

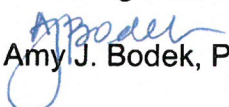


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M E M O R A N D U M

DATE: March 15, 2017

TO: Board of Directors
The Long Beach Community Investment Company

FROM:  Amy J. Bodek, President

SUBJECT: Extension of Agreement to Negotiate Exclusively with Clifford Beers Housing, Inc. for the Development of 1836-1852 Locust Avenue (CD 6)

RECOMMENDATION:

Authorize the President or designee to extend the Agreement to Negotiate Exclusively with Clifford Beers Housing, Inc. for the development of 1836-1852 Locust Avenue.

DISCUSSION

On January 20, 2016, the Board authorized an Agreement to Negotiate Exclusively (ENA) with Clifford Beers Housing, Inc. (CBH) for the development of 1836-1852 Locust Avenue (Site) (Attachment A- Site Map). The staff report is attached for reference (Attachment B). The purpose of the ENA was to give the LBCIC and CBH time to work exclusively to determine whether the project is physically and financially feasible and meets the goals of the community. The term of the executed ENA was 6 months with two 90-day extensions if mutually agreed upon. Per mutual agreement, the ENA was extended for two 90-day periods.

Significant progress has been made towards readiness to negotiate the terms of a Disposition and Development Agreement (DDA). However, the development and finance plans have taken longer than anticipated. Most significantly, the adoption of the City's Midtown Specific Plan changed the zoning of the Site and allows for a higher density project. CBH is now proposing to construct an additional 23 units, for a 60-unit project. CBH has received preliminary feedback from the Planning Bureau and is preparing to submit revised plans to obtain Site Plan Review approval. Further, CBH is preparing a revised proforma for review by staff and Keyser Marston Associates (KMA).

Staff anticipates returning to the Board for approval to negotiate and enter into a DDA in late 2017. Staff recommends approval of a 180-day extension to the ENA, with the ability for the President to extend the term for one additional 90-day period.

SUGGESTED ACTION:

Approve Recommendation.

AJB:PU:MS

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Attachments:

- A. Site Map
- B. January 20, 2016 Staff Report