaic system.

BACKGROUND:

On July 23, 1990, the Board approved a Financing Assistance Agreement with Educational Resource and Services Center, Inc. (Kayne-Eras) for the purchase of a property located at 11124 Fairbanks Way. As stated in the Financing Assistance Agreement, Kayne-Eras would be granted the funds from the Agency and would be required to "pay nothing and give no monetary consideration for the property." In exchange for the Agency's financial assistance to purchase the above referenced property, Kayne-Eras entered into a Covenant Agreement with the Agency which stated that the property was to be operated and maintained as an Independent Living Facility (Facility) for up to six (6) low to moderate income developmentally disabled adults.

On February 28, 2008, the Agency was notified in a letter from ECF that it had agreed to merge their organization with Kayne-Eras. ECF would assume one

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hundred percent (100%) ownership of Kayne-Eras and would be responsible for the administration of its programs and operation of its properties.ⁱ

Currently, the Fairbanks Way site is fully leased. Most of the residents have been living in the home for many years. The home is licensed by the State of California Department of Social Services, Community Care Licensing Division and the license is in good standing. Full time staff is employed to provide the independent living, self-help and social skills training the residents require. The staff does not live at the site, but work shifts to provide the proper 24 hour supervision for the residents.

DISCUSSION:

Grant Request:

Since ECF assumed ownership of the Fairbanks House, they continue to successfully manage the site and currently they are seeking to convert their State Licensing from Community Care Licensing to an Intermediate Care Facility. This upgrade or conversion in licensing is vital for the health and safety of the residents in this home who require a significantly higher level of care not offered under the current licensing. During Kayne-Eras' tenure as owner and manager of the Fairbanks House, they were unable to fully address the maintenance of the site and the site experienced years of deferred maintenance.

In a letter dated, April 8, 2009, ECF requested the Agency provide financial assistance in the form of a grant to address health and safety issues for their property.

The Housing Division has conducted several assessment visits of the site to verify the nature and extent of the rehabilitation and their associated costs. Attached to this report is a complete list of all the upgrades and necessary repairs, including their estimated costs. The "in-house" Rehabilitation Cost Estimate totals \$98,900. ECF is only requesting a grant in the amount of \$75,000 and the balance will be funded through other sources from ECF.

Should the Board approve this request, Housing Division staff will monitor the progress of the Fairbanks Way House rehabilitation and assure compliance with the Grant Agreement.

FISCAL ANALYSIS:

Funds are available through Redevelopment Agency Housing Set Aside Fund under the Acquisition and Development Program (account number 55497500) to fund the grant request.

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ATTACHMENTS:

1. ECF's letter to the City Manager, dated April 8, 2009
2. Rehabilitation Request and Cost Estimates

MOTION:

That the Culver City Redevelopment Agency Board:

1. Approve a Grant Agreement in the amount of \$75,000 with Exceptional Children's Foundation (ECF) for the rehabilitation of the assisted living facility located at 11124 Fairbanks Way to address health and safety issues, and the installation of solar electrical system; and,
2. Authorize the Agency General Counsel to review/prepare the necessary documents; and,
3. Authorize the Executive Director to execute such documents on behalf of the Agency.

i The Exceptional Children's Foundation (ECF) is headquartered in Culver City and is one of the oldest and largest charities in California serving children and adults with developmental disabilities and acquired brain injuries. Since 1946, ECF has offered a continuum of programs and services. ECF currently offers early start, developmental, residential, work training, supported employment, and recreation programs/services to nearly 2,000 individuals and families each year. ECF has program sites in Arleta, Los Angeles, Lomita, Reseda, Santa Fe Springs and Whittier. ECF's mission is to assist persons with developmental disability and acquired brain injuries to live full productive lives and enable them to achieve their greatest potential.

Currently, ECF owns and manages another Assisted Living Facility located at 10918 Barman Avenue. A total of six (6) up to moderate income persons with developmental disabilities reside at Barman Avenue. ECF took over ownership and management of Barman Avenue in 2003 after an Assignment and Assumption Agreement was approved by the Agency giving ECF ownership from Westside Opportunity Workshop (WOW). In 2007, ECF requested and was approved to receive a grant in the amount of \$110,900 from the Agency to rehabilitate the Barman Avenue site. Part of the rehabilitation included the installation of a handicap ramp at the front of the property and upgrading a bathroom to be fully handicap accessible. To date, ECF is compliant with its covenant agreement and is a good neighbor.

Additionally ECF has also worked with the Agency in the past by providing one (1) job coach and four (4) volunteer workers five (5) days a week to assistance with the maintenance and care of Town Plaza and downtown.