

HOUSING, COMMUNITY &
MOTION ECONOMIC DEVELOPMENT

The Community Development Department's (CDD) Human Services and Family Development Division administers the Day Laborer Program, a public safety program that provides a site where workers and employers can come together to make arrangements for labor. Funding is provided to non-profit organizations that operate established fixed day laborer hiring sites.

Day laborer agencies provide the supervision of the sites as well as citywide marketing, mediation services, community outreach, attracting potential employers and workers to an approved site, fairly dispatch jobs, provide appropriate human development services to day laborers and develop mutually supportive relationships with the surrounding communities. The goals of the Day Laborer Program are to:

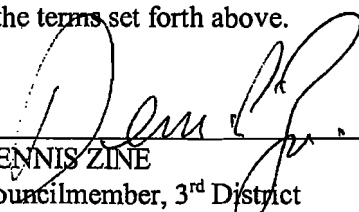
1. Provide a valuable community safety service.
2. Protect the rights of the homeowners, businesses, individuals residing or doing business in the area, and day laborers.
3. Provide a safe and clean site away from street corners where day laborers can seek employment in the City.

Home Depot in Canoga Park has agreed to lease a portion of their parking lot and erect a trellis shelter at their facility at 21218 Roscoe Blvd, at Deering Avenue, in Canoga Park to the City to establish a Day Laborer Site. The City will lease approximately 3,146 square feet of the parking lot from Home Depot for a one-year term with a rent of \$1.00 per year. The City will have the right to terminate on 30 days notice and Home Depot will have the right to terminate the sublease with 90 days notice.

The City through CDD has entered into a contract with IDEPSCA (Instituto de Educación Popular Del Sur de California), a non-profit organization, to operate the day laborer center. The City will also have to enter into a sublease of the same property with IDEPSCA to operate the day laborer center. The City IDEPSCA Sublease will track the terms of the Home Depot - City Sublease and pass on the City's obligations to IDEPSCA. IDEPSCA will pay for all utilities, repairs and maintenance costs. They will also be required to maintain adequate liability, fire, and other insurance as determined by the City's Risk Manager.

I THEREFORE MOVE that the Council authorize the Department of General Services to negotiate and execute the lease agreement between Home Depot and the City and the sublease agreement between the City and IDEPSCA on the terms set forth above.

PRESENTED BY


DENNIS ZINE
Councilmember, 3rd District

SECONDED BY



APR 11 2006