

# 5846 Gregory Ave Three-Plex Property Formerly DOOR Community House



## Overview

**T**his is an update on the property on Gregory Avenue that our church owns, located north of Santa Monica and west of Gower. The property is a typical Hollywood residential lot (~50'x120') with a typical bungalow house. Over 25 years ago original house was rehabilitated and 2, 2-bedroom apartments were added in the back yard. The construction project was led by FPCH members and was a community effort.

## Dedicated to be a Community Center Center

The property was originally purchased by our sister ministry, Hollywood Urban Project. HUP was started by Nancy Walker Litteken and several other FPCH members. There was a very fluid and mutually beneficial relationship between HUP and FPCH, with many members actively serving as Board Members, tutors and other volunteers. When HUP was no longer financially able to keep the property, FPCH stepped in to rescue it and has owned it ever since.

HUP's ministry was an outreach to the neighborhood and youth and was a training venue for what we called "Urban Dwellers." The Dwellers were college or post-collage age people who took a year to learn and serve God in the context of urban need. This concept was carried forward when HUP was dissolved and a national ministry, DOOR took up the cause.

Unfortunately, after about 15 years, DOOR wasn't able to maintain all of its programs and decided to shut down the Los Angeles chapter in the summer of 2019.

Our Facilities Team was unprepared to either fix it up, protect it or pay the bills associated with the vandalism.

In God's providence Oasis, a ministry to runaways in Hollywood that we have supported for over 40 years, sold their property on Ivar and needed a temporary place for their staff.

With the approval of Session in December, 2019, FPCH leased the property to Oasis for 18 months (through June, 2021) on the condition that they take it as-is. They have the staff and skills to refurbish the property and they have done a wonderful job.

## **Pandemic Crisis Decision**

Given the changes in the financial and operational situation at FPCH, the Facilities Team, the Urban Missions Team and the Finance Team believe it is time to sell the property and Oasis has expressed an interest in purchasing it. We have obtained a valuation of the property as both a 3-plex and as a sale to a developer. Negotiations are under way with Oasis with proposed sale mid-way between the low and high price, with the understanding that it is an all cash deal with the property in as-is condition and that they continue to operate it as an urban ministry. Since we are in negotiation we cannot give you an actual, but, in an effort to be as transparent as possible, it is less than \$1.1M and more than \$850,000.

## **A Word about *process* in selling this property.**

Since the initial vision and financial investment in this property was a donation to urban ministry, we want to honor the intent of the original donors and workers.

Over the past year we have spoken to many involved including Nancy Litteken Walker, the Founder of Hollywood Urban Project, Marvin Wadlow, FPCH member and former Associate Director with DOOR, John Frankman, the son of Frank and Jane who put so much into the ministry for years, and with Mary Hartman-Mealy who trained there and is now an FPCH employee.

Everyone I spoke to has said that there is no reason not to sell the property if we feel that the time for that kind of ministry by our church is no longer viable.

A sale to Oasis is a wonderful conclusion to our stewardship of the property for the following reasons:

- It is a Christian ministry to young people with a similar mission to HUP and DOOR.
- It hosts a large number of interns from around the country who train to do evangelism and outreach.
- Oasis is continuing the engagement with the Gregory Ave neighborhood.
- Oasis is very much in alignment with the original intent of the stakeholders.

We anticipate bringing the membership a contract offer for approval. Session has been brought up to date on all of these issues and we will bring a final offer for their approval soon.

We will call a meeting of the Congregation for the approval of the members. The last step is to get approval by our Presbytery.

We would like the deal to be done in December.

Finally. We are actively asking that anyone who needs more clarification on this sale contact either Amie Quigley or me, Marker Karahadian if you have any concerns.

As you can see from the financial statements that are published in the ePres we are facing a substantial deficit at year end. This sale is an answer to prayer, and closing it on time is critical.

We acknowledge that our church has done property transactions which have caused some members to be distressed, and we want to avoid any misunderstandings in advance. Let me assure you that this transaction is not a fire sale solution to a financial crisis. A sale to Oasis was envisioned last December before they ever rented the property. There has been a lot of deliberation over it previous to any thought of a budget short-fall. We see it as fair and providential. However, we are open to any additional input you may have.

[marker@p8marker.com](mailto:marker@p8marker.com)

[aquigley@fpch.org](mailto:aquigley@fpch.org)