



49th Annual NCDA Conference Local Projects Tour

June 14, 2018



LONG BEACH
DEVELOPMENT SERVICES
BUILDING A BETTER LONG BEACH



CITY OF
LONG BEACH

Century Villages at Cabrillo

2001 River Ave.

- 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.
- Serving more than 2,000 residents, including over 900 U.S. veterans.



Anchor Place

2001 River Ave.

- The City and CVC together celebrated the grand opening of Anchor Place, the fifth phase of the campus development, in November 2017.
- The project consists of a five-story, 120-unit supportive housing development for families and veterans experiencing homelessness, extremely low-income residents, and one manager's unit.
- Rents are 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.



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

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.



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

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. Additionally, the Housing Authority of the City of Long Beach (HACLB) 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

Santa Fe Avenue Façade Improvement Project

2090 Santa Fe Ave.

- In an effort to enhance the pedestrian experience while assisting local businesses, the Santa Fe Façade Improvement project transformed 11 storefronts with new exterior paint and signage.
- The businesses range from a small neighborhood grocery store, small sandwich and coffee shop, and barber shop.
- The project was completed in 2017 and was one of several façade improvement projects in North and West Long Beach.
- Community Development Block Grant (CDBG) unding - \$165,000



Pacific City Lights

1643 Pacific Ave.

- Completed in summer 2007, Pacific City Lights Apartments consists of a 41-unit workforce housing development.
- The development includes three- and four-bedroom units reserved for income-qualified very low- and low-income families, and one manager's unit.
- 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

Habitat for Humanity of Greater Los Angeles

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

- The development consists of three sites conveyed to Habitat LA by The Long Beach Community Investment Company (LBCIC).
 - 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.
 - A two-bedroom, one-bathroom single-family home located at 228 W. 14th St.

Details

- Affordable Units : 3 single-family homes
- Developer: Habitat LA
- Total Development Cost: \$793,700
- City/LBCIC Assistance: \$537,200
- Affordability (45 Years)



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.
- This senior development features 198 Affordable Units, including a mix of studios, one-bedroom, and two-bedroom rental apartments.
- The Long Beach Senior Arts Colony is funded with low-income housing tax credits and tax exempt bonds.
- 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

The Beacon

1235 Long Beach Blvd.

- 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.
- 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.
- Expected for completion in late 2019.



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

Long Beach and Anaheim Façade Project

- A full façade completed at the corner of Anaheim Street and Long Beach Boulevard in central Long Beach, a block well-used and frequented thanks to the Metro Blue Line Station
- The project was made possible thanks to a Community Development Block Grant (CDBG), a federally-funded program used to remove blight and spur community development, while the site was chosen by the City of Long Beach.
- In an effort to reactivate the street and transform the section into an area where residents and visitors alike want to spend time, roll-up doors were removed and added windows were added in their place to make the storefronts more accessible, open and inviting, among many other improvements.
- CDBG funding - \$350,000



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 reserved for moderate-income households, Coronado Townhomes consists of a mix of two-, three-, and four-bedroom, multi-family residences with attached garages.
- 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

Burnett/Atlantic Façade Project

- The Atlantic/Burnett four-corner façade Project was completed in Fiscal Year 2016 and includes five business including a dental clinic, a sea food restaurant , coin laundry, liquor store and beauty saloon, all small businesses serving area residents.
- CDBG funding - \$292,000



Long Beach and Burnett Apartments

2355 Long Beach Blvd.

- Completed May 2010, Long Beach Senior Housing, is 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.
- 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: 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

Long Beach and 21st

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.
- 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.
- Project amenities consist of a rooftop deck, courtyard area, community room, and library.



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

Olive Court Apartments

1880 Long Beach Blvd.

- Olive Court 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.
- Close to the Los Angeles County Metropolitan Transportation Authority (Metro) Blue Line light rail, Olive Court offers a revitalizing, transit-oriented model for urban living.
- 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.



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

The Spark

1900 – 1940 Long Beach Blvd.

- The project will feature a mix of one-, two-, and three-bedroom units for individuals and families earning between 30% and 60% of the area median income, including 47 units reserved for households experiencing homelessness or at risk of experiencing homelessness.
- The development will also offer 12,388 square feet of ground floor neighborhood-serving commercial retail, a new Young Men's Christian Association (YMCA) office, and support service offices.
- Spark at Midtown received funding from The Long Beach Community Investment Company (LBCIC) and the Community Development Commission/ Housing Authority of the County of Los Angeles, and is slated for completion in 2019.



Details

- Affordable Units: 94
- Developer: LINC Housing, Inc.
- Total Estimated Development Cost: \$51,839,000
- City/LBCIC Assistance
 - \$3,000,000
- Affordability (55 Years)
 - 47 Extremely-Low-, 47 low-income

Las Ventanas

1795 Long Beach Blvd.

- Proposed development will activate a blighted commercial property plot with a new, five-story, 101-unit affordable housing complex at the key intersection of Long Beach Boulevard and Pacific Coast Highway.
- Units will be restricted to income-qualified households earning less than 60 percent of the average median income (AMI); and 15 units will be reserved for individuals and families experiencing mental health disorders, with funding provided by the California Department of Health Care Services.
- The project received funding from The Long Beach Community Investment Company (LBCIC), and is expected for completion in 2019.



Details

- Affordable Units: 102
- Developer: AMCAL
- Total Development Cost: \$42,200,000
- City/LBCIC Assistance
 - \$3,750,000
- Affordability (55 Years)
 - 18 Extremely-Low-, 32 Very-Low, 50 Moderate-income

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 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.



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