

CITY OF
LONG BEACH

A DECADE OF AFFORDABLE HOUSING

2007-2017



FOREWORD

Mayor Robert Garcia



As a progressive and diverse urban community with nearly 500,000 residents, it is of the utmost importance for the City of Long Beach to ensure that everyone has full access to quality, affordable housing. Working families, seniors, veterans, individuals with special needs, students and artists all deserve a safe, comfortable place to call home and grow roots within the City.

In recent years, a lack of supply and strong demand for housing have resulted in an ever-widening gap between the cost of housing and the incomes of lower- and moderate-income households nationwide. This housing burden is particularly problematic in California, where the housing market is one of the most expensive in the country. And Long Beach, like the rest of the State, continues to experience the effects of this nationwide affordability crisis.

A Decade of Affordable Housing commemorates just over 10 years' of the City's efforts to develop more housing, preserve existing affordable housing, and partner with developers who invest in the production and rehabilitation of affordable and workforce housing in Long Beach. Beyond the impressive developments and buildings featured in this book, the projects illustrated have had a real, long-lasting impact on enhancing the quality of life of residents and families in Long Beach and creating a more livable and sustainable community.

This book is in recognition of the diligent, unsung work of The Long Beach Community Investment Company (LBCIC), City staff, and the many community and neighborhood partners who have made it their mission to conserve and pursue the development of affordable housing within Long Beach. The efforts of these groups and individuals will continue to serve as a solid blueprint for which the City moves forward with the commitment to promoting equal housing opportunities for all in Long Beach.

Sincerely,

A handwritten signature in white ink, appearing to read 'Robert Garcia'.

Dr. Robert Garcia
Mayor, City of Long Beach

FOREWORD

The Long Beach Community Investment Company Chair John Thomas

The Long Beach Community Investment Company (LBCIC) is proud to work on behalf of the City of Long Beach, and together with the City's many partners and developers, to address the critical issue of housing availability and affordability in Long Beach. The LBCIC is committed to providing sustainable housing, revitalizing neighborhoods, and promoting livability—all of which make our community safer, more attractive and viable.

As you may be aware, Long Beach—as well as communities across California—is in the midst of a housing affordability crisis. This means that the work of the LBCIC to preserve and produce affordable housing is more important today than ever. The LBCIC advises the City Council regarding the delivery of these projects and services, and has been a partner in the development of policies that will create new sources of revenue for affordable housing, incentivize affordable housing development, and provide necessary community services.

A Decade of Affordable Housing underscores the mission of the LBCIC to pursue the City's goals to create economic opportunities, provide affordable housing, eliminate blight and disinvestment in our communities, and revitalize our neighborhoods. In the years ahead, the LBCIC will continue to create partnerships with community groups, developers, and service providers to support creative and innovative investment programs that provide affordable and sustainable housing for the City's most vulnerable populations.

The LBCIC honors the many years of affordable housing efforts carried out by the City's former Redevelopment Agency (RDA) and The Long Beach Housing Development Company (LBHDC) prior to our formation in 2013, and is humbled to continue the strong legacy of these agencies for decades to come.

Together, we can build homes for families in our community, provide assistance to those most in need, and ensure that Long Beach continues to be a city of opportunity for all.

Sincerely,



John Thomas
Chairman of the Board, The Long Beach Community Investment Company



Amy J. Bodek, AICP
President, The Long Beach Community Investment Company



FOREWORD

City Manager Patrick H. West

On behalf of the City of Long Beach, I am pleased to share *A Decade of Affordable Housing*, a celebration and overview highlighting more than 10 years' worth of the City's affordable housing accomplishments, and an illustration of our goals and plans for the future of the City's housing.

Over the past decade, the City has developed nearly 1,695 new affordable units, maintained the affordability of almost 2,000 existing units, rehabilitated 360 affordable units for Long Beach residents, and provided 335 silent second mortgages to qualified first-time homebuyers. This has resulted in the assistance of more than 4,350 extremely low- to moderate-income households in the City.

As Long Beach continues to grow and thrive, with this growth comes the need for a broader range of housing types to serve the diversity of our community, as well as more sustainable amenities that make Long Beach an even greater place to live, work and visit.

As we look to the future of affordable and workforce housing, neighborhood revitalization, and sustainable investments in the urban fabric of our City, it brings tremendous satisfaction to take a look back at the incredible strides that have already been made, and get a glimpse into the promise that lies ahead for housing in Long Beach.

I would like to thank the Mayor and City Council, The Long Beach Community Investment Company (LBCIC), and the countless City staff over the years who have dedicated their careers to the advancement of affordable housing and the enhancement in the quality of life of Long Beach residents and our community as a whole.

Sincerely,



Patrick H. West
City Manager, City of Long Beach





Long Beach and Burnett Apartments

ACKNOWLEDGEMENTS

MAYOR AND CITY COUNCIL

Dr. Robert Garcia, Ed.D. — *Honorable Mayor*
Rex Richardson — *Vice Mayor and Councilmember, Ninth District*
Lena Gonzalez — *Councilwoman, First District*
Jeannine Pearce — *Councilmember, Second District*
Suzie Price — *Councilwoman, Third District*
Daryl Supernaw — *Councilman, Fourth District*
Stacy Mungo — *Councilwoman, Fifth District*
Dee Andrews — *Councilman, Sixth District*
Roberto Uranga — *Councilmember, Seventh District*
Al Austin II — *Councilmember, Eighth District*

THE LONG BEACH COMMUNITY INVESTMENT COMPANY (LBCIC)

John Thomas — *Chair* | Diane Arnold — *Vice Chair* | Russell Doyle | Stacy McDaniel |
Sabrina Sanders | Janice Ward | Patrice Wong

Amy J. Bodek — *President of The LBCIC; Director, Long Beach Development Services*
Patrick Ure — *Vice President of The LBCIC; Housing Development Officer, Long Beach
Development Services*
Kate Brewer — *Secretary for The LBCIC; Long Beach Development Services*
Rich Anthony — *Deputy City Attorney*
Alem Hagos — *Grand Administration Division Officer, Long Beach Development Services*

THE LONG BEACH HOUSING DEVELOPMENT COMPANY (LBHDC) (1989-2013)

Ellie Tolentino — *Vice President, The LBHDC; Manager, Housing Services Bureau*

HOUSING AUTHORITY OF THE CITY OF LONG BEACH

Patrick H. West — *Executive Director*
Kelly Colopy — *Assistant Executive Director*
Alison King — *Bureau Manager*

OFFICE OF THE CITY MANAGER

Patrick H. West — *City Manager*
Tom Modica — *Assistant City Manager*
Kevin J. Jackson — *Deputy City Manager*

LONG BEACH DEVELOPMENT SERVICES

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A DECADE OF
AFFORDABLE HOUSING
TIMELINE







INTRODUCTION

With more than **176,000 housing units**, including single-family homes, apartments, townhomes, condominiums, and mobile homes, Long Beach offers an array of housing opportunities to meet the needs of the City's highly diverse and growing community. As the City's population and economy continue to grow, the need for additional market rate and affordable housing is becoming more critical. In more recent years, the issue of housing affordability has grown increasingly urgent nationwide, particularly in California, with rising housing costs and limited supply taking their toll on communities statewide.

The City of Long Beach has a long history of providing support and financial assistance for the development of affordable housing, and continues to explore a variety of approaches to ensure the availability of quality, affordable housing for residents of all social and economic groups. In July 1989, the Long Beach City Council established The Long Beach Housing Development Company (LBHDC) to bolster the City's efforts to develop more housing, especially to meet the housing needs of lower- and moderate-income residents, and other specialized segments of the community, including veterans, seniors, and individuals and families with disabilities.

Following the statewide dissolution of redevelopment agencies (RDAs) in 2012, the Long Beach City Council approved an amendment to the Articles of Incorporation and Bylaws of the LBHDC, and changed its name to The Long Beach Community Investment Company (LBCIC). The LBCIC is a 501 c3 non-profit company with the City as its sole member, and was established by the City Council to administer the City's affordable housing programs. The LBCIC is led by a board of directors selected by the Mayor and confirmed by the City Council. The LBCIC Board administers the City's affordable housing production and rehabilitation programs, and advises the City Council on the delivery of housing and neighborhood revitalization services, and Community Development Block Grant (CDBG) funding, including the U.S. Department of Housing and Urban Development HOME Investment Partnerships Program (HOME) and the Emergency Shelter/Solutions Grant (ESG). The City, through the LBCIC, helps to preserve existing affordable housing that is at risk of converting to market rate, and provides loans to developers to facilitate the production or rehabilitation of affordable housing in Long Beach.

Over the past 10 years, the City and the LBCIC have played a critical role in the development of numerous affordable homes throughout the City, as well as several programs designed to safeguard the quality and affordability of the City's housing stock, direct reinvestment in lower-income areas, eliminate blight and revitalize neighborhoods, and create more opportunities for all economic segments of the community. This document illustrates several of the City's most significant efforts over the past decade, spanning from 2007 to 2017, which have been accomplished or are currently underway to ensure quality, affordable housing throughout Long Beach, and promote a more livable, beautiful, and sustainable City for years to come.

AWARDS & RECOGNITION

The following represents developments in Long Beach that have been recognized for making significant and impactful contributions to affordable housing within Long Beach and beyond.



COLLAGE APARTMENTS

2012

- Apartment Association of California Southern Cities (AACSC) Rental Community of the Year
- Southern California Association of Governments (SCAG) Compass Blueprint Recognition Award

2013

- SCAG Compass Blueprint Recognition Award, Achievement in Sustainability



CORONADO TOWNHOMES

2011

- PCBC Gold Nugget Award of Merit, Best Affordable Project – under 30 Dwelling Units/Acre
- PCBC Gold Nugget Award of Merit, Residential Project of the Year – Attached Within a Suburban Setting
- PCBC Gold Nugget Award of Merit, Best Multi-Family Housing Project – Up to 3 Stories (for Sale or Rent)

2012

- PCBC Gold Nugget Award of Merit, Residential Project of the Year
- PCBC Gold Nugget Award of Merit, Multi-Family Housing Project – up to 3 Stories



COURTYARDS IN LONG BEACH

2010

- Urban Land Institute 1000 HOMES Innovation in Community Improvement Award

2011

- Southern California Association of Non-Profit Housing (SCANPH) Project of the Year, Special Needs Housing



ELM AVENUE APARTMENTS

2009

- Long Beach Heritage Historic Preservation Award

2010

- Urban Land Institute 1000 HOMES Innovation in Community Improvement Award



CENTURY VILLAGES AT CABRILLO

2009

FAMILY COMMONS
AACSC
Affordable Housing
Project of the Year

FAMILY COMMONS
Affordable Housing
Tax Credit Coalition
Tax Credit Excellence
Award, Special
Needs Housing

2014

Neighborhoods, USA,
Best Neighborhood
Newsletter –
Silver Award

2015

American Society of
Civil Engineers, Los
Angeles Section, Land
Project of the Year

2016

American Planning
Association (APA)
Award of Merit,
Opportunity &
Empowerment

PCBC Gold Nugget
Grand Award, Best
Affordable Housing
Community

Los Angeles Business
Council's Architectural
Award, Housing

2017

CABRILLO GATEWAY
Charles L. Edson
Tax Credit
Excellence Award

2010

50+ Housing Council – Shaping Advancements in Generational Environments (SAGE) Award – Best “On-the-Boards” Project of the Year

National Association of Home Builders (NAHB) 50+ Housing Council – 2010 Pillars Builder and Firm Awards Finalist of the Multi-Family Pillars of the Industry Award – Best Affordable Apartment Community

2011

PCBC Gold Nugget Grand Award – Best “On-the-Boards” Multi-Family Community

2012

National Association of Home Builders (NAHB) Best of 50+ Housing Awards, Gold Winner, Best Affordable Rental Projects on the Boards

LONG BEACH SENIOR ARTS COLONY



2013

American Institute of Architects Long Beach/South Bay Honor Award for Excellence in Design

SAGE Project of the Year (Affordable, 55+)

NAHB, Pillars of Industry, Best Affordable Multi-Family Community Finalist

2013

Multi-Housing News Awards of Excellence, Gold Award

Multi-Family Executive (MFE) Best New Development Senior Project of the Year

PCBC Gold Nugget Grand Award, Best Senior Housing Community

2014

Los Angeles Business Journal, Multi-Family Project of the Year

San Fernando Valley Business Journal, Gold Award – Best Multi-Family Project

NAHB, Best 50+ Affordable Project



GALLERY421

2011

- PCBC Golden Nugget Award of Merit, Best Mixed-Use Project

2012

- California Redevelopment Association Award of Excellence, Mixed-Use Development



LONG BEACH & BURNETT APARTMENTS

2011

- PCBC Gold Nugget Award of Merit Best Affordable Project – 30 Dwelling Units/Acre or More
- The Apartment Association of Greater Los Angeles (AAGLA), Affordable Housing Project of the Year
- SCAG Compass Blueprint Recognition Award, Achievement in Sustainability

LONG BEACH SENIOR HOUSING

2012

Metlife Foundation Award,
Excellence in
Affordable Housing

OLIVE COURT

2007

California
Redevelopment Association,
Award of Excellence

PACIFIC CITY LIGHTS APARTMENTS

2008

SCANPH Affordable
Housing Non-Profit Project
of the Year



PALACE HOTEL

2011

- Long Beach Heritage Adaptive Reuse Project of the Year
- PCBC Gold Nugget Award of Merit, Best Adaptive Reuse Project

2012

- Long Beach Heritage Preservation Award, Adaptive Reuse/Rehabilitation



PUERTO DEL SOL

2008

- AACSC Affordable Housing Project of the Year

2009

- NAHB Best Affordable Apartment Community, Pillars of the Industry Award Finalist

CHAPTER 1

HOUSING PRODUCTION

The City of Long Beach has a commitment to developing quality, affordable housing, and ensuring a livable, sustainable community. The following affordable housing developments have been completed or are currently underway to provide more equitable housing options within Long Beach.





COMPLETED PRIOR TO THE LONG BEACH REDEVELOPMENT AGENCY (RDA) DISSOLUTION (2007-2012)

The following affordable housing developments were completed prior to the dissolution of the former Long Beach RDA, between 2007 and 2012.

Pacific City Lights Apartments

1643 PACIFIC AVE.

Completed in summer 2007, Pacific City Lights Apartments consists of a 41-unit workforce housing development, including three- and four-bedroom units reserved for income-qualified very low- and low-income families, and one manager's unit. Located in the Washington neighborhood, the 51,800-square-foot building features a community room, computer lab, laundry facilities, and underground parking structure. The community room serves as a lively center for a variety of on-site services at no cost to residents, including after school mentoring and enrichment activities; and parenting, job search, and computer education workshops. The apartment building also features an outdoor space consisting of a tot lot, jogging track, a mini soccer field, and picnic areas. Designed to alleviate an increased incidence of overcrowding occurring in the neighborhood, Pacific City Lights Apartments presents an opportunity to address the City's critical need for rental units that are affordable to lower-income households with larger families.

Details

AFFORDABLE UNITS 40

DEVELOPER

Pacific City Lights

TOTAL DEVELOPMENT COST

\$14,000,000

CITY/LBCIC ASSISTANCE

\$4,037,000

AFFORDABILITY (55 YEARS)

31 very low-, 9 low-income

**AWARD-WINNING
DEVELOPMENT**



Olive Court Condominiums

1880 LONG BEACH BLVD.

Olive Court introduces affordable ownership housing along one of the City's most aspiring mixed-use corridors. The development features 58 condominiums, including 44 units reserved for low- and moderate-income households, and 14 market rate units, including one unit reserved for an on-site manager. Designed by the award-winning Studio E Architects, the modern and spacious, energy-efficient condominium homes consist of a mix of one-, two-, and three-bedroom units in flats and townhome styles. The homes are centered around a series of landscaped courtyards and auto courts. With close proximity to the Los Angeles County Metropolitan Transportation Authority (Metro) Blue Line light rail, Olive Court offers a revitalizing, transit-oriented model for urban living. As part of the agreement with the developer, applicable deed restrictions were placed on each of the condominium units to ensure long-term affordability, and the City's acquisition loan for this development provided more than \$7.6 million in silent second mortgages for prospective property owners. Olive Court was completed in 2007, breathing new life to a once blighted commercial location along the Long Beach Boulevard corridor.



Details

AFFORDABLE UNITS 44

DEVELOPER
Livable Places, Inc.

TOTAL DEVELOPMENT COST
\$24,000,000

CITY/LBCIC ASSISTANCE
\$7,665,055

AFFORDABILITY (45 YEARS)
25 low-, 19 moderate-income

AWARD-WINNING DEVELOPMENT

Neo Zoe

1500 PINE AVE.

Completed in November 2007, Neo Zoe consists of a private, 22-unit homeownership development that includes a mix of two-story attached townhomes with two- and three-bedroom units. The LBCIC provided approximately \$5.4 million in silent second mortgages to assist 17 income-qualified low- and moderate-income first-time homebuyers to purchase townhomes at this mixed-income development. The remaining five units were sold at market rate. The building architecture for Neo Zoe reflects a classic Cape Cod aesthetic, distinguished by the use of cultured stone and artistic landscaping. Other features and amenities include spacious private patios, a tot lot, and a subterranean parking garage. Neo Zoe is conveniently located near several Long Beach schools and public transportation routes, and provides affordable homeownership opportunities for working Long Beach families.

Details

AFFORDABLE UNITS 17

DEVELOPER

Hughes Development, Inc.

TOTAL DEVELOPMENT COST

\$7,905,000

CITY/LBCIC ASSISTANCE

\$5,389,000

AFFORDABILITY (45 YEARS)

5 low-, 12 moderate-income





Decro Long Beach Apartments (Scattered Site)

745 ALAMITOS AVE., 1034 ALAMITOS AVE., 3281 E. ARTESIA BLVD., 3283 E. ARTESIA BLVD., 1843 CEDAR AVE., 1849 CEDAR AVE., 1855 CEDAR AVE., 1865 CEDAR AVE., 6185 LINDEN AVE., 6191 LINDEN AVE., 6195 LINDEN AVE., 6371 LINDEN AVE., 1060 LIME AVE., 1000 ORANGE AVE., 842 CERRITOS AVE., 858 CERRITOS AVE., 854 MARTIN LUTHER KING JR. BLVD., 1070 MARTIN LUTHER KING JR. BLVD.

The Decro Long Beach Apartments scattered sites development consists of the refinance, preservation, and rehabilitation of 320 rental units in 12 apartment buildings located throughout the City. Each property is reserved for occupancy by very low- and low-income families and individuals with qualifying incomes. Completed in 2007, renovation of the properties included extensive interior and exterior improvements, landscaping, and the addition of several tenant amenities. A City loan of \$11 million in U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnerships Program (HOME) funds leveraged an investment of \$40 million in other federal, State, and private funds, which resulted in the preservation of affordability for the 12 sites for an additional 55 years. Featured above, Seabreeze Apartments is located at 745 Alamos Ave., near the City's East Village.

Details

AFFORDABLE UNITS 320

DEVELOPER

Decro Gamma Corporation

TOTAL DEVELOPMENT COST

\$51,000,000

CITY/LBCIC ASSISTANCE

\$11,000,000

AFFORDABILITY (55 YEARS)

64 very low-, 256 low-income



Elm Avenue Apartments

530 ELM AVE.

The acquisition and rehabilitation of Elm Avenue Apartments, a two-story, 16-unit rental apartment complex located in the Downtown provides affordable housing for extremely low-, very low-, and low-income residents with a history of mental illness or physical disabilities. The development also includes one unit reserved for an on-site manager. In addition to providing permanent housing, residents are also offered social services at the nearby Mental Health Association Village, as part of the developer's partnership with the Mental Health America of Los Angeles (MHALA). Renovation of this original 1927 building includes the addition of a new community room, the replacement of all mechanical systems, a complete interior and exterior remodel; and improvements to the rooftop, laundry facilities, and front entry hall. Elm Avenue Apartments was completed and occupied in 2008.



Details

AFFORDABLE UNITS 15

DEVELOPER

Clifford Beers Housing, Inc.

TOTAL DEVELOPMENT COST

\$5,036,000

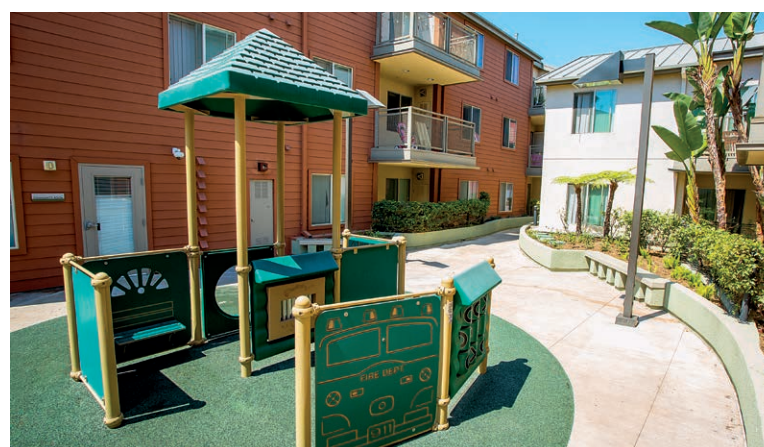
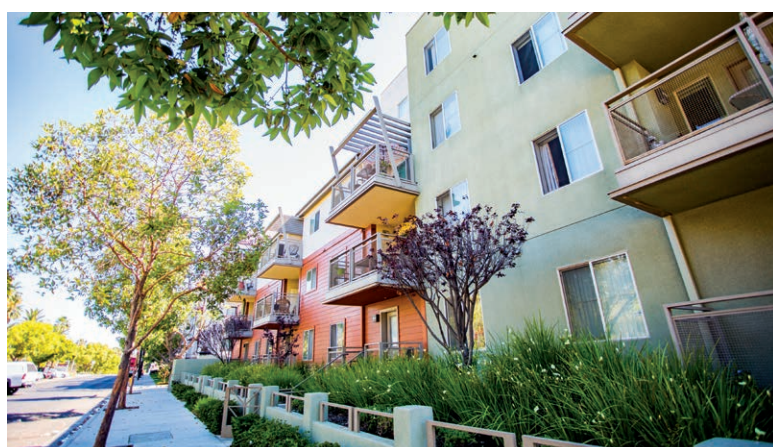
CITY/LBCIC ASSISTANCE

\$1,685,000

AFFORDABILITY (55 YEARS)

7 extremely low-, 5 very low-,
3 low-income

**AWARD-WINNING
DEVELOPMENT**



Puerto del Sol

745 W. 3rd ST.

Completed in 2008, Puerto del Sol consists of a 64-unit affordable rental apartment development serving very low-income families. The building includes 35 two-bedroom, 22 three-bedroom, and seven four-bedroom flats and townhome units. The development also includes one unit reserved for an on-site manager. The contemporary style buildings feature several resident amenities, such as private patios, an entry court, a clubhouse, a computer learning center, a tot lot, three on-site laundry facilities, and a two-level subterranean parking garage. Conveniently located in the Downtown West Gateway, Puerto del Sol provides a critical housing need for residents and families in the heart of the City.

Details

AFFORDABLE UNITS 63

DEVELOPER
Jamboree Housing Corporation

TOTAL DEVELOPMENT COST
\$18,000,000

CITY/LBCIC ASSISTANCE
\$11,900,000

AFFORDABILITY TERM
63 very low-income

**AWARD-WINNING
DEVELOPMENT**

2,000
RESIDENTS

SERVES
900+
VETERANS

27-ACRE CAMPUS
DEVELOPMENT
WITH OVER 336,000
SQUARE FEET OF
HOUSING AND
SUPPORT SPACE



Century Villages at Cabrillo

The 27-acre Century Villages at Cabrillo (CVC) campus provides safe, quality, affordable housing and assistance to residents and veterans with special needs, and those who are experiencing homelessness, or at-risk of experiencing homelessness. The 336,000-square-foot development aims to provide individuals and families in need with a sense of independence and responsibility, while also delivering a variety of easily accessible services, including case management, life skills, a transitional K-8 school, employment services, a substance abuse treatment program, shuttle transportation, and a Veterans Administration (VA) medical clinic. Additional resident amenities include a child development center, a clubhouse, an on-site laundry facilities, and a family services center.

The CVC began in 1997, when the U.S. Department of Defense transferred land through the City of Long Beach to CVC under the McKinney Act for the purpose of providing transitional and permanent housing for individuals experiencing homelessness and those at-risk of experiencing homelessness. Since then, the former U.S. Naval housing site has been developed into one of the most comprehensive supportive residential communities in the country, serving more than 2,000 residents a year, including over 900 U.S. veterans. Breaking the cycle of chronic homelessness and fostering a foundation of health and hope require a comprehensive, collaborative approach, drawing on the skills, perspectives, and passions of many agencies. To this end, CVC has partnered with more than 20 established service providers to offer a variety of valuable services. Today, the CVC serves as a nationwide model for public-private partnerships established to help those in need.

Family Commons at Cabrillo

2001 RIVER AVE.

Family Commons at Cabrillo was completed in 2009, as the third phase of the CVC development. Family Commons features 80 apartment homes, consisting of a mix of one- to four-bedroom units, with 40 reserved for families with physical and/or mental disabilities and those previously experiencing homelessness, and one unit reserved for an on-site manager. Residents are supported by an array of services, including case management and employment assistance. In addition to providing funding for Family Commons, the City has provided financial assistance for phases four and five of the CVC development, Cabrillo Gateway and Anchor Place.



Details

AFFORDABLE UNITS 79

DEVELOPER

Century Housing Corporation

TOTAL DEVELOPMENT COST

\$30,078,000

AFFORDABILITY (55 YEARS)

8 extremely low-, 20 very low-,
51 low-income

**AWARD-WINNING
DEVELOPMENT**

Cabrillo Gateway

2001 RIVER AVE.

The City celebrated the grand opening of Cabrillo Gateway, the fourth phase of the campus development project, in October 2015. Cabrillo Gateway serves as a prominent focal point at the entryway of the development, and a physical gateway to the residential community. The 112,560-square-foot, four-story complex features 79 units reserved for low-income residents with special needs, and one manager's unit. The development incorporates many energy-efficiency and water conservation measures to achieve a Platinum rating from the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED). Additionally, the Housing Authority of the City of Long Beach (HACL B) provided 80 project-based vouchers to assist with the financing of this development.



Details

AFFORDABLE UNITS 79

DEVELOPER

Century Housing Corporation

TOTAL DEVELOPMENT COST

\$34,000,000

CITY/LBCIC ASSISTANCE

80 Project-Based Vouchers

AFFORDABILITY (55 YEARS)

79 low-income



**AWARD-
WINNING
DEVELOPMENT**

Anchor Place

2001 RIVER AVE.

The City and CVC together celebrated the groundbreaking of Anchor Place, the fifth phase of the campus development, in April 2016. Upon completion, the project will consist of a five-story, 120-unit supportive housing development for families and veterans experiencing homelessness, extremely low-income residents, and one manager's unit. The development will offer a mix of one-, two-, and three-bedroom units, extensive open space, and courtyard recreational areas. Rents will be subsidized through a combination of 75 project-based Veterans Affairs Supportive Housing (VASH) vouchers provided by the Housing Authority of the City of Long Beach (Housing Authority); and Housing for Health, a County of Los Angeles flexible housing subsidy program. The vouchers will provide \$720,000 annually, or a total of \$10.8 million, to ensure housing support for veterans experiencing homelessness for an initial 15-year period with the possibility for future extensions. Anchor Place is expected for completion in late 2017.

Details

AFFORDABLE UNITS 119

DEVELOPER

Century Housing Corporation

TOTAL DEVELOPMENT COST

\$42,525,000

CITY/LBCIC ASSISTANCE

\$4,000,000 +

75 Project-Based Vouchers

AFFORDABILITY (55 YEARS)

119 extremely low-income



Anchor Place proposed



Long Beach Senior Housing

575 E. VERNON ST.

In May 2010, the City celebrated the completion of Long Beach Senior Housing, a new, affordable senior housing development funded through the U.S. Department of Housing and Urban Development (HUD) Section 202 Loan Program, with financial assistance and site assembly provided by the LBCIC and the former Long Beach RDA. The development includes 64 apartment units serving extremely low- and very low-income seniors, and one manager's unit. Long Beach Senior Housing also features a community room and other leisure spaces, along with a variety of activities and services for residents. In addition to serving a critical housing need for seniors in the community, the development replaces a series of severely blighted properties, revitalizing a key site at the highly activated Atlantic Avenue and Willow Street corridor in Central Long Beach.

Details

AFFORDABLE UNITS 64

DEVELOPER
Menorah Housing Foundation

TOTAL DEVELOPMENT COST
\$12,000,000

CITY/LBCIC ASSISTANCE
\$4,450,000

AFFORDABILITY (55 YEARS)
64 very-low income

**AWARD-WINNING
DEVELOPMENT**



gallery421

421 W. BROADWAY

Completed in June 2010, gallery421 consists of a mixed-income, multi-family urban apartment building with ground-floor retail space within the Downtown West Gateway neighborhood. The development consists of 291 apartment units, including 26 reserved for low-income households earning less than 80 percent of the Los Angeles County area median income (AMI), and one manager's unit. Featuring a mix of luxury one- and two-bedroom apartments, gallery421 incorporates a contemporary and sleek design, consisting of gourmet kitchens, granite countertops, and high ceilings. The development also features a variety of resident amenities, including a fitness center, business lounge, billiards room, resort-style pool and spa; a yoga and Pilates studio, a bicycle storage room, a pet spa, housekeeping services, and private parking. This development provides an affordable housing option for urban living.

Details

AFFORDABLE UNITS 26

DEVELOPER

Lyon Realty Advisors, Inc.

TOTAL DEVELOPMENT COST

\$8,400,000

CITY/LBCIC ASSISTANCE

\$5,000,000

AFFORDABILITY (55 YEARS)

26 low-income

**AWARD-WINNING
DEVELOPMENT**

Long Beach & Burnett Apartments

2355 LONG BEACH BLVD.

What was once a blighted and underutilized property that included a former check cashing facility is now a mixed-income, transit-oriented housing community. The development features 46 two- and three-bedroom units, including 36 units reserved for very low- and low-income households and one on-site manager's unit. Resident common facilities include approximately 7,000 square feet of open space, a community room and classroom, laundry facilities, a mailroom, a recycling room, and restrooms. Long Beach & Burnett Apartments was completed in September 2010, stimulating greater investment and economic energy along one of the City's entryways.

Details

AFFORDABLE UNITS 36

DEVELOPER

Meta Housing Corporation

TOTAL DEVELOPMENT COST

\$20,900,000

CITY/LBCIC ASSISTANCE

\$9,800,000

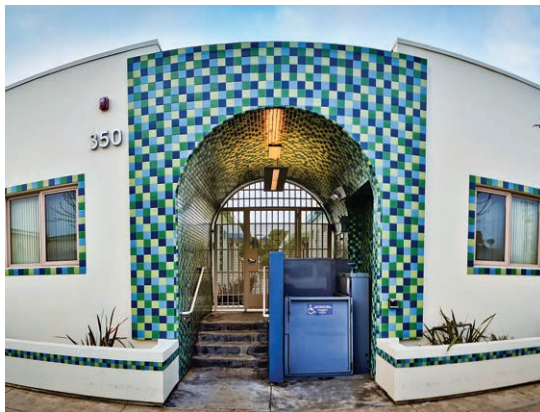
AFFORDABILITY (55 YEARS)

13 very low-, 23 low-income

AWARD-WINNING DEVELOPMENT







Details

AFFORDABLE UNITS 44

DEVELOPER

Clifford Beers Housing, Inc.

TOTAL DEVELOPMENT COST

\$12,946,000

CITY/LBCIC ASSISTANCE

\$2,270,000

AFFORDABILITY (55 YEARS)

23 very low-, 21 low-income

AWARD-WINNING DEVELOPMENT



Courtyards in Long Beach

(Scattered Site)

350 E. ESTHER ST., 1134 STANLEY AVE., 1027 REDONDO AVE., 1045 REDONDO AVE.

In September 2008, the LBCIC provided a financial gap assistance loan to Clifford Beers Housing, Inc. for the acquisition and renovation of four scattered site apartment buildings collectively called the Courtyards in Long Beach. Renovation of the four 1920s single-story, courtyard-style complexes provides a total of 44 studio apartments serving very low- to low-income households earning between 30 and 50 percent of the Los Angeles County area median income (AMI). The apartments also include a total of 23 units reserved for individuals and families with mental illness and/or experiencing homelessness, and two managers' units. The developer worked closely with the City to establish a renovation concept that maintains the architectural integrity of the buildings, while incorporating several façade and ornamental improvements. The rehabilitation effort included renewed electrical, heating, and plumbing systems,

accessibility and security enhancements, new roofing, parking improvements, and new landscaping. As part of a joint partnership with Mental Health America of Los Angeles (MHALA), residents are provided with various social services, including independent living skills training, psychiatric treatment, substance abuse recovery, and employment training and placement opportunities. The development is an Enterprise Green Communities Program participant, which is a version of the Leadership in Energy and Environmental Design (LEED) energy conservation program, and utilizes environmentally friendly practices and Energy Star appliances to maximize the building's energy efficiency and reduce utility costs to tenants. Completed in January 2011, the Courtyards exemplifies the goals of the City and the LBCIC's mission of providing safe, quality, and affordable housing for all segments of the Long Beach community.

Habitat for Humanity of Greater Los Angeles

Habitat for Humanity of Greater Los Angeles (Habitat LA) has been a strong partner of the City for over two decades. Habitat LA brings people together to build homes, communities and hope. As the top non-profit homebuilder in the greater Los Angeles area with five consecutive Charity Navigator 4-Star ratings, Habitat LA has partnered with volunteers, donors and Habitat homeowners to build, renovate and repair more than 1,000 homes locally and worldwide since 1990. The lives of thousands of individuals have been transformed as a result of having a permanent, safe and affordable place to call home. Habitat LA homeowners help build their own homes, and pay an affordable mortgage. Through volunteer, donations, and supporting affordable housing, Habitat LA helps families achieve the stability and self-reliance needed to build a better future. To date, there are a total of 11 Habitat LA homes within Long Beach.



11 HOMES IN
LONG BEACH

PROVIDES
HOMEOWNERSHIP
OPPORTUNITIES
FOR LOWER-INCOME,
FIRST-TIME
HOMEBUYERS

Washington Focus Area

(Scattered Site)

1494 HENDERSON AVE., 1495 CHESTNUT AVE., 1486 HENDERSON AVE., 1650 MAGNOLIA AVE.



In 2009, the LBCIC authorized a Disposition, Development and Loan Agreement with Habitat LA for the development of several Washington Focus Area scattered sites owned by the LBCIC. The project consists of the development of three new single-family, four-bedroom homes located at 1494 Henderson Ave., 1495 Chestnut Ave., and 1486 Henderson Ave.; and the rehabilitation of a single-family, three-bedroom home located at 1650 Magnolia Ave., all of which were developed for low-income, first-time homebuyers. Habitat LA oversaw construction of the four properties, which were developed using sustainable materials and environmentally friendly building practices to achieve a Leadership in Energy and Environmental Design (LEED) Silver rating. As part of Habitat LA's requirements, selected homebuyers are required to invest 500 "sweat equity" hours toward the construction of their home and/or other Habitat LA homes. The four homes were completed and occupied in 2011.

Details

AFFORDABLE UNITS
4 single-family homes

DEVELOPER
Habitat LA

TOTAL DEVELOPMENT COST
\$1,020,000

CITY/LBCIC ASSISTANCE
\$534,700

AFFORDABILITY (45 YEARS)
4 low-income





Details

AFFORDABLE UNITS
3 single-family homes

DEVELOPER
Habitat LA

TOTAL DEVELOPMENT COST
\$793,700

CITY/LBCIC ASSISTANCE
\$537,200

AFFORDABILITY (45 YEARS)
45 Years



105 W. 14th St., 228 W. 14th St., 1411 Pine Ave. (Scattered Site)

105 W. 14th ST., 228 W. 14th ST., 1411 PINE AVE.

Completion of a second scattered site development was celebrated in 2015, as part of Habitat LA's \$20 million commitment to revitalize the Washington neighborhood, which includes a goal to complete at least 54 homes in the area through its Neighborhood Revitalization initiative. The development consists of three sites conveyed to Habitat LA by the LBCIC, including a new four-bedroom, two-bathroom residence located at 1411 Pine Ave.; a new five-bedroom, two-bathroom home located at 105 W. 14th St.; and the rehabilitation of a two-bedroom, one-bathroom single-family home located at 228 W. 14th St. Each of the two new homes were sold to very-low income, first-time homebuyers earning less than 50% of the Los Angeles area

median income (AMI), and the renovated home was reserved for a low-income household earning less than 80% AMI. In addition to the conveyance of these properties, the LBCIC provided financial assistance by way of a development loan for the construction and rehabilitation of the respective properties. Habitat LA continues to be dedicated to improving Long Beach by sharing in the City's goal to eliminate substandard housing through advocacy, education, and partnership with families and individuals in need by building decent, sustainable, and affordable housing.

1950-1960 Henderson Ave.

1950-1960 HENDERSON AVE.

In March 2017, the City, together with Habitat LA and Edison International (Edison), celebrated the groundbreaking of four single-family homes that will provide the opportunity for lower-income families to purchase their first home. Located at 1950-1960 Henderson Ave., the development site consists of two properties conveyed to Habitat LA by the LBCIC. Habitat LA has targeted this area of Long Beach as a focus community, and has built several other single-family residences throughout the neighborhood as part of its \$20 million commitment to revitalize the Washington neighborhood. Habitat LA will oversee the construction of the single-family residences, using sustainable materials and environmentally friendly building and landscaping practices, as well as Leadership in Energy and Environmental Design (LEED) energy efficient standards. The four homes are slated for completion in June 2018.

Details

AFFORDABLE UNITS
4 single-family homes

DEVELOPER
Habitat LA

TOTAL DEVELOPMENT COST
\$1,500,000

CITY/LBCIC ASSISTANCE
\$382,000

AFFORDABILITY (45 YEARS)
3 low-income



1950-1960 Henderson Ave. proposed



Coronado Townhomes

2123 ATLANTIC AVE.

In February 2010, after over five years of acquiring the 17 parcels of land on the west side of Atlantic Avenue between 20th Street and Hill Street, the LBCIC approved a disposition and development agreement, a financial gap assistance loan, and a construction loan to Brookfield Homes for the development of Coronado Townhomes. This project features a six-building, 48-unit townhome community that forever changed the face of Atlantic Avenue. Reserved for moderate-income households, Coronado Townhomes consists of a mix of two-, three-, and four-bedroom, multi-family residences with attached garages. The townhomes feature a distinctive Spanish-style architecture, spacious floor plan designs, security systems, wireless technology, and innovative interior design elements. Additional resident amenities include a courtyard for leisure activity, two common areas with barbeques and a tot lot. This development is GreenPoint Rated by Build It Green for energy efficiency, certifying that the units are healthy, durable, and resource efficient. Coronado Townhomes was completed in November 2011.

Details

AFFORDABLE UNITS 48

DEVELOPER

Brookfield Homes

TOTAL DEVELOPMENT COST

\$15,652,000

CITY/LBCIC ASSISTANCE

\$7,808,000

AFFORDABILITY (45 YEARS)

48 moderate-income

**AWARD-WINNING
DEVELOPMENT**

COMPLETED FOLLOWING THE LONG BEACH REDEVELOPMENT AGENCY (RDA) DISSOLUTION (2012-2017)

The following represents the most significant affordable housing developments that have been completed following the dissolution of the former Long Beach RDA, from 2012 to 2017.



Collage Apartments

1893-1911 PINE AVE.

Completed in August 2012, Collage Apartments consists of the acquisition of three significantly deteriorated properties in a very dense neighborhood in Central Long Beach, and the reconfiguration and complete rehabilitation of the properties into a 14-unit housing community, including a mix of 12 two-bedroom units, two three-bedroom units, and one manager's unit. The development also features a new community room, outdoor barbecue area, a children's play area, and community gardens, which allow residents to grow healthy foods. As a part of this project, the developer, Jamboree Housing, offers its Housing with HEART social services program to the residents of the community.

Details

AFFORDABLE UNITS 13

DEVELOPER

Jamboree Housing Corporation

TOTAL DEVELOPMENT COST

\$5,175,000

CITY/LBCIC ASSISTANCE

\$5,175,000

AFFORDABILITY (55 YEARS)

5 very low-, 8 low-income

**AWARD-WINNING
DEVELOPMENT**

Long Beach Senior Arts Colony

200 E. ANAHEIM ST.

The Long Beach Senior Arts Colony features a two-building complex located at the corner of Long Beach Boulevard and Anaheim Street. With the adjacent Metro Blue Line rail station and several bus routes traversing the intersection, the location offers some of the most frequent transit service in the City. This senior development features 198 affordable units, including a mix of studios, one-bedroom, and two-bedroom rental apartments. The project also includes managers' units. Amenities consist of a residential library, laundry facilities, a fitness center, and a visual arts studio. Additionally, the development offers several on-site programs to emphasize creative and healthy aging with arts, wellness, lifelong learning, a community building, a community garden, and intergenerational services for seniors. The Long Beach Senior Arts Colony is funded with low-income housing tax credits and tax exempt bonds. This development was also awarded nearly \$26 million through the California Department of Housing and Community Development (HCD) Proposition 1C, Housing Emergency Shelter Trust Fund Act of 2006 Infill Infrastructure Grant and Transit-Oriented Development Programs—a significant accomplishment given the vigorous competition for this funding. The development has achieved a Gold Leadership in Energy and Environmental Design (LEED) rating. Completion of this affordable senior living community was celebrated in 2012.



Details

AFFORDABLE UNITS 198

DEVELOPER

Meta Housing Corporation

TOTAL DEVELOPMENT COST

\$68,800,000

CITY/LBCIC ASSISTANCE

\$10,143,000

AFFORDABILITY (55 YEARS)

67 very low-, 131 low-income

**AWARD-WINNING
DEVELOPMENT**





198 UNITS

2 PROPERTIES

THE SENIOR ARTS COLONY PROVIDES HIGH-QUALITY URBAN INFILL HOUSING AND SUPPORTIVE SERVICES FOR RESIDENTS



Evergreen Apartments

(Scattered Site)

1801 E. 68th ST., 1823 E 68th ST., 1528 FREEMAN AVE.

The Evergreen Apartments project consists of the renovation of three scattered site apartment buildings, including a total of 81 units, with 78 units restricted to low- and moderate-income families, and three units reserved for an on-site manager. The complex located at 1801 E. 68th St. consists of 26 two-bedroom units; the building located at 1823 E. 68th St. consists of 36 units with a mix of two- and three-bedroom units; and the site at 1528 Freeman Ave. includes 19 two-bedroom units. Exterior improvements to the three buildings include new roofing, installation of gutters and downspouts, waterproofing and deck resurfacing, replacement of stucco and siding; and several architectural and façade improvements, such as new porches and balconies, enhanced entries and new vehicular gates, and new landscaping. The two developments on 68th Street include a pool, laundry facilities, a community room, covered parking, and a shared property management office. The development on Freeman Avenue includes a laundry facility, elevator, and covered parking. Originally owned by the LBCIC, the buildings were sold to the developer, Abode Communities, in 1999. The City provided \$1.9 million in funding to ensure affordable rents for very low-, low-, and moderate-income households for 55 years. Abode Communities is a non-profit residential real estate developer with over 30 years of experience, specializing in building sustainable, multi-family affordable housing to address the needs of Southern California's large workforce, low-income families, seniors and individuals with special needs. Renovation of Evergreen Apartments was completed in April 2013.

Details

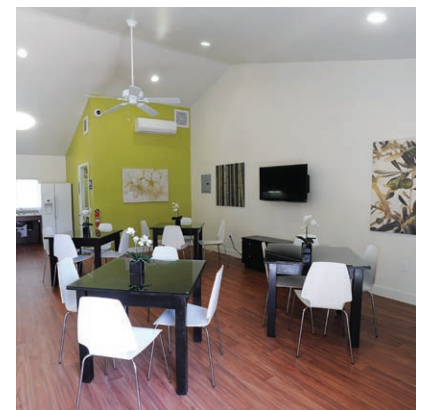
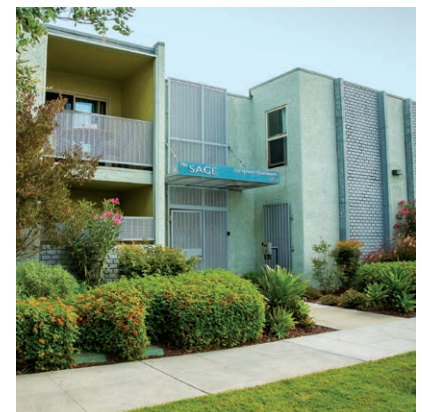
AFFORDABLE UNITS 78

DEVELOPER
Abode Communities

TOTAL DEVELOPMENT COST
\$24,700,000

CITY/LBCIC ASSISTANCE
\$1,920,000

AFFORDABILITY (55 YEARS)
43 very low-, 35 low-income





Belwood Arms

6301 ATLANTIC AVE.

The LBCIC, Hunt Capital Partners, LLC, Ashwood Townhomes, Inc. and Davila Properties LLC, together celebrated the grand opening of Belwood Arms in January 2014. Located in North Long Beach, near Houghton Park and Jordan High School, Belwood Arms consists of a renovated two-story, 34 unit complex that provides affordable, quality housing for low- and very low-income residents. The apartment complex includes 12 one-bedroom units, 22 two-bedroom units, and one manager's unit. The major restoration effort features an environmentally green building with freshly planted trees along the parkway of Atlantic Avenue; new architectural treatments and drought-resistant landscaping, new roofing and flooring, high-efficiency electrical and plumbing systems; and renovated apartment interiors with updated appliances, finishes, and lighting. Residents are provided with access to after-school programs, adult education services, job training and health programs at little or no cost. Belwood Arms helps to create a safe, healthy and viable neighborhood by maintaining rents affordable to households earning between 50 to 60 percent of the area median income (AMI) for a period of 55 years. The \$9 million project was financed through a combination of Federal Low Income Housing Tax Credit equity provided by Hunt Capital Partners, LLC, Federal Tax-Exempt Bonds issued by California Communities, and loans from California Bank & Trust, the City of Long Beach, and the LBCIC.

Details

.....
AFFORDABLE UNITS 33

DEVELOPER

Hunt Capital Partners, LLC

TOTAL DEVELOPMENT COST

\$9,200,000

CITY/LBCIC ASSISTANCE

\$5,900,000

AFFORDABILITY (55 YEARS)

11 very low-, 22 low-income

1044 Maine Avenue

1044 MAINE AVE.

The renovation of this 11-unit apartment building was completed in September 2014 to provide affordable housing for income qualified seniors over the age of 55 years earning no more than 50 percent of the area median income (AMI). Located at 1044 Maine Ave., in the Willmore City/Drake Park Historic District, the revitalized complex features six one-bedroom units and five studio units. Resident amenities include security camera systems, in-unit Life Alert Systems, fully equipped kitchens; an on-site laundry facility, a charming interior courtyard, and enclosed parking. A total of approximately \$1.8 million was expended on the acquisition and rehabilitation of this property. This development was also funded through Federal Neighborhood Stabilization Program (NSP) funds.



Details

AFFORDABLE UNITS 11

DEVELOPER

The LBCIC

TOTAL DEVELOPMENT COST

\$1,800,000

CITY/LBCIC ASSISTANCE

\$1,800,000

AFFORDABILITY (55 YEARS)

11 very low-income

1874 Cedar Avenue

1874 CEDAR AVE.

Completed in January 2015, this development includes the acquisition and rehabilitation of a formerly severely blighted and foreclosed duplex within a very dense neighborhood in the South Wrigley area. The City partnered with Comprehensive Child Development, Inc. to convert the original three-unit property into two licensed family child care homes. The homes provide an opportunity for two income-eligible families to rent the renovated homes for the provision of licensed, quality child care services for children of lower income residents in the community, generating a stable and substantial income for the two families. The revitalized property adds to the livability and safety of the neighborhood. Comprehensive Child Development operates child care centers, manages a network of licensed family child care homes, and monitors nutrition programs for child care homes throughout Los Angeles and Orange County. In addition, the organization offers family services to provide parents and families with enhanced referrals to support services, public benefits, and parenting education.



Details

AFFORDABLE UNITS 2

DEVELOPER

City of Long Beach

TOTAL DEVELOPMENT COST

\$550,000

CITY/LBCIC ASSISTANCE

\$550,000

AFFORDABILITY (30 YEARS)

2 low-income



Details

AFFORDABLE UNITS 60

DEVELOPER

Palm Communities

TOTAL DEVELOPMENT COST

\$22,000,000

CITY/LBCIC ASSISTANCE

\$12,400,000

AFFORDABILITY (55 YEARS)

40 very low-, 20 low-income



Ramona Park Apartments

3290 E. ARTESIA BLVD.

Complementing the neighborhood with an aesthetically pleasing design and vibrant landscaping, Ramona Park Apartments consists of a three-story, 61-unit rental complex for low- and very low-income seniors, and one manager's unit. Site amenities include leisure areas, a swimming pool, outdoor fireplace, laundry facilities, and a clubhouse consisting of a kitchen, library, gym, computer room, and entertainment space. The development provides residents with access to senior services, educational classes, lifestyle counseling, and social activities. Ramona Park Apartments helps to create a safe, healthy, and viable neighborhood by maintaining rents affordable to qualified seniors over the

age of 55 years, with 49 one-bedroom units and 11 two-bedroom units. The apartment building has been constructed to meet a minimum U.S. Green Building Council's Leadership in Energy & Environmental Design (LEED) certification standard and comply with City green building guidelines. The \$22-million development was financed through a combination of Federal Low Income Housing Tax Credit equity, Federal Tax-Exempt Bonds, and loans from Farmers & Merchants Bank, Citibank, California Community Reinvestment Corporation, and the LBCIC. Ramona Park Apartments was completed in September 2014.

Long Beach and 21st Apartments

2114 LONG BEACH BLVD.



Completed in April 2015, Long Beach and 21st Apartments features an affordable, transit-oriented senior development consisting of a 41-unit mixed population community, with a majority of the units reserved for seniors over the age of 55 years with mental disabilities or individuals who have experienced homelessness. The project also includes one unit reserved for an on-site manager. Project amenities consist of a rooftop deck, courtyard area, community room, and library. This development was financed through a variety of sources, including Mental Health Services Act Funds (MHSA) provided by the State of California to support county mental health programs. This program provides funding for construction, rental subsidies, and ongoing case management services. The Housing Authority also awarded 15 project-based vouchers to the developer of this project, Meta Housing Corporation. Tenants for the MHSA units are referred directly by Los Angeles County, with the requirement that the units must be leased to Long Beach residents. Long Beach and 21st Apartments was completed in April 2015, and helps to fill a vital housing need and enhance the quality of life of the community.

Details

AFFORDABLE UNITS 40

DEVELOPER

Meta Housing Corporation

TOTAL DEVELOPMENT COST

\$15,900,000

CITY ASSISTANCE

15 Project-Based Vouchers

AFFORDABILITY (55 YEARS)

22 extremely low-, 4 very low-,
14 low-income



Daisy and Banner Apartments

(Scattered Site)

817 DAISY AVE., 4410 N. BANNER DR.

This project includes the acquisition and rehabilitation of two multi-family properties, including an eight-unit complex located at 817 Daisy Ave., consisting of a mix of four-bedroom, two-bedroom, and studio units; and an apartment building located at 4410 N. Banner Dr., consisting of eight one-bedroom units. Both developments provide affordable housing for extremely low-income individuals and families with special needs earning less than 30% of the area median income (AMI). Residents are also provided with rent subsidies and on-site supportive services to assist with daily living skills. The City provided approximately \$1,100,000 in U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnerships Program (HOME) Community Housing Development Organization (CHDO) funds for this development. Founded in 1995, Home Ownership for Personal Empowerment, Inc. (HOPE) is a non-profit housing developer that creates stable, affordable housing options for people with developmental disabilities; and provides independence, choice, and dignity through innovative housing solutions. There are nearly 60 HOPE projects within Long Beach today, including single-family homes, duplexes, condominiums, and multi-family sites located throughout the City. Banner Apartments was completed in May 2017. Renovation of the project located on Daisy Avenue is expected for completion in December 2017.



Details

AFFORDABLE UNITS 14

DEVELOPER
HOPE

TOTAL DEVELOPMENT COST
\$3,200,000

CITY/LBIC ASSISTANCE
\$1,100,000

AFFORDABILITY (30 YEARS)
14 extremely low-income

UNDER CONSTRUCTION

The following affordable developments are currently under construction within Long Beach.



The Beacon proposed

The Beacon

1201-1235 LONG BEACH BLVD.

Currently under construction, The Beacon will consist of 120 one- and two-bedroom rental units reserved for extremely low- to low-income seniors over the age of 62 years, and a 38-unit supportive housing building serving extremely low-income veterans who are experiencing homelessness or at risk of homelessness. The development will also include two managers' units. Located adjacent to the Metro Blue Line light rail service and bus lines that operate along both Long Beach Boulevard and East Anaheim Street, the transit-oriented development will complement the nearby senior housing uses and activate a key corridor along the northern edge of the Downtown. Project amenities will include a community room with a full kitchen, supportive services room, media room, bike storage area, laundry rooms, computer rooms, an on-site gym; and approximately 7,000 square feet of retail space envisioned for eateries, cafes, and public service offices. The Beacon Apartments is slated for completion in late 2018.

Details

AFFORDABLE UNITS 158

DEVELOPER

Century Housing Corporation

TOTAL DEVELOPMENT COST

\$80,476,000

CITY/LBCIC ASSISTANCE

\$12,276,000

AFFORDABILITY (55 YEARS)

81 extremely low-,
77 very low-income



Beachwood Apartments

(Scattered Site)

475 W. 5th ST., 505 W. 6th ST.

In February 2017, the Long Beach City Council approved a resolution to enable the preservation of Beachwood Apartments, an existing 46-unit affordable housing development in the Willmore area of the Downtown. Constructed in 1984, Beachwood Apartments features one- and two-bedroom units for lower-income families with disabilities earning less than 60 percent of the area median income (AMI). The development also features one unit reserved for an on-site manager. Renovation of the development will include significant updates to the building, consisting of roofing improvements and the installation of several energy efficiency features. Additional enhancements will consist of new dual pane windows, low-flow water fixtures, and drought tolerant landscaping to increase the livability and sustainability of the development. The City provided a \$2,100,000 acquisition loan for this property. Previously identified as being at risk of being converted to market rate housing, this development will continue to provide affordable, quality housing to income-qualified residents.

Details

AFFORDABLE UNITS	45
DEVELOPER	Century Housing Corporation
TOTAL DEVELOPMENT COST	\$14,400,000
CITY/LBCIC ASSISTANCE	\$2,100,000
AFFORDABILITY (55 YEARS)	7 very low-, 38 low-income



CITYVIEW

3333

CITYVIEW

3333 PACIFIC PLACE
AFFORDABLE SENIOR WING



CHAPTER 2

HOUSING PRESERVATION

Long Beach has a sizable stock of publicly assisted rental housing. This stock includes all multi-family rental units assigned under federal, State, and local programs, including HUD, State/local bond programs, density bonus, and the Long Beach redevelopment programs. Assisted rental projects include both new construction, as well as the acquisition/rehabilitation projects with affordability covenants. A total of 4,260 publicly assisted multi-family units are located within the City.

From time to time, restricted units lose their affordability controls and revert to non-low-income use due to expiration of subsidy contracts and/or affordable covenants. Since 2007, the City has effectively preserved a total of 1,957 existing units in the City. The following represents multi-family projects which were previously identified as at risk of reverting to market rate, that have had affordability covenants extended over the past decade.

OVER THE PAST DECADE

A TOTAL OF

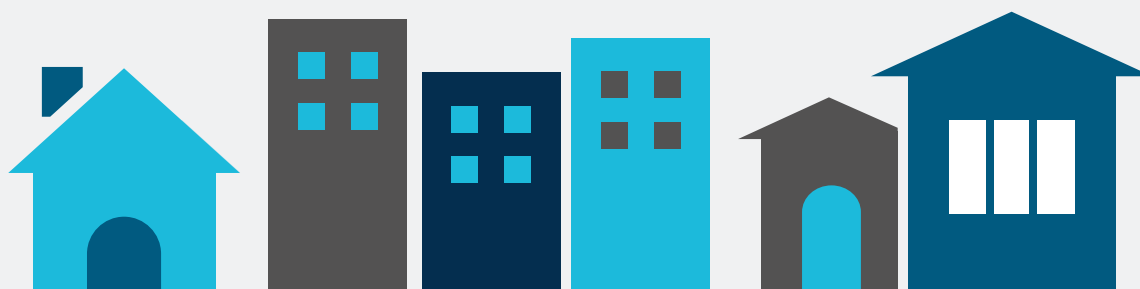
1,957

AT-RISK
AFFORDABLE
UNITS HAVE
BEEN PRESERVED
WITH LONG-TERM
AFFORDABILITY
COVENANTS



348
affordable units
preserved

American
Goldstar Manor
3021 GOLD STAR DR.



200

affordable units
preserved

Baptist
Gardens

1011 PINE AVE.

296

affordable units
preserved

CityView

3333 PACIFIC PL.

100

affordable units
preserved

Covenant
Manor

600 E. 4th ST.

140

affordable units
preserved

New Hope
Home

1150 NEW YORK ST.

46

affordable units
preserved

Beachwood
Apartments

475 W. 5th ST., 505 W. 6th ST.

195

affordable units
preserved

Plymouth West

240 CHESTNUT AVE.

74

affordable units
preserved

Seamist
Tower

1451 ATLANTIC BLVD.

410

affordable units
preserved

Springdale
West

2095 W. SPRING ST.

148

affordable units
preserved

St. Mary's
Tower

1100 ATLANTIC BLVD.

CHAPTER 3

ADAPTIVE REUSE AND AFFORDABLE HOUSING

Long Beach seeks to encourage adaptive reuse to allow for the conversion of existing structures into new land uses that maintain or enhance the character of the community and further extend the life of a building or space. Adaptive reuse refers to a construction or remodel project that reconfigures a site to accommodate a new use or a purpose other than for what it was originally designed. The revitalization of buildings through reuse or repurposing helps to stabilize neighborhoods by preserving the City's historic context and architecture, reducing the environmental hazards and costs associated with new construction, and enhancing economic growth with new housing and employment opportunities. The following adaptive reuse projects have been completed for the purpose of providing affordable housing within the City.



IMMANUEL PLACE



IMMANUEL PLACE



Palace Hotel

2640 E. ANAHEIM ST.

Adaptive reuse of the designated landmark Palace Hotel was completed in February 2012. The housing development consists of a two-story, 14-unit studio rental apartment complex that provides affordable housing for at-risk transition age youth (TAY) between the ages of 18 and 24 years, who have aged out of the foster care system. The development also includes one unit reserved for an on-site manager. Residents are provided with Pathways Transitional Living Program, offered by United Friends of Children (UFC). Renovation of the historic 1920s hotel includes a variety of enhancements and upgrades, and sustainability features to achieve a Leadership in Energy and Environmental Design (LEED) Gold rating from the U.S. Green Building Council. A portion of the funding for The Palace came from the federal stimulus package included in The American Recovery and Reinvestment Act. The Palace Hotel is the first project of its kind within the City, and exemplifies a successful adaptive reuse affordable housing development for a particularly vulnerable segment of the Long Beach community.



Details

AFFORDABLE UNITS 13

DEVELOPER
LINC Housing Corporation

TOTAL DEVELOPMENT COST
\$7,000,000

CITY/LBCIC ASSISTANCE
\$2,983,000

AFFORDABILITY (55 YEARS)
13 very low-income



**AWARD
-WINNING
DEVELOPMENT**

Immanuel Place

3215 E. 3rd ST.



Completed in March 2017, adaptive reuse of the former Immanuel Church provides a new affordable senior housing development. The three-story apartment complex consists of 25 one-bedroom units with rents made affordable to qualified seniors over 62 years of age. The development complements the neighborhood with preservation of the structure's rich exterior façade. The existing sanctuary space has been repurposed as a community room, consisting of a kitchen, library, and fully restored pipe organ. Additional amenities include a secured entry with intercom, a fitness room, laundry facilities, and secure parking. Residents are also provided with access to senior services, such as adult education and health and wellness programs. The apartment building was constructed to meet Build It Green's Platinum GreenPoint Rated New Home Multifamily (NHFM) certification standards. As part of the project scope, the adjacent 1920s-era craftsman residence located at 304 Obispo Ave. has been preserved and relocated to Termino Avenue for single-family occupancy within the City. The \$13.2-million development was financed through a combination of Low Income Housing Tax Credit equity from Union Bank; an Infill Grant from the California State Department of Housing and Community Development; U.S. Department of Housing and Urban Development (HUD) HOME Investment and Partnership Program (HOME) funds from the City/LBCIC; a loan from the Community Development Commission of the County of Los Angeles; and funds from the Federal Home Loan Bank.

Details

AFFORDABLE UNITS 24

DEVELOPER

Thomas Safran & Associates

TOTAL DEVELOPMENT COST

\$13,200,000

CITY/LBCIC ASSISTANCE

\$2,550,000

AFFORDABILITY (55 YEARS)

4 extremely low-, 13 very-low, 7 low-income



4912



CHAPTER 4

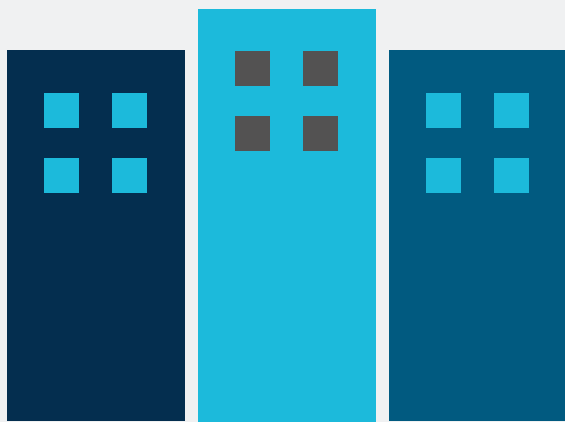
HOUSING REHABILITATION

For many years, the City and the LBCIC have offered a wide variety of programs that provide loans to homeowners and apartment owners for the purpose of rehabilitating existing housing units to ensure healthy and safe living conditions.

Community Housing Development Organization (CHDO) Acquisition/ Rehabilitation Loan Program

Under federal regulations, a minimum of 15% of U.S. Department of Housing and Urban Development (HUD) HOME Investment and Partnership Program (HOME) funding must be allocated to CHDOs for housing development activities. CHDO organizations are private, non-profit, community-based service organizations that have obtained or intend to obtain staff with the capacity to develop or rehabilitate affordable housing for the

community served. CHDOs must meet certain requirements pertaining to their legal status, organizational structure, capacity, and experience. Eligible activities for CHDOs include new construction of rental housing, acquisition and/or rehabilitation of rental housing, new construction of owner-occupied housing, and direct financial assistance to homebuyers of HOME-assisted housing that has been developed with HOME funds by the CHDO.



15%

**OF HOME FUNDING
MUST BE ALLOCATED TO
CHDOs FOR HOUSING
DEVELOPMENT ACTIVITIES**

SINCE THE INCEPTION OF THE HOME PROGRAM IN 1992, LONG BEACH HAS CERTIFIED THE FOLLOWING CHDOs:

- Clifford Beers Housing, Inc.
- Community Corporation of Santa Monica
- Decro Alpha Corporation
- Decro Epsilon Corporation
- Decro Gamma Corporation
- Federation of Filipino American Associations, Inc.
- Friends of Central Avenue
- Habitat For Humanity of Greater Los Angeles
- Home Ownership for Personal Empowerment, Inc.
- Helpful Housing
- JABEZ Foundation, Inc.
- Joshua One Community Development Corporation
- Long Beach Affordable Housing Coalition
- Mental Health Association
- Shelter for the Homeless
- United Cambodian Community, Inc.

367 UNITS
REHABILITATED



LONG BEACH HAS APPROXIMATELY

2,400 MOBILE
HOMES



Loans are offered
to low-income
homeowner-occupants
for up to

\$60,000

PER UNIT

at a fixed rate of 0%

Multi-Family Residential Loan Program

A significant portion of the City's existing multi-family housing stock is older and in need of repairs and upgrades. The City's Multi-Family Rehabilitation Loan Program offers substantial loans to owners of rental properties consisting of five or more units. These loans are provided at 0% interest, and are typically repaid over a 20-year period. In exchange for the low-cost loans, borrowers must agree to restrict a portion of the units in a given building to lower-income residents at affordable rents. This program is funded by the U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnerships Program (HOME). Over the past decade, 367 units have been rehabilitated and made affordable to lower-income households.

Mobile Home Repair Grant Program

Long Beach has approximately 2,400 mobile homes. The LBCIC has contracted with a local non-profit agency, Rebuilding Together Long Beach (RTL), to provide up to \$11,000 per unit in grant funds for the improvement of individual mobile homes occupied by extremely low-income households. Eligible households are identified by RTL, and improvement projects are focused on ensuring safe living conditions. Enhancements include rebuilding stairs and/or ramps, upgrading electrical and plumbing fixtures, the installation of safety bars in bathrooms, and roof replacements.

Single-Family Residential Rehabilitation (Owner-Occupied) Loan Program

Home repair and maintenance can be difficult or impossible for lower-income households, particularly elderly and those with disabilities. The Single-Family Residential (Owner-Occupied) Loan Program offers low-interest loans to homeowners for improvements and repairs to their homes. Loans are offered to low-income homeowner-occupants for up to \$60,000 per unit at a fixed rate of 0%. Payment on the loans may be deferred until the home is sold or transferred. City assistance can be used to correct code deficiencies, repair damage, and improve the overall condition and appearance of the residence.

CHAPTER 5

HOME BUYER ASSISTANCE PROGRAMS

The City and the LBCIC have historically offered a variety of homebuyer assistance programs to assist lower-income households in purchasing their first home. Since 2006, 335 second mortgage loans have been provided to qualified homebuyers. Many of these loans have been funded through the special federal Neighborhood Stabilization Program grants, resulting in over 130 homes being removed from the foreclosure rolls during the Great Recession. Others have been funded through programs such as the City's Second Mortgage Assistance Program and the State CalHOME Program.





Neighborhood Stabilization Program

The federally-funded Neighborhood Stabilization Program (NSP) was used to promote neighborhood stabilization through increased homeownership opportunities in Long Beach. This program consisted of three separate cycles, and included acquisition, rehabilitation, and silent second mortgage assistance. The three separate grants, referred to as NSP1, NSP2, and NSP3, were used as follows:



The City purchased and remodeled foreclosed homes, and sold the properties to low-income first-time homebuyers. The City also provided second mortgage assistance to the buyers.



The City offered second mortgage assistance, a closing cost grant, and a rehabilitation grant to qualified low-income, first-time homebuyers to purchase any vacant, foreclosed, single-family residence located within a qualifying NSP2 area.



The City purchased and remodeled foreclosed homes, and sold the properties to low-income, first-time homebuyers. The City also provided second mortgage assistance to the buyers.

The following tables depict the number of single-family properties in Long Beach assisted through NSP, as well as related program expenses.

SINGLE-FAMILY PROPERTIES ASSISTED THROUGH NSP

	NSP1	NSP2	NSP3	TOTAL
City Assisted	15	88	4	
Habitat Assisted	N/A	25	N/A	
TOTAL	15	113	4	132

NSP EXPENSES

	NSP1	NSP2	NSP3	TOTAL
Land-Bank	\$218,209.38	N/A	N/A	
Acquisition/SMAP/Rehab	\$4,330,055.89	\$13,165,836.97	\$975,751.67	
Habitat	N/A	\$11,705,043.88	N/A	
TOTAL	\$4,548,265.27	\$24,870,880.85	\$975,751.67	\$30,394,897.79

Second Mortgage Assistance Program

Funded by Housing Set-Aside Funds, CalHOME, and HOME Investment and Partnership Program (HOME), the Second Mortgage Assistance Program (SMAP) provides purchase assistance in the form of 0% interest silent second mortgages to qualified moderate-income buyers. Over \$10,800,000 was expended to assist 70 low- and moderate-income, first-time homebuyers in Long Beach.



PROVIDED

**70 0% INTEREST
SECOND
MORTGAGES**

TO LOW- AND MODERATE-INCOME BUYERS

CalHome Program

The City has received grant funds from the State of California's CalHome Program. CalHome is a mortgage assistance program that aids first-time buyers in purchasing a home by offering second mortgage loans to households earning up to 80% of area median income (AMI), with a maximum loan amount of \$57,000.



OFFERS SECOND MORTGAGE LOANS
TO HOUSEHOLDS EARNING UP TO

80% OF AMI

WITH A MAXIMUM LOAN AMOUNT OF

\$57,000

CHAPTER 6

AFFORDABLE HOUSING INCENTIVES

The City offers various affordable housing incentives, including developer impact fee waivers, density bonus, and assistance for qualifying projects to stimulate additional opportunities for the provision of affordable housing within Long Beach.

Developer Impact Fee Waivers

The City imposes developer impact fees on new development throughout the City. These fees ensure that development bears a proportionate share of the cost of capital facilities and related costs necessary to accommodate such development. The Long Beach Municipal Code (LBMC) exempts new affordable units from payment of the City's development impact fees for parks and recreation, transportation, police, and fire, if the criteria on length of affordability and income/affordability levels are met. Together, these fees can add more than \$5,000 to the per-unit cost of a housing development.



DEVELOPER IMPACT FEE WAIVER

can save more than

\$5,600

per unit to the cost of a housing development

Density Bonus

The State of California has adopted density bonus laws which allow developers of residential units to construct at higher densities when a portion of those additional units are rented or sold at rates affordable to low- and moderate-income residents. Long Beach has codified this density bonus law as an incentive for affordable housing (LBMC 21.63). In exchange for the right to build at higher densities, the affordable units shall be guaranteed to be maintained for 30 years.

In exchange for the right to build at higher densities, the affordable units shall be guaranteed to be maintained for

30 YEARS

Funding Programs

The LBCIC provides assistance to for-profit and non-profit housing developers for the construction or rehabilitation of affordable rental and for-sale ownership housing. Assistance on behalf of the LBCIC is typically provided in the form of low interest loans, and all assisted units are deed restricted for occupancy by lower-income households. The LBCIC seeks out additional sources of funding, including U.S. Department of Housing and Urban Development (HUD) HOME Investment and Partnership Program (HOME), State, and federal funds. Specifically, the LBCIC will continue to utilize the 15% HOME community housing development organizations (CHDO) set-aside funds to pursue affordable housing opportunities through new construction, substantial rehabilitation, and/or the acquisition of new properties within the City.

The LBCIC will continue to utilize the

15%

HOME CHDO set-aside funds to pursue affordable housing opportunities

CHAPTER 7

HOUSING AUTHORITY PARTNERSHIP/ PROGRAMS

The Housing Authority of the City of Long Beach (HACLB) offers a variety of programs that provide rental assistance to income-qualified participants. In Fiscal Year (FY) 2016 alone, the Housing Authority administered approximately \$69 million to provide rental assistance to nearly 7,000 extremely low- to very low-income households that are renting privately owned residences from more than 2,600 Long Beach property owners. With the mission of providing high-quality housing assistance for Long Beach's lower income households, HACLB operates several assistance programs.

Housing Choice Voucher Program

The Housing Choice Voucher Program is the federal government's major program for assisting very low-income families, elderly, and people with disabilities to afford decent, safe, and sanitary housing in the private market. Families issued a housing voucher are responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. A housing subsidy is then paid directly to the landlord on behalf of a participating family, who are then responsible for paying the remainder of the market rent charged by the landlord.



A housing subsidy is **PAID DIRECTLY** to the landlord on behalf of a participating family

The
Housing Authority
has authorized

368

**PROJECT-BASED
VOUCHERS**

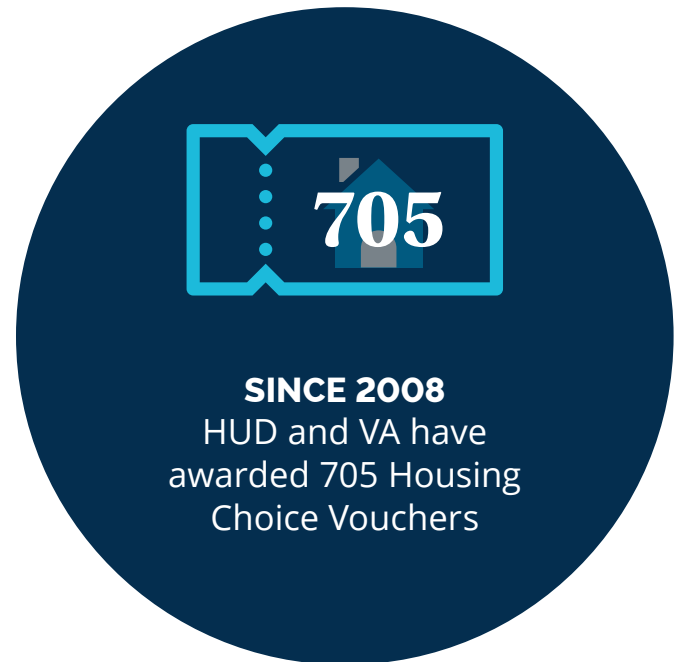
in six projects

Project-Based Voucher Program

Project-based vouchers are a component of the Housing Choice Voucher Program. Under this Program, the Housing Authority enters into a payment contract that guarantees rental assistance for a specified number of units in a housing development. This Program ensures that voucher holders will have an opportunity to live in the development; and the guaranteed revenue stream generated from the Housing Assistance Contract enables the developer to leverage debt to help construct or rehabilitate the development. The Housing Authority is currently under contract to provide 368 Project-Based Vouchers in six projects, and an additional 200 vouchers have been approved for pending projects in the City.

Veterans Affairs Supportive Housing (VASH) Program

In 2008, the Consolidated Appropriations Act provided \$76,000,000 in funding for the Department of Housing and Urban Developments (HUD) Veterans Affairs Supportive Housing (HUD-VASH) voucher program. Through public housing authorities, like HACLB, HUD provides these rental assistance vouchers for privately owned housing to veterans who are eligible for veteran administration (VA) health care services. The VA case managers work with veterans to provide support services such as health care, mental health treatment, and substance use counseling. Among the VA Continuum of Care (CoC) programs, the Housing Choice Voucher Program (VASH) enrolls the largest number of veterans who have experienced long-term or repeated homelessness. To date, HACLB has allocated a total of 705 vouchers. These vouchers have enabled over 500 veterans experiencing homelessness to be housed and receive intensive case management assistance in Long Beach.



Housing Opportunities for Persons With AIDS

The HUD Housing Opportunities for Persons With AIDS (HOPWA) Program provides formula allocations and competitively awarded grants to eligible states, cities, and non-profit organizations to provide housing assistance and related supportive services to meet the housing needs of low-income persons and their families living with HIV (human immunodeficiency virus) and/or AIDS (acquired immune deficiency syndrome). These resources help clients maintain housing stability, avoid homelessness, and improve access to HIV/AIDS treatment and related care while placing a greater emphasis on permanent supportive housing.

Shelter Plus Care Program

The Shelter Plus Care (S+C) Program provides rental assistance for people with disabilities, primarily those with serious mental illness, chronic problems with alcohol and/or drugs, HIV/AIDS, and related diseases. Case management and other services are provided by partner agencies and coupled with the rental assistance for participants.

Case management and other services are provided by **PARTNER AGENCIES** and coupled with **RENTAL ASSISTANCE**



SPECIAL SET-ASIDE VOUCHERS benefit individuals experiencing homelessness, family preservation, and domestic violence cases

Special Set-Aside Vouchers

HACLB provides special set-aside housing vouchers for cases referred through the City's Multi-Service Center for individuals and families at risk of homelessness. These are set aside for individuals experiencing homelessness, family preservation, and domestic violence cases.


CONSERVING AND IMPROVING EXISTING AFFORDABLE HOUSING, PROVIDING ADEQUATE SITES FOR NEW HOUSING, ASSISTING IN THE DEVELOPMENT OF AFFORDABLE HOUSING, REMOVING GOVERNMENTAL CONSTRAINTS TO HOUSING DEVELOPMENT, AND PROMOTING EQUAL HOUSING OPPORTUNITY FOR LONG BEACH RESIDENTS.





PHOTO CREDITS





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Habitat for Humanity of Greater Los Angeles

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Home Ownership for Personal Empowerment, Inc.

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Liezl Estipona

Menorah Housing Foundation

Meta Housing Corporation

Thomas Safran & Associates


Thomas Wasper Photography

A DECADE OF AFFORDABLE HOUSING

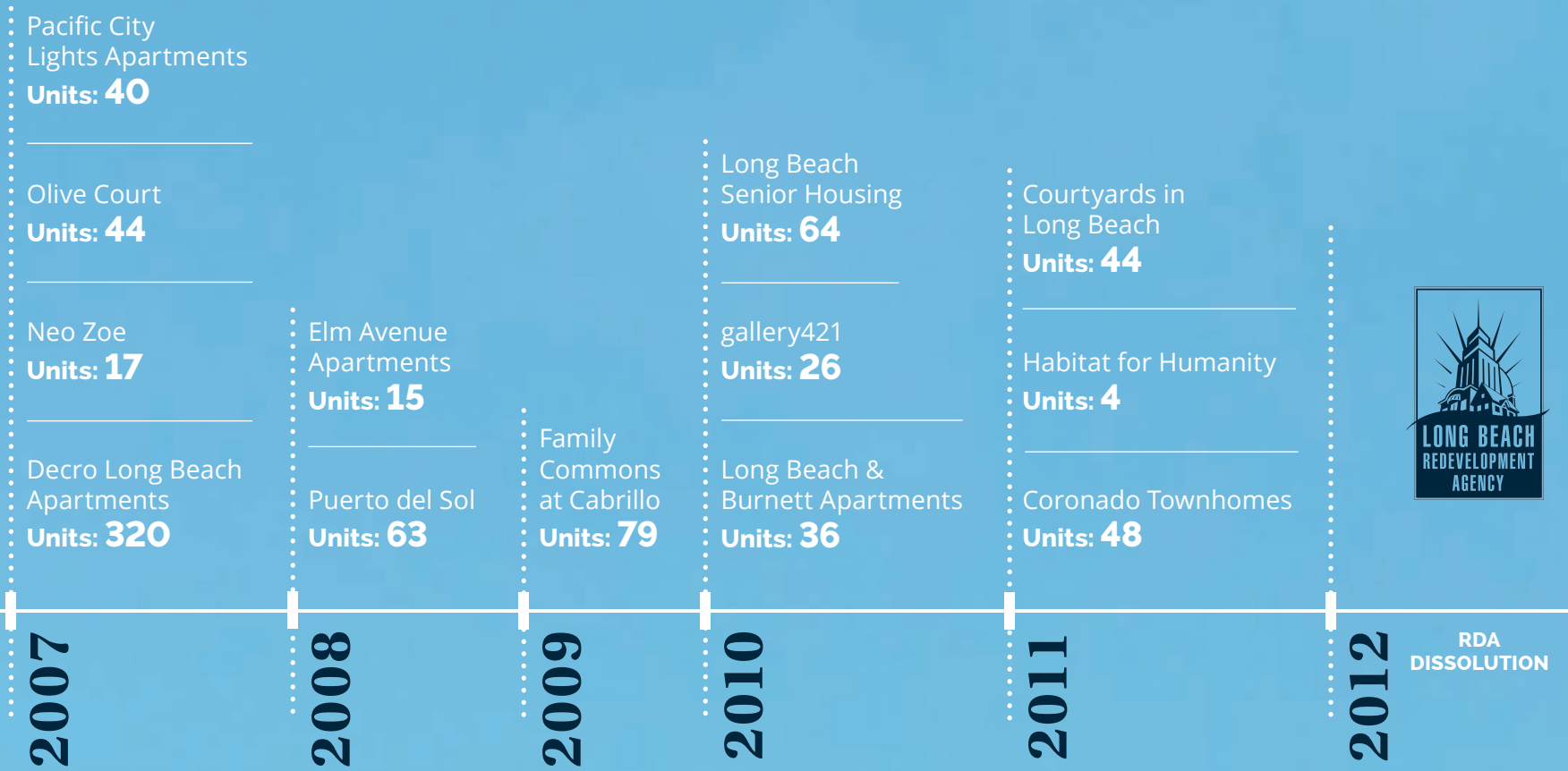
CITY OF LONG BEACH 2007-2017



\$17.8M
SINCE 2007
for the
rehabilitation
of **367** rental
units

4,353 

EXTREMELY LOW- TO MODERATE-
INCOME HOUSEHOLDS ASSISTED



\$39M 

IN SECOND MORTGAGE LOANS TO LOWER-INCOME, FIRST-TIME HOMEBUYERS



\$31.6M
RDA debt repaid to Housing Fund

The Long Beach Housing Development Company (LBHDC) renamed The Long Beach Community Investment Company (LBCIC)
OCT 2013

Palace Hotel
Units: 13

Long Beach Senior Arts Colony
Units: 198

Belwood Arms
Units: 33

1044 Maine Ave.
Units: 11

1874 Cedar Ave.
Units: 2

Long Beach and 21st Apartments
Units: 40

Habitat for Humanity
Units: 3

Daisy and Banner Apartments
Units: 14

Anchor Place
Units: 119

The Beacon
Units: 158

Beachwood Apartments
Units: 45

Ramona Park Apartments
Units: 60

Cabrillo Gateway
Units: 79

Immanuel Place
Units: 24

Habitat for Humanity
Units: 4

2013

2014

2015

2016

2017

OVER THE PAST **DECADE**

1,694

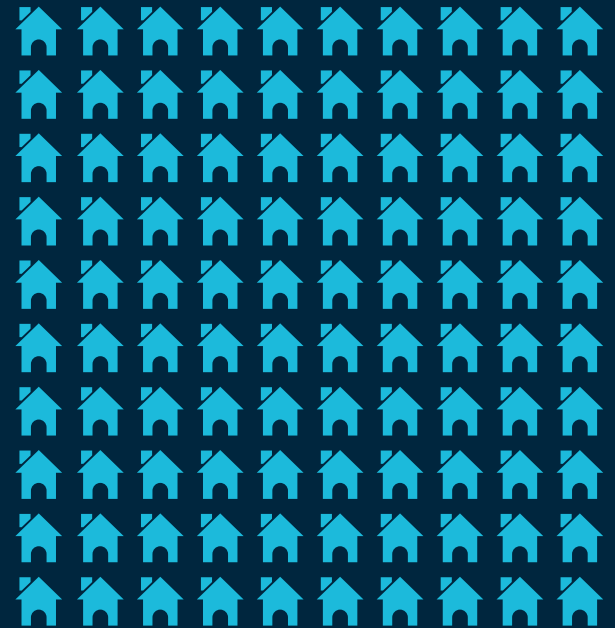
New
affordable
units

1,957

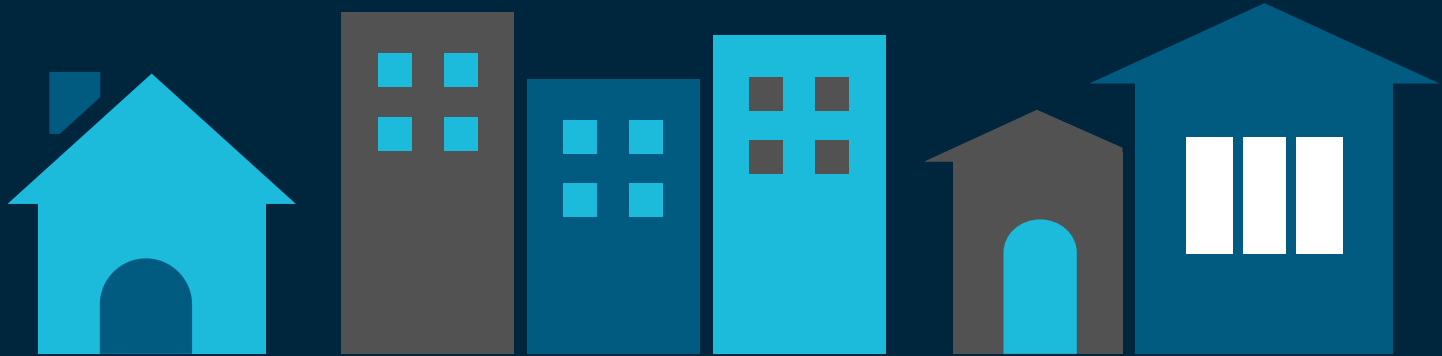
Existing
units
preserved

367

Existing
units
rehabilitated

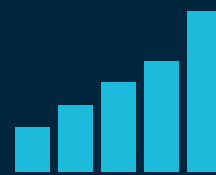


335 **SILENT SECOND MORTGAGES**
PROVIDED TO LOW- AND
MODERATE-INCOME FIRST-TIME HOMEBUYERS



\$560,677,200

2007



2017

Invested in the
production of new
affordable housing
units between 2007
and 2017

\$146,295,055

CITY/LBCIC FINANCING



\$414,382,145

ADDITIONAL FINANCING

THE CITY'S INVESTMENT HAS LEVERAGED \$414,382,145 IN ADDITIONAL FINANCING FOR AFFORDABLE HOUSING, REPRESENTING AN INVESTMENT OF OVER A **HALF BILLION DOLLARS** IN AFFORDABLE HOUSING IN LONG BEACH OVER THE PAST DECADE



LONG BEACH DEVELOPMENT SERVICES

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Visit us at www.lbds.info

 LongBeachBuilds

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