


M E M O R A N D U M

DATE: September 16, 2015

TO: Board of Directors
The Long Beach Community Investment Company

FROM:  Amy J. Bodek, President

SUBJECT: Authorization to Execute an Agreement to Negotiate Exclusively with Habitat for Humanity of Greater Los Angeles for the Development of 1950-1960 Henderson Avenue. (CD 6)

RECOMMENDATION:

Authorize the President or designee to enter into an Agreement to Negotiate Exclusively with Habitat for Humanity of Greater Los Angeles for the development of the two parcels at 1950-1960 Henderson Avenue.

DISCUSSION

On July 2, 2015, the Long Beach Community Investment Company (LBCIC) solicited development proposals for the development site located at 1950-1960 Henderson Avenue (Site) (Attachment A – Site Map). On July 21, 2015, the LBCIC received one proposal from Habitat for Humanity of Greater Los Angeles (Habitat LA).

The proposal submitted by Habitat LA envisions a total of four single family homes with common green space (Attachment B – Conceptual Plan and Rendering). As currently proposed, each two-story home would have three bedrooms and two bathrooms in approximately 1,300 square feet, with detached, two-vehicle garages located off the alley.

All of the units would be sold to low-income first-time homebuyers earning less than 80% of Area Median Income. The common areas would be owned by the homeowners association (HOA) and the HOA would be managed by Habitat LA.

Due to the strength of their proposal and the team's proven track record with successful projects, staff recommends that the LBCIC enter into a six-month Exclusive Negotiating Agreement (ENA) with Habitat LA for the development of the Site. An ENA with Habitat LA gives the LBCIC and developer time to work exclusively to determine whether the project is physically and financially feasible and meets the goals of the community. The President will have the ability to extend the term for two additional 90-day periods, if necessary.

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SUGGESTED ACTION:

Approve Recommendation.

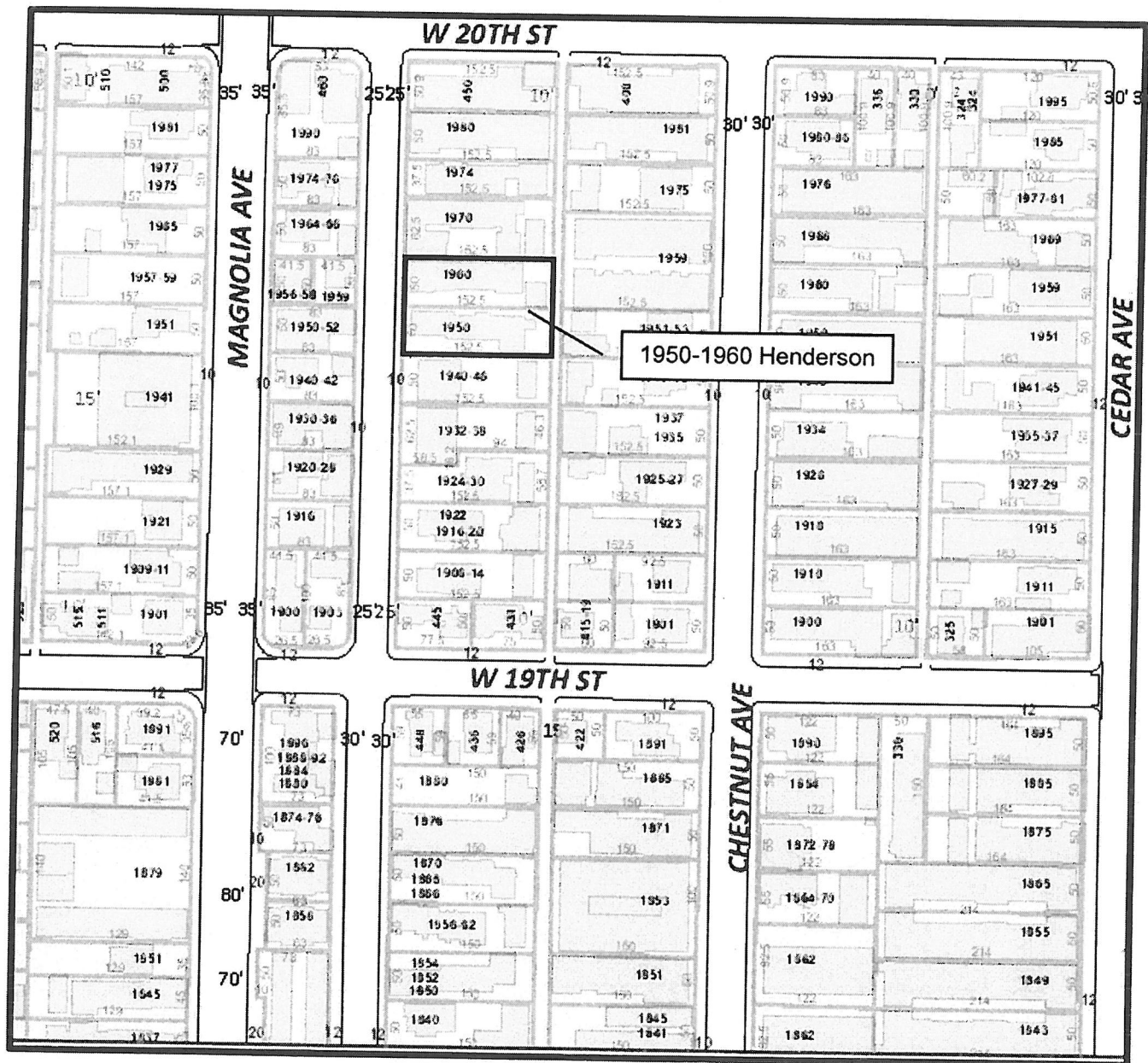
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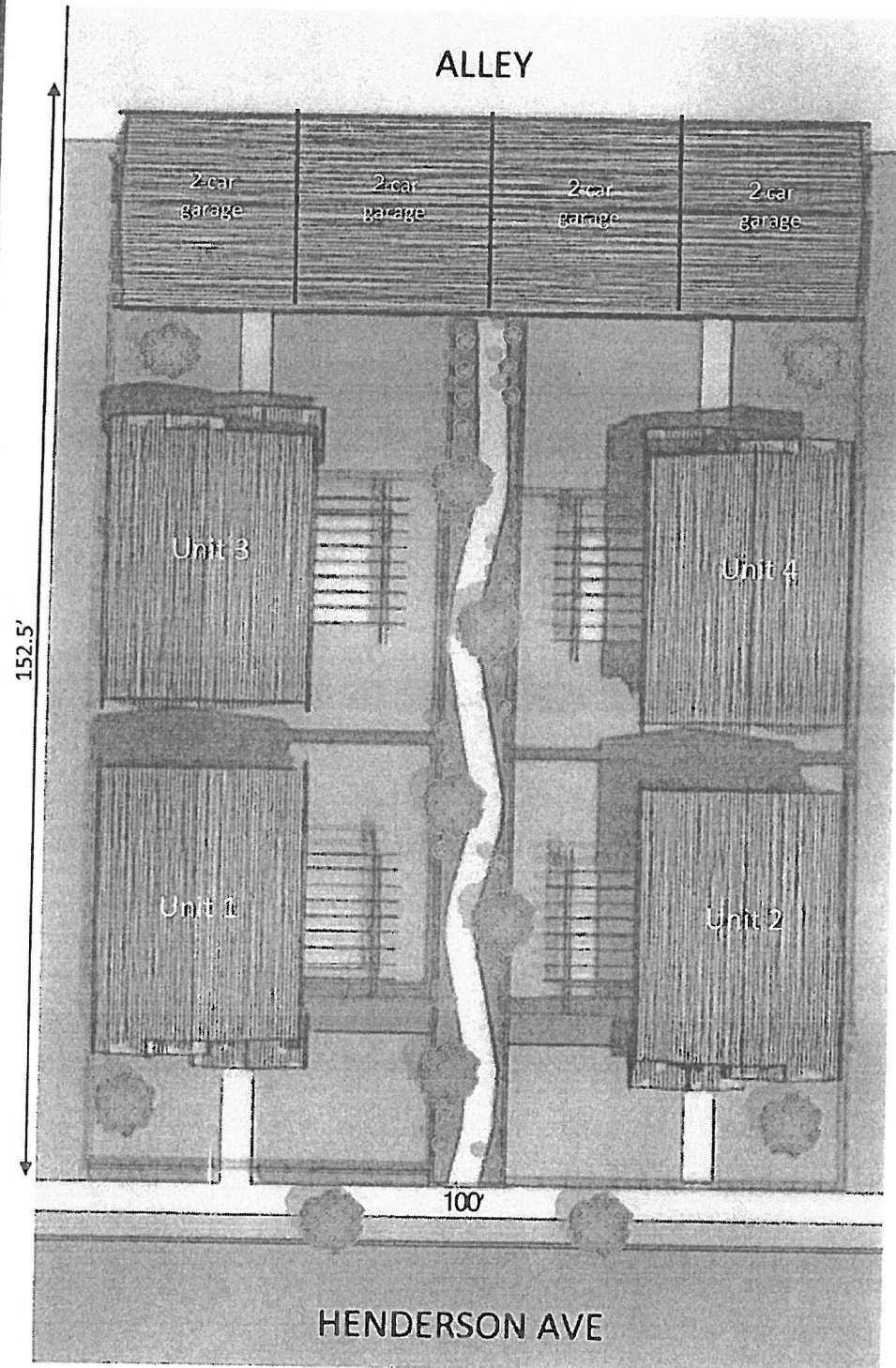
- A. Site Map
- B. Conceptual Plan and Rendering

AJB:PU:BC

R:\LBCIC\Staff Reports\2015\September\Habitat ENA 1950-60 Henderson Ave.doc

1950-1960 Henderson Avenue Site





SITE PLAN

4 units

Unit information

2 story
3 bedroom/2 bath
1,289 sq ft
Detached 2 car garage

Setbacks:

Front = 20'
Side = 5'
Rear = 20'
5' alley dedication
25' backup space

Side-yard Private Space

40' x 18' – 720 sq ft

Other features:

Drought tolerant planting
w/smart irrigation

15' x 10' Patios

South facing roof-top solar
mounting plane

Light color roofing

Zero step entry

LID stormwater
management

