



Building A Better Long Beach

October 20, 2008

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Memorandum of Understanding with the Long Beach Housing Development Company to facilitate the acquisition of real property by the Redevelopment Agency on behalf of the Long Beach Housing Development Company. (All Project Areas – Citywide)

DISCUSSION

One of the critical goals of the Redevelopment Agency (Agency) is the development of affordable housing within each redevelopment project area. This is accomplished through a long-standing successful partnership with the Long Beach Housing Development Company (LBHDC). In order to develop this much needed housing, real property must be acquired and assembled to create sites large enough to meet the growing need for safe and sanitary housing for all residents in Long Beach.

To further the goals of this partnership, staff recommends that the Agency continue to act as the acquisition agent on behalf of LBHDC. In the past, the Agency has acquired property for LBHDC on a project-by-project basis. To streamline the process and increase efficiency, staff proposes entering into a Memorandum of Understanding (MOU) with the LBHDC that provides blanket approval to acquire real property at their request and under specific terms.

The general terms of the agreement are as follows:

- At the request of LBHDC, the Agency will acquire real property within any redevelopment project area for the development of affordable housing, including the potential use of eminent domain.
- The term of the agreement will be for three years commencing on October 1, 2008.
- LBHDC will fund the total cost of acquisitions pursuant to the MOU, including relocation, goodwill payments, escrow and title fees, site clearance and other related costs.

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LBHDC will continue to make attempts at acquiring properties on a voluntary basis, but in instances where this is not possible the Agency will assist under the terms of the MOU. Each property acquired on behalf of LBHDC will be presented to the Agency for consideration after LBHDC Board approval. Once acquired, the respective property will be conveyed to LBHDC.

SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'C. Beck', with a horizontal line extending to the right.

CRAIG BECK
EXECUTIVE DIRECTOR

CB:AJB:DSW