

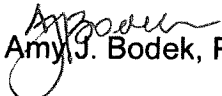


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M E M O R A N D U M

DATE: October 19, 2016

TO: Board of Directors
The Long Beach Community Investment Company

FROM: 
Amy J. Bodek, 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 6)

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 September 16, 2015, the Board authorized an 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 (14th and Pacific Project). The staff report is attached for reference (Attachment A). The purpose of the ENA was to give the LBCIC and Habitat 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. Habitat has received preliminary feedback from the Planning Bureau and is preparing to submit revised plans to obtain Site Plan Review approval, and Keyser Marston Associates (KMA) has completed their analysis of the current proforma. Staff anticipates returning to the Board for approval to negotiate and enter into a DDA in early 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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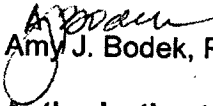
Attachments:

A. September 16, 2015 Staff Report

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 the Properties at 116 West 14th Street, 124 West 14th Street, 1348 Pacific Avenue, 1339 Pine Avenue and 1347 Pine 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 properties at 116 West 14th Street, 124 West 14th Street, 1348 Pacific Avenue, 1339 Pine Avenue and 1347 Pine Avenue.

DISCUSSION

On July 2, 2015, the Long Beach Community Investment Company (LBCIC) solicited development proposals for the properties located at 116 West 14th Street, 124 West 14th Street, 1348 Pacific Avenue, 1339 Pine Avenue and 1347 Pine Avenue (14th and Pacific Project) (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 11 residential condominium units in one duplex and one nine-unit building (Attachment B – Conceptual Plan and Rendering). The units are oriented to address the street and engage the 14th Street Park. As currently proposed, each two-story unit would have three bedrooms and two bathrooms in approximately 1,100 square feet, with tandem, two-vehicle garages.

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 14th and Pacific Project.

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

The Long Beach Community Investment Company
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of the community. The President will have the ability to extend the term for two additional 90-day periods, if necessary.

SUGGESTED ACTION:

Approve Recommendation.

Attachment:

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

AJB:PU:BC

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14th Street & Pacific Avenue Site

