



Building A Better Long Beach

March 15, 2010

REDEVELOPMENT AGENCY BOARD MEMBERS
City of Long Beach
California

RECOMMENDATION:

Receive supporting documentation into the record, conclude the public hearing, and adopt a resolution making certain findings regarding the sale of certain real property in the Central Long Beach Redevelopment Project Area, and authorize the Executive Director to execute all documents necessary to convey ownership of the site to The Long Beach Housing Development Company. (Central – District 1).

DISCUSSION

The Redevelopment Plan for the Central Long Beach Redevelopment Project Area (Project Area) sets goals to: ensure a diversity of housing stock for the growing population; expand, improve, and preserve the community's supply of housing available to low- and moderate-income persons; remove blighting influences; and assure high design standards for the entire Project Area.

The City Council, Redevelopment Agency (Agency), and The Long Beach Housing Development Company (LBHDC) have also adopted a Housing Action Plan (HAP) to serve as the framework for developing affordable housing in the City of Long Beach. The HAP allocated \$69 million over a five-year period for affordable housing programs. Sixty-five percent (65%) of these funds were allocated to three focus areas: Washington School, Central, and North King School. Both the Washington School and Central HAP areas are within the Central Long Beach Redevelopment Project Area.

One of the recommended strategies included in the HAP is to acquire parcels that are currently vacant or have substandard improvements and, in certain instances, properties adjacent to such parcels.

To that end, the Agency and the LBHDC have collaborated on the acquisition of 24 properties using tax increment housing set-aside funds transferred from the LBHDC to the Agency. The LBHDC is ready to move forward with the development of four properties in the Washington HAP and is requesting that the Agency convey the properties to the LBHDC in exchange for funds already expended. The properties are located at 1650 Magnolia Avenue, 1495 Chestnut Avenue, and 1486 and 1494 Henderson Avenue, as shown on the attached Site Map (Exhibit A).

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The LBHDC is working with Habitat for Humanity (Habitat) to provide four new home ownership opportunities for lower income households by rehabilitating the existing three-bedroom, two-bath, single-family home at 1650 Magnolia Avenue, and constructing three new four-bedroom, two-bath homes on the vacant lots at 1495 Chestnut Avenue and 1486 and 1494 Henderson Avenue. The properties will be conveyed from the LBHDC to Habitat at no cost and restricted to very low- and low-income buyers for a period of 45 years. The new homes will be high quality and built in the craftsman style, and will include fencing and drought-tolerant landscaping. The homes will also be built to meet Energy Star™ standards, and will likely meet LEED® silver standards. A sample rendering is attached (Exhibit B). The following chart summarizes the existing and proposed use of the properties:

Address	Current Use	Proposed Use
1650 Magnolia	3-Bedroom / 2-bath Home	Rehabilitated 3-Bedroom / 2-Bath Home
1495 Chestnut	Vacant Lot	New 4-Bedroom / 2-Bath Home
1486 Henderson	Vacant Lot	New 4-Bedroom / 2-Bath Home
1494 Henderson	Vacant Lot	New 4-Bedroom / 2-Bath Home

Pursuant to California Health and Safety Code Section 33433(c) and City of Long Beach Resolution RES-07-0080, certain small housing projects, which are defined as projects with four or less units, are exempt from the requirement set forth in California Health and Safety Code Section 33433. Those exemptions allow the Agency to approve the sale of a small housing project site without approving a disposition and development agreement and Section 33433 Summary Report, and allow the sale to occur without City Council approval.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

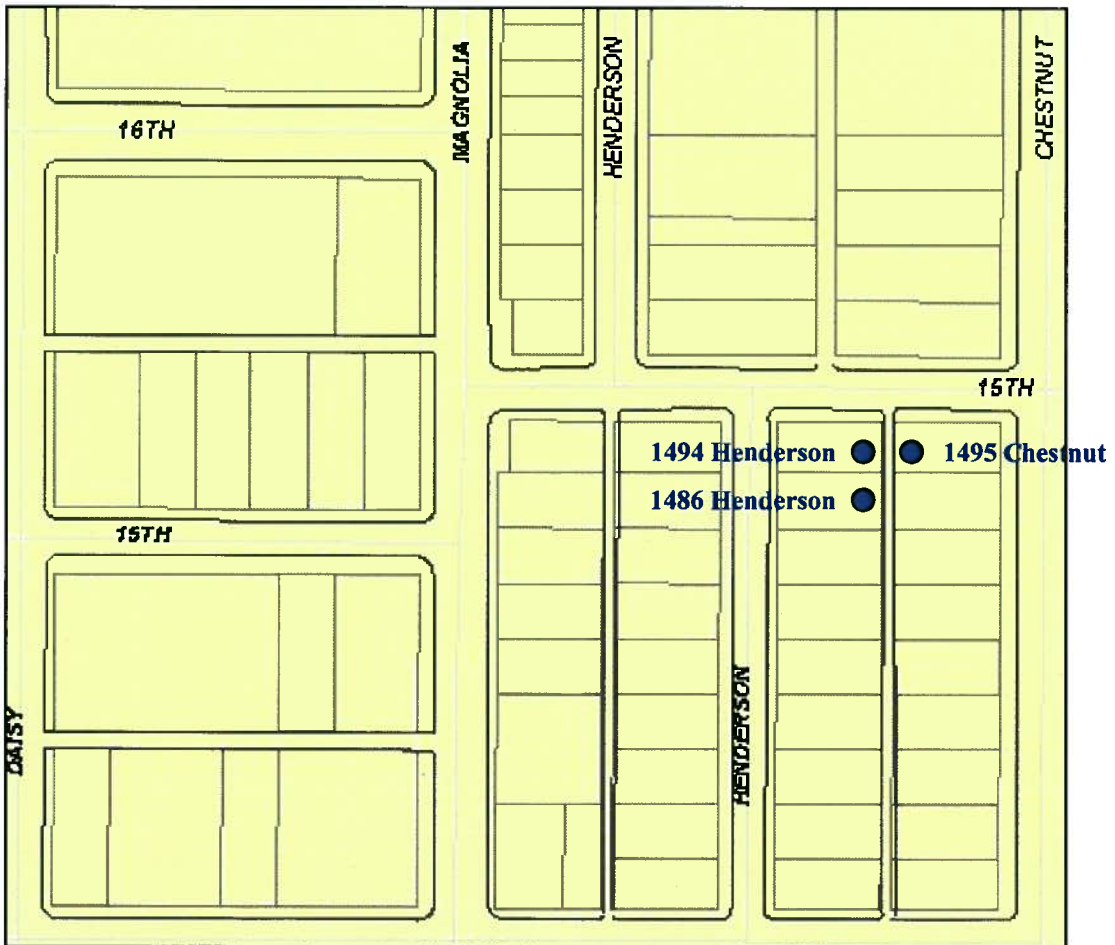
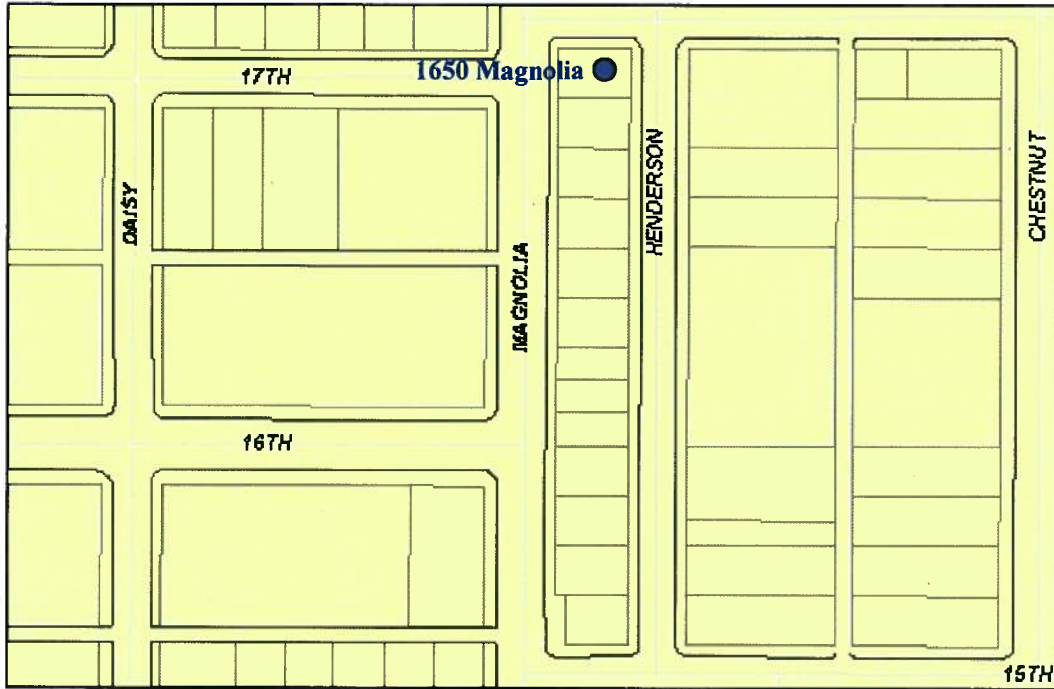


AMY J. BODEK
EXECUTIVE DIRECTOR

AJB:LAF:PU

Attachments: Exhibit A – Site Map
Exhibit B – Sample Rendering
Redevelopment Agency Resolution

Site Map





RESOLUTION NO. R. A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,
APPROVING THE SALE OF PROPERTY TO THE LONG
BEACH HOUSING DEVELOPMENT COMPANY

WHEREAS, the Redevelopment Agency of the City of Long Beach, California (the "Agency"), is engaged in activities necessary to execute and implement the Redevelopment Plan for the Central Long Beach Redevelopment Project Area (the "Project"); and

WHEREAS, in order to implement the Redevelopment Plan, the Agency proposes to sell certain real property (the "Property") in the Project, which Property is described in Exhibit "A" which is attached and incorporated by reference; and

WHEREAS, the Long Beach Housing Development Company (the "Developer") has submitted to the Agency a written offer to purchase the Property for uses in accordance with the Redevelopment Plan; and

WHEREAS, pursuant to California Health & Safety Code Section 33433(c) and City of Long Beach Resolution RES-07-0080, certain small housing projects are exempt from the requirements set forth in California Health & Safety Code Section 33433; and

WHEREAS, pursuant to the provisions of the California Community Redevelopment Law, the Agency held a public hearing on the proposed sale of the Property after publication of notice as required by law; and

WHEREAS, the Agency has duly considered all terms and conditions of the proposed sale and has found that the proposed redevelopment of the Property is in the best interests of the City and the health, safety, morals and welfare of its residents and in accord with the public purposes and provisions of applicable Federal, State and

local law;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California resolves as follows:

Section 1. The Agency hereby determines that the development of the Property is categorically exempt under the California Environmental Quality Act.

Section 2. The Agency finds and determines that the proposed redevelopment of the Property qualifies as a "small housing project" as defined in California Health and Safety Code Section 33433(c).

Section 3. The sale of the Property by the Agency to Developer is approved.

Section 4. The Executive Director of the Agency is authorized to take all steps and to sign all documents and instructions necessary to convey the Property on behalf of the Agency.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California this _____ day of _____, 2010.

Executive Director/Secretary

APPROVED:

Chair

EXHIBIT "A"

1486 Henderson

LOT 2 IN BLOCK "B" OF TRACT NO. 7518, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 82 PAGES 60 AND 61 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM; ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS, MINERAL RIGHTS, ALL OTHER HYDROCARBON SUBSTANCES BY WHATSOEVER NAME KNOWN, AND ALL WATER, CLAIMS OR RIGHTS TO WATER, TOGETHER WITH APPURTENANT RIGHTS THERETO, WITHOUT HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND NOR ANY PORTION OF THE SURFACE LYING ABOVE A DEPTH OF 500 FEET, AS EXCEPTED OR RESERVED BY DEED RECORDED JUNE 17, 1987 AS INSTRUMENT NO. 87-960401, OFFICIAL RECORDS.

APN: 7269-040-019

1494 Henderson

LOT 1, IN BLOCK B, OF TRACT NO. 7518, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 82, PAGES 60 AND 61, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7269-040-018

1495 Chestnut

LOT 10 IN BLOCK "B" OF TRACT NO. 7518, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 82, PAGES 60 AND 61 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7269-040-027

1650 Magnolia

LOT 1 AND 2 IN BLOCK 5 OF PACIFIC HOME TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7269-038-001