


M E M O R A N D U M

DATE: March 21, 2018

TO: Board of Directors
The Long Beach Community Investment Company

FROM: Patrick Ure, President 

SUBJECT: Extension of Agreement to Negotiate Exclusively with Habitat for Humanity of Greater Los Angeles for the Development of the Properties at 116 West 14th Street, 124 West 14th Street, 1348 Pacific Avenue, 1339 Pine Avenue and 1347 Pine Avenue. (CD 1)

RECOMMENDATION:

Authorize the President or designee to extend the Agreement to Negotiate Exclusively with Habitat for Humanity of Greater Los Angeles for the development of the properties at 116 West 14th Street, 124 West 14th Street, 1348 Pacific Avenue, 1339 Pine Avenue and 1347 Pine Avenue.

DISCUSSION

On October 19, 2016, the Board authorized an extension of the Agreement to Negotiate Exclusively (ENA) with Habitat for Humanity of Greater Los Angeles (Habitat) for the development of 116 West 14th Street, 124 West 14th Street, 1348 Pacific Avenue, 1339 Pine Avenue and 1347 Pine Avenue (Site) (Attachment A- Site Map). The staff report is attached for reference (Attachment B). The purpose of the extended ENA was to give the LBCIC and Habitat additional 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 extension was 6 months with one 90-day extension if mutually agreed upon. Per mutual agreement, the ENA was extended for one 90-day period.

Since Board approval, the development and finance plans continued to take longer than anticipated. Much of the delay can be attributed to encouragement by the Planning Bureau to increase the density of the project, and lack of agreement between Habitat and the Planning Bureau on a project design that Habitat deems feasible. More recently, Habitat discovered underground utilities in the alley that divides the project Site, further preventing plans for a higher density development. Habitat has returned to its original 11-unit conceptual development plan. Habitat has received preliminary feedback from the Planning Bureau on the current design and is preparing to submit

revised plans to obtain Site Plan Review approval. Further, Habitat is preparing a revised pro forma for review by staff and Keyser Marston Associates.

Habitat remains committed to the development of this Site and staff anticipates returning to the Board for approval to negotiate and enter into a DDA by the end of 2018. Staff recommends approval of another 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.

PU:LF:MS

R:\LBCIC\Staff Reports\2018\March\Habitat ENA 14thPinePacific.doc

Attachments:

- A. Site Map
- B. October 19, 2016 Staff Report