



CITY OF LONG BEACH

OFFICE OF THE CITY MANAGER

333 West Ocean Boulevard • Long Beach, CA 90802 • (562) 570-6711 FAX (562) 570-7650

February 3, 2015

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

- 1) Adopt a Resolution to amend the use of 2331 Locust Avenue, Assessor Parcel Number 7208-014-029, from affordable housing to open space;
- 2) Authorize the City Manager to execute the First Amendment to Agreement No. 2643, and any other documents necessary to amend the use of the property at 2331 Locust Avenue, Assessor Parcel Number 7208-014-029, from affordable housing to open space; and
- 3) Authorize the City Manager, or designee, to execute all documents necessary for the purchase of 2331 Locust Avenue, Assessor Parcel Number 7208-014-029, from the Long Beach Community Investment Company in the amount of \$30,569.32. (District 6)

DISCUSSION

In May 2009, City Council adopted a Resolution authorizing the acquisition of tax defaulted property at 2331 Locust Avenue, Assessor Parcel Number 7208-014-029 (Subject Property) (Attachment) from the County of Los Angeles through Chapter 8 Agreement Number 2643 (Agreement) on behalf of The Long Beach Housing Development Company, now known as the Long Beach Community Investment Company (LBCIC). The purpose for acquiring the Subject Property, as stated in the Agreement, was the construction of one single family home for re-sale to low/moderate income homebuyers.

The acquisition process related to the Subject Property was completed in 2011; however, due to the statewide dissolution of redevelopment agencies and the dormant effect on the Low to Moderate Income Housing Assets, the development of the Subject Property could not proceed. Since that time, the 6th Council District and community have expressed a desire for the Subject Property, a 4,050 square foot vacant lot, to be developed as a public park to serve their neighborhood, which is currently underserved in recreational and open space opportunities. The Department of Parks, Recreation and Marine has started working with community groups to explore opportunities to identify grant funding, with organizations such as KaBOOM!, to fund and install playground equipment at the site.

In order for park development to proceed, both the Agreement and Resolution must be amended to restate the intended purpose for acquisition of the Subject Property as the "development of open space," as the Agreement does not provide flexibility for the use of

HONORABLE MAYOR AND CITY COUNCIL

February 3, 2015

Page 2 of 2

the property even if still used for a public purpose. The City will be required to reimburse the LBCIC for the amount of the Subject Property's original purchase price, \$30,569.32, and fee title to the Subject Property will be transferred back into City ownership, allowing development to proceed. The LBCIC Board approved this transfer at its meeting held on December 17, 2014.

This matter was reviewed by Deputy City Attorney Richard F. Anthony on December 15, 2014 and by Budget Management Officer Victoria Bell on December 19, 2014.

TIMING CONSIDERATIONS

City Council action is requested on February 3, 2015 in order to execute any and all necessary documents to complete the transaction.

FISCAL IMPACT

The Sixth District Council Office has already committed one-time infrastructure funds from FY 13 for the purchase of 2331 Locust Avenue for future park development through the annual Capital Improvement Program. The total cost of the acquisition is \$30,569.32 and is budgeted in the Capital Projects Fund (CP) in the Department of Public Works (PW). There is no local job impact associated with this recommendation.

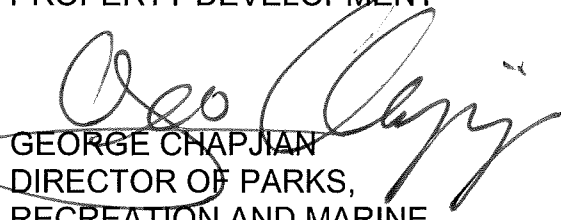
SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,


MICHAEL P. CONWAY
DIRECTOR OF BUSINESS AND
PROPERTY DEVELOPMENT


AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES


GEORGE CHAPJIAN
DIRECTOR OF PARKS,
RECREATION AND MARINE


ARA MALOYAN, PE
DIRECTOR OF PUBLIC WORKS

MPC:AJB:GC:VRV:MFT
Attachment: Depiction of Property

APPROVED:


PATRICK H. WEST
CITY MANAGER

1 RESOLUTION NO.
2

3 A RESOLUTION OF THE CITY COUNCIL OF THE
4 CITY OF LONG BEACH AMENDING RESOLUTION NO.
5 RES-09-0044 TO AMEND THE INTENDED PURPOSE OF
6 PROPERTY LOCATED AT 2331 LOCUST AVENUE
7

8 WHEREAS, in May 2009, City Council adopted Resolution No. RES-09-
9 0044 authorizing the acquisition of tax defaulted property at 2331 Locust Avenue,
10 Assessor Parcel Number 7208-014-029 ("Subject Property"), from the County of Los
11 Angeles through Chapter 8 Agreement Number 2643 ("Chapter 8 Agreement"); and

12 WHEREAS, the purpose for acquiring the Subject Property was the
13 construction of one single family home for re-sale to low/moderate income homebuyers;
14 and

15 WHEREAS, due to the statewide dissolution of redevelopment agencies
16 and the dormant effect on the low/moderate income housing assets, the development of
17 the Subject Property could not proceed; and

18 WHEREAS, the 6th Council District and the community have expressed a
19 desire for the Subject Property to be developed as a public park; and

20 WHEREAS, in order for the Subject Property to be developed as open
21 space, the Agreement and Resolution must be amended to restate the intended purpose;

22 NOW, THEREFORE, the City Council of the City of Long Beach hereby
23 resolves as follows:

24 Section 1. The City Council hereby finds and determines that the
25 development of the Subject Property as a public park will support the City's efforts to
26 provide open space.

27 Section 2. The City Manager shall be authorized to execute any
28 documents necessary to amend the Chapter 8 Agreement in order to reflect the revised

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

1 intended purpose.

2 Section 3. This resolution shall take effect immediately upon its adoption
3 by the City Council, and the City Clerk shall certify the vote adopting this resolution.

4 I hereby certify that the foregoing resolution was adopted by the City
5 Council of the City of Long Beach at its meeting of _____, 20__
6 by the following vote:

7 Ayes: Councilmembers: _____
8 _____
9 _____
10 _____

11 Noes: Councilmembers: _____
12 _____

13 Absent: Councilmembers: _____
14 _____

15 _____
16 _____
17 _____

City Clerk

18
19
20
21
22
23
24
25
26
27
28