



OVERSIGHT BOARD

OF THE CITY OF LONG BEACH AS THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF LONG BEACH

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July 2, 2012

OVERSIGHT BOARD MEMBERS

RECOMMENDATION:

Approve the decision of the Successor Agency to the Redevelopment Agency of the City of Long Beach to execute any and all documents necessary for the conveyance of certain properties from the City of Long Beach to The Long Beach Housing Development Company for housing purposes.

DISCUSSION

On March 8, 2011, the City Council approved several actions in anticipation of the potential impacts of the then-proposed elimination of the Redevelopment Agency of the City of Long Beach (Agency). One of those actions was the conveyance of several properties owned by the Agency to the City of Long Beach (City), including those parcels that were purchased by the Agency on behalf of The Long Beach Housing Development Company (LBHDC), using housing set-aside funds or housing bond proceeds. These vacant parcels are deed-restricted to be used for affordable housing purposes only (Exhibit A – Affordable Housing Parcels).

The City Council created the LBHDC in 1989 as a 501 (c) (3) non-profit corporation, with the City serving as its sole member. The LBHDC is governed by a Board of Directors that is appointed by the City Council and confirmed by the Mayor. The Director of Development Services serves as the President of the LBHDC. Through an Agreement with the City, the LBHDC is charged with fulfilling the City's affordable housing obligations, including the expenditure of Agency housing set-aside funds and other City housing funds.

The Agency has now been dissolved and the City has elected to become both the Successor Agency and the Successor Housing Agency pursuant to the provisions of AB 1X 26. Section 34176 (a) of the Health and Safety Code provides that the City or County that created the redevelopment agency may retain the housing assets and functions of the former redevelopment agency and further disposition of such assets does not require Successor Agency or Oversight Board action or approval. Despite that, most major title insurance companies will not issue policies of title insurance to properties formerly owned by redevelopment agencies unless the applicable Oversight Board has approved of the conveyance of such properties. Therefore, staff is requesting that the Oversight Board review and approve the proposed transfer of the Housing Parcels. If approved, the LBHDC can combine the Housing Parcels with adjacent parcels it already owns and circulate requests for proposals for affordable housing development. The LBHDC elected to accept

OVERSIGHT BOARD MEMBERS

July 2, 2012

Page 2 of 2

the Housing Parcels at its May 16, 2012 meeting. The Successor Agency approved the transfer of the Housing Parcels at its June 12, 2012 meeting. Aerial photographs of City and LBHDC-owned properties are attached (Exhibit B – Aerial Photographs).

Respectfully submitted,



PATRICK H. WEST
CITY MANAGER

PHW:AJB:RMZ:PU

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Attachments: Exhibit A – Affordable Housing Parcels
Exhibit B – Aerial Photographs

Exhibit A

Affordable Housing Parcels

Property Address	APN	Funding Source
(1) 105 W. 14th Street	7269-006-901	Set-Aside
(2) 469 W. 17th Street	7269-037-902	Housing Bonds
(3) 1842 Locust Avenue	7209-015-900	Housing Bonds
(4) 1900 Long Beach Boulevard	7209-009-902	Housing Bonds
(5) 1718 Magnolia Avenue	7269-037-901	Housing Bonds
(6) 1730 Magnolia Avenue	7269-037-903	Housing Bonds
(7) 1732 Magnolia Avenue	7269-037-900	Housing Bonds
(8) 1348 Pacific Avenue	7269-005-907	Housing Bonds
(9) 1339 Pine Avenue	7269-005-906	Housing Bonds
(10) 1411 Pine Avenue	7269-006-900	Housing Bonds

Exhibit B

Henderson/Magnolia Avenue Properties

 City Owned  LBHDC Owned



