



# Building A Better Long Beach

May 4, 2009

REDEVELOPMENT AGENCY BOARD MEMBERS  
City of Long Beach  
California

## RECOMMENDATION:

Approve and authorize the Executive Director to execute any and all documents necessary for the subordination of the Redevelopment Agency's loan granted to the occupants of 227 Daisy Avenue. (Central – District 1)

## DISCUSSION

On October 13, 2003, the Redevelopment Agency (Agency) authorized the execution of an All-Inclusive Settlement Agreement with Charles and Pamela Thomas related to the acquisition of their property at 227 Daisy Avenue and applicable relocation benefits. The settlement included a payment of \$159,000 in the form of a no-interest second trust deed loan, due upon the sale of the replacement property, to be forgiven in annual increments over a period of 15 years.

With the assistance provided by the Agency, Mr. and Mrs. Thomas were able to purchase a home in Lakewood to accommodate their seven children and provide the access necessary for Mr. Thomas, who is disabled. They now wish to refinance their existing first mortgage. In order for them to proceed with the refinancing, it is necessary to subordinate the Agency's loan allowing the new lender's interest to be secured in a primary position. They have remained current and in good standing on their original mortgage. Please see Exhibit A for additional background information on the Agency's original action. This current request creates no additional financial obligations to the Agency.

## SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,

CRAIG BECK  
EXECUTIVE DIRECTOR

CB:AJB:CSM:BC

Attachment: Exhibit A – Redevelopment Agency Staff Report



**Exhibit A**

**Date:** October 13, 2003  
**To:** Redevelopment Agency Board Members  
**From:** Melanie S. Fallon, Executive Director  
**Subject:** **All-Inclusive Settlement Agreement for Acquisition of 227 Daisy Avenue  
– Central Redevelopment Project Area (CD 1)**

RECOMMENDED ACTION

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to execute an All-Inclusive Settlement Agreement and all other related documents for the acquisition of property at 227 Daisy Avenue for \$455,000 plus closing costs and moving expenses.

BACKGROUND

Charles and Pamela Thomas (Seller) own a residential property on the northwest corner of Daisy Avenue and Maple Way (see attached map). The parcel area is approximately 5,000 square feet. Mr. and Mrs. Thomas and their seven children currently reside in a six-bedroom home on the property containing 1,975 sq. ft. of living area. In an appraisal dated July 31, 2003, the Agency's appraiser valued the property at \$296,000. The Thomases have agreed to voluntarily sell the property for the appraised value.

According to State relocation law, if the Agency initiates acquisition, the Agency must provide decent, safe and sanitary housing comparable to the displaced person's existing house, within his or her financial means.

In addition to the proceeds from the sale of their existing home, an additional \$159,000 will be necessary to enable the Thomas family to purchase a replacement home. Mr. & Mrs. Thomas have agreed to an All-Inclusive Settlement Agreement in lieu of statutory relocation benefits.

The settlement includes a payment of \$159,000 in the form of a no-interest second trust deed loan, due upon sale of the replacement property, to be forgiven in annual increments over a period of 15 years. The settlement also includes the payment by the Agency of moving expenses estimated at \$2,500.

The property at 227 Daisy Avenue is part of one of the core properties in the 13-acre West Gateway Area. Acquisition of the property is needed to assemble Block No. 9 for development.

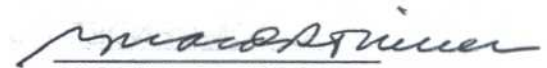
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Respectfully submitted,



MELANIE S. FALLON  
EXECUTIVE DIRECTOR

APPROVED:



GERALD R. MILLER  
CITY MANAGER

MSF/bec

Attachment: Map



View Enlarged Map

View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

7278 19  
60'

2003

22

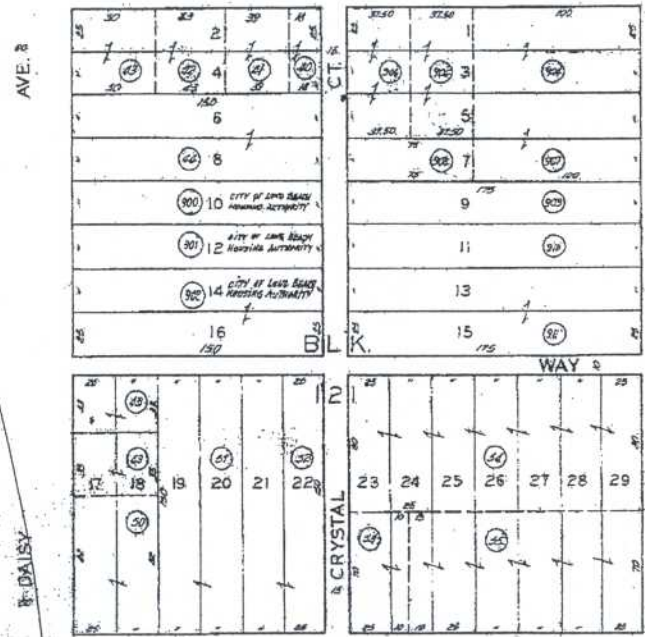
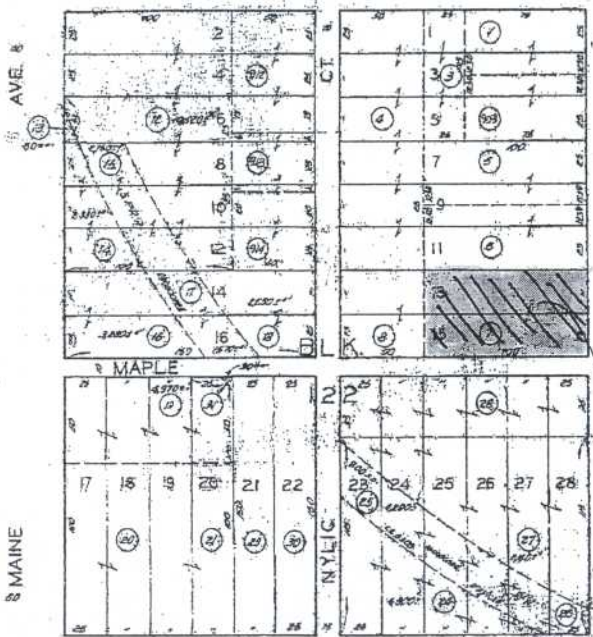
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TOWNSHIP OF LONG BEACH M.R. 12-91-96

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Site

All 900 series on this page are assessed to  
Redevelopment Agency of the City of Long Beach,  
unless otherwise noted.

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.