



Building A Better Long Beach

August 30, 2010

REDEVELOPMENT AGENCY BOARD MEMBERS
City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a six-month Exclusive Negotiating Agreement and an optional six-month extension between United Cerebral Palsy/Spastic Childrens Foundation of Los Angeles and Ventura Counties, Redevelopment Agency and The Long Beach Housing Development Company for the development of a site at the southeast corner of Long Beach Boulevard and 49th Street. (North – District 8)

DISCUSSION

The North Long Beach Strategic Guide for Development (Guide) identifies Long Beach Boulevard as a focus area for concentrated redevelopment activity. One of the goals prioritized by the community is the development of housing along Long Beach Boulevard. To further the goals of the Guide, the Redevelopment Agency (Agency) has assembled a 48,167-square-foot (1.1-acre) site located at the southeast corner of Long Beach Boulevard and 49th Street (4800-4870 Long Beach Boulevard) (Project Site) (Exhibit A – Site Map).

The Project Site is currently vacant and is located just south of Del Amo Boulevard. In accordance with the land use recommendations of the Guide and the desire to facilitate a development that is compatible with the area's needs, staff has initiated discussions with United Cerebral Palsy/Spastic Childrens Foundation of Los Angeles and Ventura Counties (Participant) for a housing development at the Project Site. The Participant is interested in developing 24 units of independent housing for the disabled that complements the neighborhood and furthers the Agency's goals.

United Cerebral Palsy/Spastic Childrens Foundation of Los Angeles and Ventura Counties (UCP) was founded in 1945 by a small group of parents who wanted to create community-based services for their children with disabilities when no such services existed. Initially founded as the Spastic Children's Foundation, UCP consumers were mostly families with young children. Today UCP operates over 40 program sites throughout five counties in California and has extended its mission to serve all people with disabilities. From independent apartments to group homes, UCP offers a variety of solutions to improve the lives of people with disabilities.

REDEVELOPMENT AGENCY BOARD MEMBERS

August 30, 2010

Page 2 of 2

Staff proposes entering into a three-party, six-month Exclusive Negotiating Agreement (ENA) with the Participant, with the ability to renew for another six months at the Executive Director's discretion. An ENA with the Participant gives the Agency time to work exclusively to determine whether the project is physically and financially feasible and meets the goals of the community. The North Project Area Committee (NPAC) approved proceeding with the ENA at its June 24 meeting. The NPAC subsequently approved the preliminary design and reaffirmed proceeding with the ENA at its July 22 meeting. The ENA will be presented to The Long Beach Housing Development Company Board for their consideration on September 15, 2010.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



AMY J. BODEK
EXECUTIVE DIRECTOR

AJB:LAF:TF:eld

Attachment: Exhibit A – Site Map



4800-4870 Long Beach Boulevard



Disclaimer

DISCLAIMER OF DATA ACCURACY: The services provided on this web site are intended for informational purposes only and the GIS data used is compiled from various sources and is subject to constant change. While reasonable effort has been made to ensure the accuracy of the data, the information provided herein may be inaccurate or out of date.