CITY OF LONG BEACH

DEPARTMENT OF HEALTH AND HUMAN SERVICES

2525 GRAND AVENUE • LONG BEACH, CALIFORNIA 90815 • (562) 570-4000 • FAX: (562) 570-4049

December 11, 2018

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive and file a report from the Everyone Home Long Beach Taskforce. (Citywide)

DISCUSSION

On May 21, 2018, Mayor Robert Garcia launched the Everyone Home Long Beach (EHLB) Initiative to address housing and homelessness in the City of Long Beach (City). Designed to build on the City's comprehensive homeless services and affordable housing efforts already underway, EHLB seeks innovative approaches to provide new pathways into housing and prevent residents from falling into homelessness.

On June 15, 2018, the City convened the EHLB Taskforce (Taskforce), chaired by Jane Close Conoley, President, California State University Long Beach. The Taskforce was comprised of leaders from a diverse group of Long Beach institutions and organizations. The focus of the Taskforce was to understand service and housing needs in the community, review existing homeless services and low-income housing efforts, develop recommendations to prevent homelessness, identify new opportunities to support those experiencing homelessness to achieve housing, and to create opportunities for increased access to low-income housing. The Taskforce held five meetings between the months of June and November 2018, and provided the following materials and/or presentations:

- Taskforce Meeting Agendas (Attachment A)
- June 15, 2018 Taskforce Meeting Presentation (Attachment B)
- July 20, 2018 Taskforce Meeting Presentation (Attachment C)
- August 17, 2018 Taskforce Meeting Presentation (Attachment D)
- September 21, 2018 Taskforce Meeting Presentation (Attachment E)
- Continuum of Care Governance Charter (Attachment F)

Additionally, attached for your reference is a brochure titled "A Decade of Affordable Housing," which showcases several of the City's new affordable housing developments completed over the past decade, and highlights other achievements pertaining to the production and preservation of affordable housing (Attachment G).

The Taskforce provided governance, finance, and policy recommendations to be presented to the Mayor and City Council, which include 41 recommendations across the following goals:

1. Build governance, data capabilities, and financing to support a coordinated and robust homeless services and housing system.
2. Expand housing opportunities.
3. Incentivize and engage landlords to provide housing to low-income and homeless individuals and families.
4. Provide services and incentives to prevent homelessness.
5. Increase employment opportunities for people who are either at-risk of, or experiencing, homelessness.
6. Support children and families who are precariously housed or homeless.
7. Increase access to behavioral health and physical health services.
8. Develop services models specific to older adult, transition-aged youth, LGBTQ, and re-entry populations.
9. Implement a robust communications strategy.

The results of the Taskforce work are outlined in the EHLB Report (Report), which will be transmitted separately, prior to the December 11, 2018 meeting, to the Mayor and City Council. The Report will also be appended to this item and available for viewing by the public via the City Clerk website.

This matter was reviewed by Deputy City Attorney Linda T. Vu on November 20, 2018 and by Revenue Management Officer Geraldine Alejo on November 27, 2018.

TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

FISCAL IMPACT

The total cost to develop the Report was $52,604 and was funded with staff time and printing costs incurred within existing resources in the Health and Human Services, Technology Services, and the City Manager Departments. The Report is a visionary document with no direct funding currently identified to implement the recommended strategies. The Report outlines the need for identifying a sustainable funding source. The City will undertake efforts to identify and implement one or more funding sources to address the recommendations outlined in the Report. There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

KELLY COLOPY
DIRECTOR
HEALTH AND HUMAN SERVICES

APPROVED:

PATRICK H. WEST
CITY MANAGER

Attachments:
Taskforce Meeting Agendas (Attachment A)
June 15, 2018 Taskforce Meeting Presentation (Attachment B)
July 20, 2018 Taskforce Meeting Presentations (Attachment C)
August 17, 2018 Taskforce Meeting Presentation (Attachment D)
September 21, 2018 Taskforce Meeting Presentation (Attachment E)
Continuum of Care Governance Charter (Attachment F)
A Decade of Affordable Housing (Attachment G)

EVERYONE HOME LONG BEACH

CITY OF LONG BEACH

AGENDA

June 15, 2018
9:00 a.m. – 12:00 p.m.

The Pointe, California State University Long Beach

Chair: Jane Conoley, President, CSULB

Vice Chair: Andy Kerr, Measure H Citizens' Oversight Advisory Board

Facilitator: Kelly Colopy, Director, Long Beach Department of Health and Human Services

Presenters: Shannon Parker, Homeless Services Division Officer
Teresa Chandler, Community Services Bureau Manager

***

9:00	Welcome and Introductions	Jane Conoley and Mayor Robert Garcia
9:30	The City Team	Kelly Colopy
9:45	Stories from the Streets	Shannon Parker
10:00	Defining Success	Kelly Colopy
10:45	Overview of Homeless Services in Long Beach	Teresa Chandler and Kelly Colopy
11:30	Public Comment	Kelly Colopy

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CITY OF LONG BEACH

AGENDA

July 20, 2018
9:00 a.m. – 12:00 p.m.

Auditorium, Energy Resources Department
2400 East Spring Street

Chair: Jane Conoley, President, CSULB

Vice Chair: Andy Kerr, Measure H Citizens' Oversight Advisory Board

Facilitator: Kelly Colopy, Director, Long Beach Department of Health and Human Services

Presenters: Thomas Hudson, Commissioner, City of Long Beach Housing Authority and Member, Continuum of Care Board
Mark Kunz, Senior Director, Lutheran Social Services of Southern California (LSSSC)
Veronique Johnson, Program Director, Catholic Charities of Los Angeles, Inc.
Patrick Ure, Bureau Manager, Housing and Neighborhood Services
Shannon Parker, Officer, Homeless Services Division

***

9:00	Welcome and Reflections	Jane Conoley
9:10	Stories from the Streets	Thomas Hudson, Mark Kunz, Veronique Johnson
9:40	Affordable Housing Development Local Housing Production Policies and Initiatives	Patrick Ure
10:30	Prevention Services and Gaps	Shannon Parker Kelly Colopy
11:30	Public Comment	Jane Conoley

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CITY OF LONG BEACH

AGENDA

August 17, 2018
9:00 a.m. – 12:00 p.m.

City of Long Beach Water Treatment Plan
2950 Redondo Ave

Chair: Jane Conoley, President, CSULB

Vice Chair: Andy Kerr, Measure H Citizens' Oversight Advisory Board

Facilitator: Kelly Colopy, Director, Long Beach Department of Health and Human Services

Presenters: Shannon Parker, Officer, Homeless Services Division

***

9:00	Welcome and Reflections	Jane Conoley
9:10	Services for New and Chronically Homeless	Shannon Parker
9:40	Homeless Emergency Aid Program (HEAP)	Shannon Parker Kelly Colopy
10:00	Policy Introduction and Breakouts • Landlord Incentives and Engagement • Expansion of Housing Opportunities • Employment Opportunities and Training • Mental Health and Substance Use Treatment • Prevention/Housing Retention Services • Children and Families	Kelly Colopy
11:00	Policy Discussion - Group	Kelly Colopy
11:30	Public Comment	Jane Conoley

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LONG BEACH

AGENDA

September 21, 2018
9:00 a.m. – 12:00 p.m.

Century Villages at Cabrillo
Social Hall
2001 River Ave, Long Beach, 90810

Chair: Jane Conoley, President, CSULB

Vice Chair: Andy Kerr, Measure H Citizens' Oversight Advisory Board

Facilitator: Kelly Colopy, Director, Long Beach Department of Health and Human Services

Presenters: Shannon Parker, Officer, Homeless Services Division

***

9:00	Welcome	Jane Conoley Brian D'Andrea
9:10	Governance Structure/Funding/Data	Shannon Parker Kelly Colopy
9:45	Discuss Proposed Policy Recommendations	Kelly Colopy
10:15	Public Comment on Policy Recommendations	Jane Conoley
10:45	Prioritize policy recommendations	Kelly Colopy
11:15	Discuss Goals	Kelly Colopy
11:45	Public Comment/Next steps	Jane Conoley

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AGENDA

November 9, 2018
9:00 a.m. – 12:00 p.m.

Auditorium, Energy Resources Department
2400 East Spring Street

Chair: Jane Conoley, President, CSULB

Vice Chair: Andy Kerr, Measure H Citizens' Oversight Advisory Board

Facilitator: Kelly Colopy, Director, Long Beach Department of Health and Human Services

***

9:00	Welcome and Reflections	Jane Conoley
9:10	Public Comment on Policies/Goals	Jane Conoley
9:40	Review and discussion of recommended policies and goals	Kelly Colopy
	Approval of policies and goal	

ATTACHMENT B

EVERYONE HOME
LONG BEACH

Everyone Home Long Beach

June 15, 2018

LONG BEACH
DEPARTMENT OF HEALTH AND HUMAN SERVICES

Scope of Homelessness

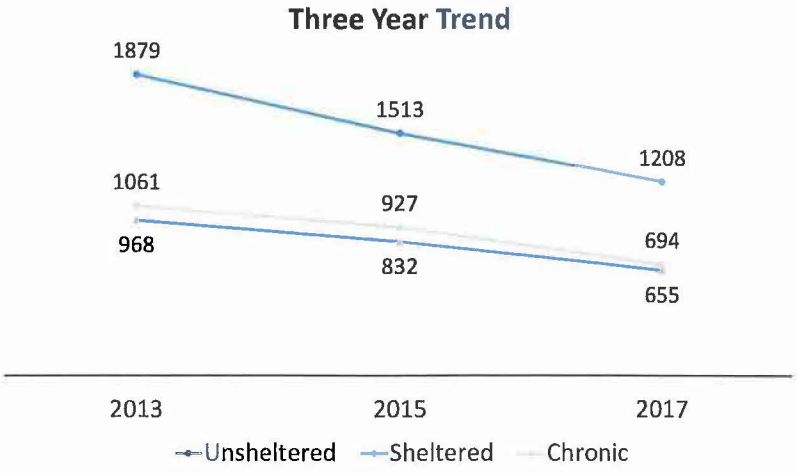
Long Beach is the only Continuum of Care that has seen a consistent reduction in homelessness in the Southern California region.

This success is attributed to the collaborative partnerships that drive local efforts and innovations.

Homeless Count

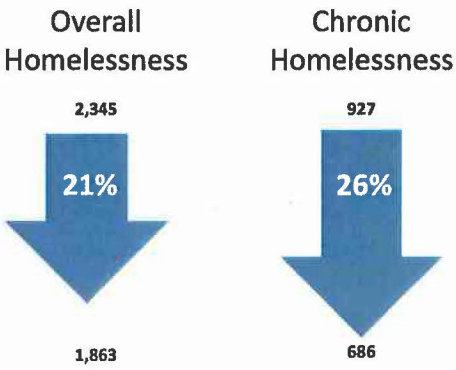
- Required by the U. S. Department of Housing & Urban Development
  - During last 10 days of January
- Biennial street and shelter enumeration
  - 47 map segments
  - Teams led by experienced staff
- Shapshot of the scope of homelessness and trends
  - Data guides future funding decisions
- Community-wide effort
  - 400 volunteers

By the Numbers

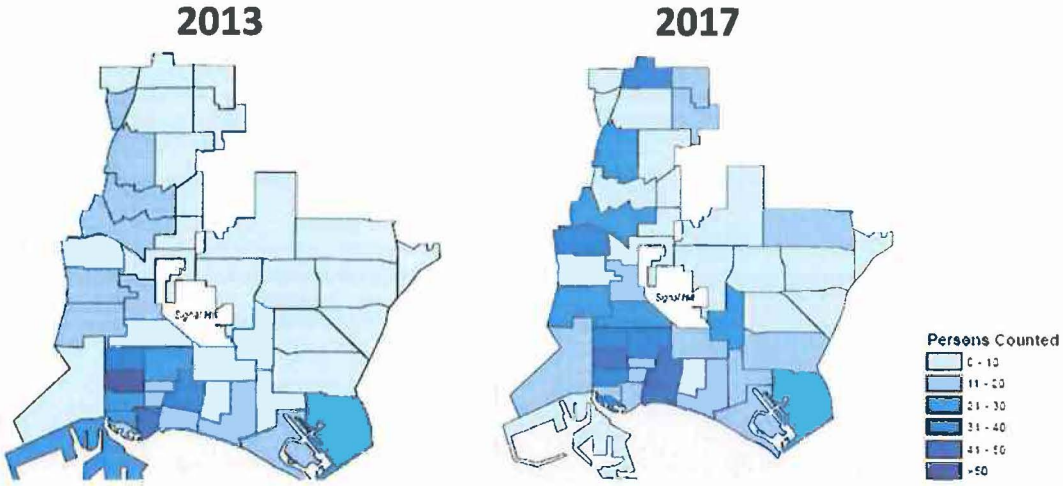


Downward Trend

Changes between 2015 and 2017



Population Distribution



Homelessness is Diverse in Long Beach

- Individuals
- Families with Children
- Persons with Disabilities
- Veterans
- Domestic Violence Survivors
- Unaccompanied Youth
- Seniors
- LGBTQ

Demographics

Total PIT count: 1863

Unsheltered
1,208 (65%)

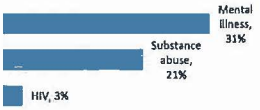
7% Vehicles
93% Street

Sheltered
655 (35%)

54% Emergency Shelter
46% Transitional Housing

53% of survey respondents reported a disabling condition

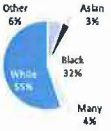
% of Respondents Reporting a Condition



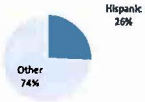
Demographics

Gender

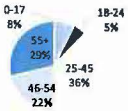
Race



Ethnicity



Age



Subpopulations

Individuals

1646 (88%) people

Sheltered 30% | Unsheltered 70%

Families

Sheltered 74% | Unsheltered 26%

Chronically Homeless

686 (37%) people

Sheltered 21% | Unsheltered 79%

Veterans

318 (17%) people

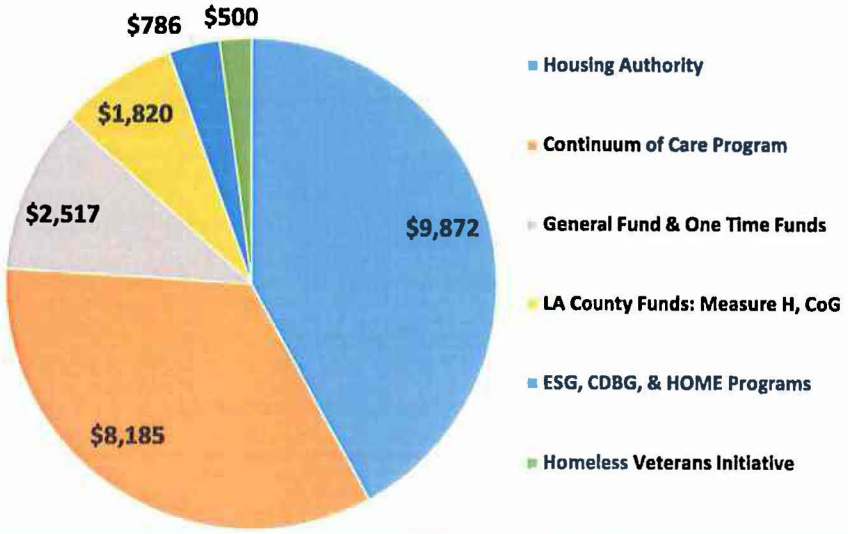
Sheltered 65% | Unsheltered 35%

Causes of Homelessness

- Insufficient Income/Wages
- Low vacancy rate
- Increasing costs of living and rentals
- Inadequate Social Safety Net
- Health/Mental Health Conditions
- Untreated Substance Abuse
- Domestic Violence
- History of Incarceration
- History of Child Abuse

Funding the System of Care

Funding for Homeless Services (in thousands)



Funding the System of Care

City of Long Beach 2018 Homeless Services Programs*

Programs	Funding Source								Total	Percentage of Funding	Number of Persons To Be Served
	City	Mayor's Fund for the Homeless**	HUD CoC	HUD Other	State ESG	LA County Measure H	Homeless Veterans Initiative	Council of Governments			
Coordinated Entry System / Case Management			1,069,700		54,615	154,323	50,935		**1,329,173**	**6%**	**2154**
Prevention (rental assistance, rental arrears, security deposits, utility deposits, and utility arrearages)				195,000	27,307	65,922			**288,229**	**1%**	**170**
Rapid Response									**2,475,578**	**10%**	
Street Outreach	256,782			55,297		154,323	426,465	98,360	991,227	4%	390
Motel	35,000						20,000	15,390	70,390	0%	240
Stabilization		15,000							15,000	0%	
Emergency Shelter				239,442					239,442	1%	465
Quality of Life	545,374								545,374	2%	
HEART Team	452,941								452,941	2%	
Clean ups	161,204								161,204	1%	
Housing									**17,910,802**	**75%**	
Transitional Housing			1,132,657						1,132,657	5%	137
Rapid Re-housing			800,213	159,651	163,845	466,133			1,589,842	7%	396
Permanent Supportive Housing			4,467,373						4,467,373	19%	404
VASH				8,732,640					8,732,640	36%	805
CES/CoC Preference Vouchers				1,139,040					1,139,040	5%	105
Homeless Incentive Program (HIP)						866,250	3,000		869,250	4%	
Multi-Service Center - Operations and Support	1,066,150			100,000					**1,166,150**	**5%**	
Homeless Services Division - UFA Costs, Planning and Administration			383,217	36,843	14,372				**434,432**	**2%**	
Homeless Management Information System (HMIS)			332,030		27,307				**359,337**	**1%**	
Total	$ 2,517,451	$ 15,000	$ 8,185,190	$ 10,657,913	$ 287,446	$ 1,706,991	$ 500,000	$ 113,750	$ 23,983,701	100%	

*Funding as of 6/1/2018, funding cycle varies by funding source
**Donation funds balance as of 5/31/2018 $161,047

Released 06/15/2018

Addressing Homelessness in Long Beach

A Continuum of Care (CoC)

HUD Program to promote communitywide commitment to the goal of ending homelessness. It includes a Coordinated Entry System (CES) and requires the Homeless Management Information System (HMIS) for data collection.

Specific focus is permanent housing for:

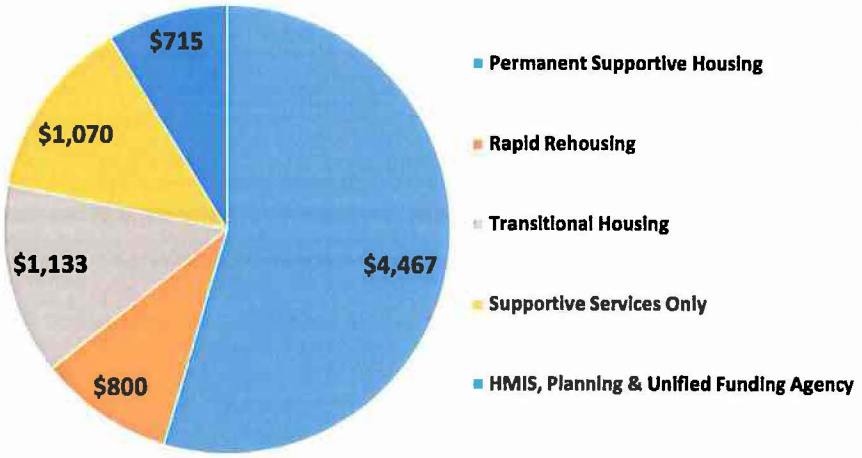
- People experiencing chronic homelessness
- Families
- Youth
- Veterans

Does not fund prevention, retention and emergency shelter services.

Continuum of Care

- Annual Competitive Funding Process
- Funds 22 projects, administered by 11 agencies
- Project Components:
  - Coordinated Entry/Supportive Services
  - Transitional Housing
  - Rapid Rehousing
  - Permanent Supportive Housing

Current CoC Funding (in thousands)
$8.18 Million



Continuum of Care Partners

- 1736 Family Crisis Center
- Alliance for Housing & Healing
- Catholic Charities
- Century Villages at Cabrillo
- Centro CHA
- Children Today
- City Departments: DHHS, PD, FD, PW, PRM
- Comprehensive Child Development
- Downtown Long Beach Associates
- Goodwill, SOLAC
- Harbor Interfaith Services
- Help Me Help You
- Interval House
- LA County Dept. of Mental Health
- LA County Dept. of Public Social Services
- Long Beach Rescue Mission
- Long Beach Unified School District
- Lutheran Social Services
- Mental Health America
- PATH
- PATH Ventures
- Safe Refuge
- The Children's Clinic
- United States Veterans Initiative
- VA Long Beach
- Faith-Based Community

Our System of Care is:

- Coordinated
- Client-centered
- Trauma informed
- Housing first
- Harm reduction
- Data-driven

System Achievements

- Unified Funding Agency Status
- Coordinated System
- Measure H direct allocation for best local use
- Increase in resources to address homelessness
- Interdepartmental Coordination
- Street Outreach Network
- 2017 Summits: Spring and Fall
- Discharge Planning Collaborative

Connecting to Services

Multi-Service Center

- Shower Facilities
- Outreach
- Shelter Referral
- Case Management
- Employment Services
- HIV Housing Services
- Deposit Assistance
- Medical Services
- Veteran Services
- Linkage to Mainstream Benefits

Proactive Outreach & Engagement

- Outreach and Engagement connects with people on the street
- Connecting can be a lengthy process; average number of contacts before accepting services is **17**
- Outreach involves coordination between city agencies, county agencies, and partners

LB Police Department Quality of Life

The Quality of Life Unit, partnered with a Department of Mental Health clinician, connects people who are experiencing homelessness to services and housing.

Long Beach Fire Department
HEART Unit

The HEART Unit, comprised of two paramedics, intercepts 911 calls pertaining to people experiencing homelessness to ensure that fire department resources are deployed for emergency situations. The HEART Unit works collaboratively with the Street Outreach Network to connect individuals to housing services.

Housing Options

Housing Options

Emergency Shelter * 275
Short-term temporary lodging. Requirements may vary by program or funder.

Transitional Housing * 339
Medium-term housing designed to support moving persons into permanent housing.

Rapid Rehousing * 380
Housing services & rental assistance to help persons move into permanent housing quickly as possible.

Permanent Housing * 1,562
Permanent housing & supportive services to assist homeless persons to access and maintain a permanent home.

LB Housing Authority – Permanent Housing

- **805** VASH vouchers for homeless Veterans
- **105** Housing Choice Vouchers for persons experiencing homelessness
- Rental assistance for **75** Continuum of Care funded units

- **Challenges:**
  - **650** voucher holders in Long Beach are actively searching for a home and can't find a place to live
  - Low vacancy rate
  - Average of **6 months** to find a unit

Winter Shelter Program

- **Los Angeles County Funded Program in Long Beach**
  - Provides shelter during inclement weather months (December-March)
  - Housed approximately **120** people per night

- **City's Role**
  - Identified site
  - Community outreach
  - Pick-up/Drop-off location at the Multi-Service Center
  - Multi-Service Center facilitated showers
  - Coordination with provider for service and housing linkage
  - 2017/2018 old North Library spaced donated for the program

Strategic Coordination

Interdepartmental Coordination

- Representation from:
  - Health and Human Services
  - Police
  - Fire
  - Public Works
  - Parks, Recreation and Marine
  - City Attorney
  - Library Services

Interdepartmental Coordination

- Strategize on systematically addressing homelessness in Long Beach
- Develops and monitors adherence to Encampment Protocols
- Oversees and deploys rapid response amongst the departments
- Coordinates with private and public entities to address all jurisdictional boundaries within the city of Long Beach
- Explores innovative ideas to reduce impacts of street homelessness on the broader community

Recognized as a best practice by other communities

Regional Coordination

COUNTY

- Council of Governments, Gateway Cities
- Coordinated Entry System & Homeless Family Solutions System
- Coordination with County Departments for access to regionally funded housing and services.
- Home for Good Funder's Collaborative
- Coordinated Entry System Policy Council

REGIONAL

- Southern California Alliance of CoC Leaders
- West Coast Mayor's Alliance

NATIONAL

- Vets@Home

Faith Based Communities

- DHHS partners with the faith communities to provide the following:
  - Hot meals and food pantry
  - Shelter
  - Access to showers on the weekend
  - Access to case management and service linkage
  - Serve on the Continuum of Care and Homeless Service Advisory Committee
  - Stabilization supports
- The faith based network is extensive and is often times the first point of contact

Monday Matters

- In partnership with Beacon for Him
  - Neighborhood clean-up
  - Lunch and chat
  - Client centered approach
  - Advisory Council

Impacts

By the Numbers

MSC: Provides services to approximately **1,300** unduplicated persons each year.

- This translates to approximately **13,000 -14,000** visits for services at the MSC a year.

Outreach: Reports of homelessness via the outreach hotline and email are **1800** per year.

- Street outreach makes approximately **1600** contacts a year.

Street Outreach Outcomes

Average time from street to housing: **7 months***

Individuals accepting Substance Use Treatment: **50**

Number of transports to service sites provided by staff: **330**

Number of individuals in active case management: **45-50/mo**

Street Outreach Outcomes

Number of Individuals Permanently Housed from the Streets: **48**

Number of Individuals Placed into Shelter Directly from the Street: **84**

Number of Households Stabilized in a Motel: **192**

Housing Veterans

- **Successes:**
  - **Achieved Functional Zero in 2016**
  - Recognized as a national best practice model for Coordinated Entry for Veteran Housing Placements
- **Collaborative to provide a system of care to Veterans who are homeless**
  - Long Beach VA Medical Center
  - Health and Human Services Department
  - US VETS
  - Mental Health America
  - 1736 Family Crisis Center

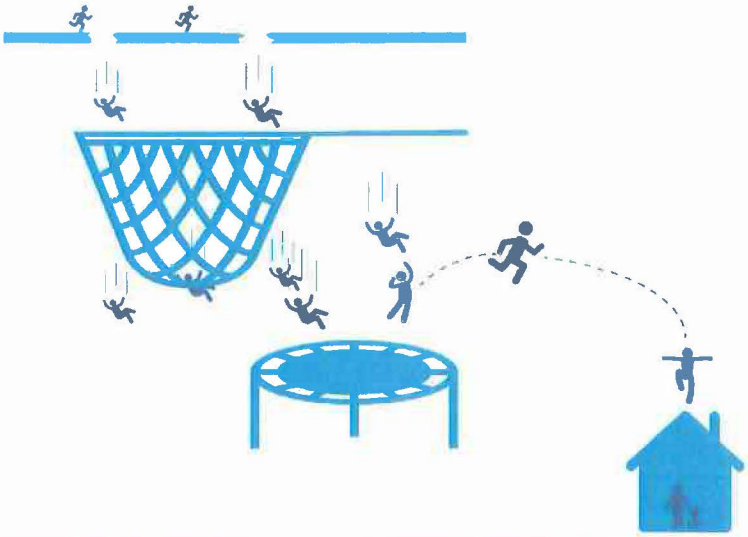
Images (from top):
#EveryoneHomeLB. (2016). The U.S. flag from close up and at an angle. Retrieved from: http://www.flickr.com/photos/pacyette/155820893/
Century Villages at Cabrillo. (2015). *Century Villages at Cabrillo Community Guide*. Retrieved from: http://centuryvillages.org/wp-content/uploads/2015/01/CVC-Community-Guide.pdf

Making it Home

An average of **1,000** people are housed annually through the Long Beach Continuum of Care.

On the Horizon

On the Horizon – Creating a Trampoline

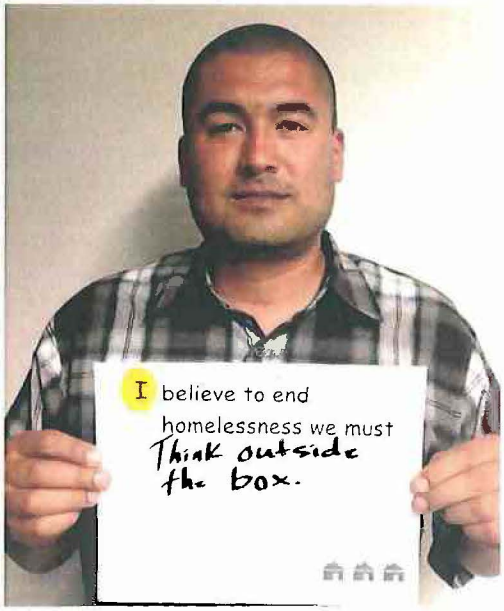


Creating a Trampoline

- Measure H Funding
  - Prevention for singles
  - Rapid Rehousing for singles
  - Strengthening the Coordinated Entry System
  - Enhancement of Street Outreach
- Prevention Funds
- Behavioral Health Urgent Crisis Center
- Year Round Shelter
- Beacon Pointe; Permanent Housing for Veterans
- Mental Health America: Comprehensive Health and Service Center

We continue to make progress in our efforts…but there is much work to do. We asked our community what more we can do to finish the job:


I believe to end
homelessness we must
educate and
motivate.


I believe to end
homelessness we must
Think outside
the box.

As leaders in the community, we look forward to the results of your efforts including helping Long Beach motivate, educate and think outside of box.

Let's get started!

EVERYONE HOME LONG BEACH

Thank you

Kelly Colopy, Director of Health & Human Services

Teresa Chandler, Human & Social Services Bureau Manager

2525 Grand Avenue
Long Beach, CA 90815
Phone: (562) 570-4000
www.longbeach.gov/health

EVERYONE HOME
LONG BEACH

Everyone Home Long Beach

July 20, 2018

Federal Definition of Prevention

Homeless "But For" Assistance

- No appropriate subsequent housing options have been identified;
- The household lacks the financial resources to obtain immediate housing or remain in its existing housing; and
- The household lacks support networks needed to obtain immediate housing or remain in its existing housing.
- At or below 30% Area Median Income (AMI)

Historical Prevention Approach

- Emergency Solutions Grant
- Supportive Services for Veterans and their Families
- HOME Security Deposit
- Community Partnerships
- Faith Based Community
- Self Resolution

FY2018 Funding

$288,229

housing assistance

rental arrears

security deposits

utility deposits

utility payments

Serves 115 people

Causes of Homelessness

- Insufficient Income/Wages
- Low vacancy rate
- Increasing costs of living and rentals
- Inadequate Social Safety Net
- Health/Mental Health Conditions
- Untreated Substance Abuse
- Domestic Violence
- History of Incarceration
- History of Child Abuse

LONG BEACH HEALTH DEPARTMENT

As it Stands

- The current prevention definition limits the ability to address the causes of homelessness
- We propose a more inclusive definition of prevention, to include:
  - The precariously housed
  - Entitlement dependent households
  - Factors that lead to housing instability
  - Poorly resourced neighborhoods

LONG BEACH HEALTH DEPARTMENT

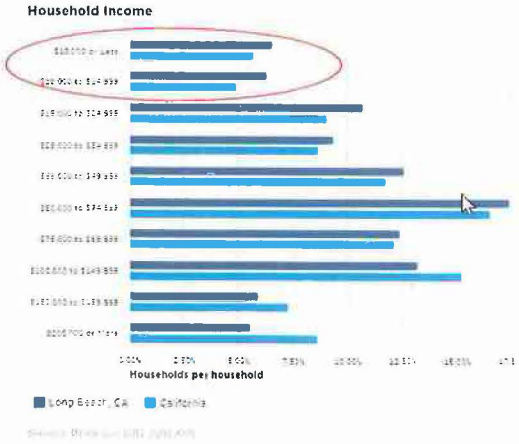
Precariously Housed

- 30% AMI ($16,545)

  and/or

- Pay 90% of income

12.8% of Long Beach Households
Over 20,000 Households



LONG BEACH HEALTH DEPARTMENT

A Model that Works!

LONG BEACH HEALTH DEPARTMENT

Prevention Continuum

UPSTREAM PREVENTION
Reducing the Risk of Homelessness

- Building financial stability through Job Skills/Employment Opportunities
- Strengthening family relationships/reducing domestic violence
- Increasing Health/Behavioral Health Services Access and Education
- Increasing Affordable Housing Opportunities for Precariously Housed

DOWNSTREAM PREVENTION
Keeping People Housed

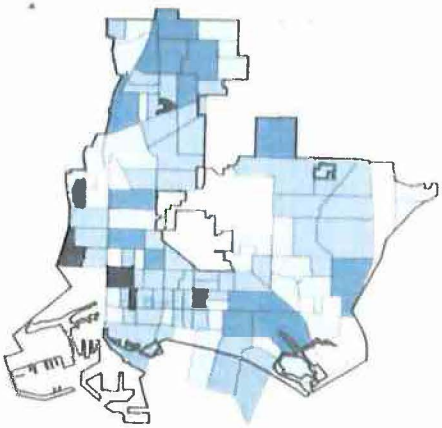
- Rental Supports
- Moving Supports
- Utility Assistance
- Landlord Incentives
- Legal Support
- Wrap around services

LONG BEACH HEALTH DEPARTMENT

Place-Based Approach

Based on Community Assessment:

- Focus on areas of high need
- Align existing programs to create an upstream focused model
- Better coordinate resources
- Engage community for resident decision making



LONG BEACH HEALTH DEPARTMENT

Recommendations

Design and implement a robust, coordinated system supporting job readiness, employment and financial stability in priority areas.

- Build income and financial capacities among the precariously housed.
- Access to child care
- Educational connections and improved results

Recommendations

Strengthen families to reduce family conflict and domestic violence leading to homelessness.

- Family strengthening opportunities
- Fatherhood programs
- Domestic violence programs
- Coordination between workforce development programs and strengthening families opportunities

Recommendations

Design and implement a coordinated health system (including physical, behavioral and community health) to increase the overall health of communities.

- Health education programs
- Health insurance enrollment
- Education on effective utilization of the health care system
- Continuum of mental health and substance use services
- Hospital and jail discharge planning and connection to services

Recommendations

Build the capacity to maintain housing and increase access to existing housing supports.

- Tenant protections and legal supports
- Emergency rental and utility payments
- Security Deposits
- Access to apartment units for Section 8 voucher holders
- Supports for people utilizing housing subsidies to remain housed
- Housing navigation services

Expected Funding

- State Emergency Solutions Grant $287,000
- Measure H $197,500
- SHARE Utility Arrears (no limit per household)

$484,500

Serves approximately **195 people**

LONG BEACH HEALTH DEPARTMENT

EVERYONE HOME LONG BEACH

Thank you

Shannon Parker, Homeless Services Officer
Kelly Colopy, Director of Health & Human Services

2525 Grand Avenue
Long Beach, CA 90815
Phone: (562) 570-4000
www.longbeach.gov/health

THE CITY'S ROLE IN AFFORDABLE HOUSING PRODUCTION

CITY OF LONG BEACH

- Receives Federal funds
- Receives One-Time Housing Successor funds
- Seeks additional housing funding
- Provides Developer Impact Fee Waivers
- Offers a Density Bonus Program

THE LONG BEACH COMMUNITY INVESTMENT COMPANY

- Administers housing programs
- Acts as Housing Successor to former Redevelopment Agency
- Approves developer loans
- Approves homeowner/homebuyer loans/loan programs

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

CITY OF LONG BEACH

The Long Beach COMMUNITY INVESTMENT Company

OPPORTUNITIES MOVING FORWARD

806

AFFORDABLE UNITS CURRENTLY IN PIPELINE

9 Nearing Completion

233 Units Under Construction

265 Units Approved

299 Units Proposed & Upcoming

$39,865,520
CITY/LBCIC FINANCING

$363,720,453
TOTAL DEVELOPMENT COST

$323,854,933
LEVERAGED FUNDS

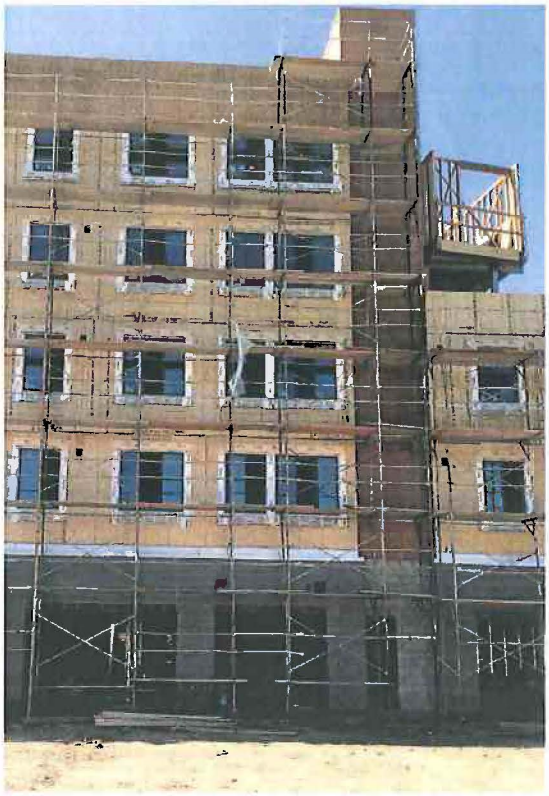
HOMELESS HOUSING UNITS

281
HOMELESS UNITS PRODUCED 2008-2018

98
HOMELESS UNITS UNDER CONSTRUCTION

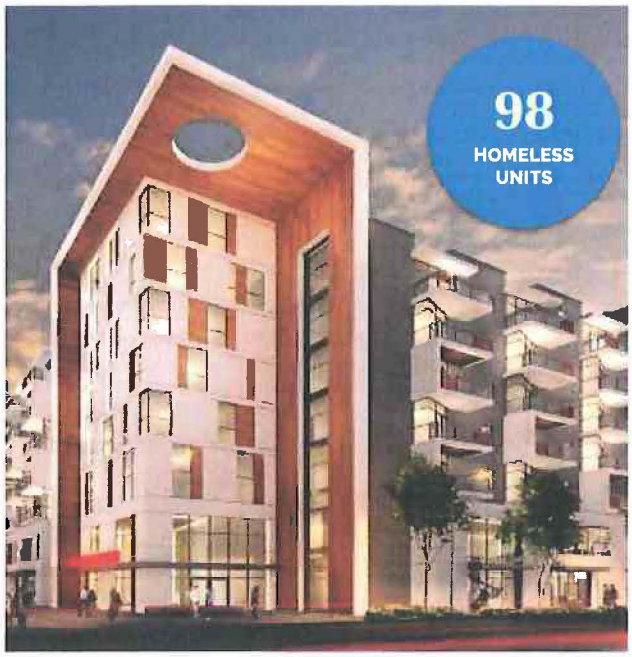
137
HOMELESS UNITS APPROVED OR PROPOSED

516
TOTAL HOMELESS UNITS



PROJECTS UNDERWAY, APPROVED & PROPOSED

THE BEACON – UNDER CONSTRUCTION



New Construction – Senior and Homeless Veterans Rental -1245 Long Beach Blvd.

Developer
Century Affordable Development, Inc.

Total LBCIC Financial Assistance
$12.3 Million

Total Development Cost
$80.4 Million

Unit Mix

Beacon Pointe	***Beacon Place***
121 Units	39 Units
1-Bedroom: 110	1-Bedroom: 30
2-Bedroom: 11	2-Bedroom: 9

Affordability
Extremely Low: 26
Very Low: 72
Low: 60
Manager: 2

BEACHWOOD APARTMENTS – UNDER CONSTRUCTION

Preservation – Special Needs (Disabled) – 475 W. 5th St. and 505 W. 6th St.

Developer
Century Affordable Development, Inc.

Total LBCIC Financial Assistance
$2.1 Million

Total Acquisition Cost
$8.8 Million

Unit Mix
45 Units
1-Bedroom: 32
2-Bedroom: 13

Affordability
Very Low: 6
Low: 38
Manager: 1

LAS VENTANAS APARTMENTS – APPROVED

New Construction – Family & Homeless Rental – 1795 Long Beach Blvd.

Developer
AMCAL

Total LBCIC Financial Assistance
$3.75 Million

Total Development Cost
$42 Million

Unit Mix
102 Units
1-Bedroom: 50
2-Bedroom: 26
3-Bedroom: 26

Affordability
Extremely Low: 18
Very Low: 22
Low: 61
Manager: 1

15
HOMELESS UNITS

THE SPARK AT MIDTOWN - APPROVED

New Construction – Family & Homeless Rental – 1900 Long Beach Blvd.

Developer
LINC Housing

Total LBCIC Financial Assistance
$3 Million

Total Development Cost
$41.4 Million

Unit Mix
95 Units
1-Bedroom: 47
2-Bedroom: 23
3-Bedroom: 25

Affordability
Extremely Low: 66
Very Low: 10
Low: 18
Manager: 1

47
HOMELESS UNITS

VISTAS DEL PUERTO – APPROVED

New Construction – Family & Homeless Rental – 1836-1850 Locust Ave.

Developer
Clifford Beers Housing

Total LBCIC Financial Assistance
$2.825 Million

Total Development Cost
$24.5 Million

Unit Mix
48 Units
1-Bedroom: 22
2-Bedroom: 13
3-Bedroom: 13

20
HOMELESS UNITS

469 WEST APARTMENTS – PROPOSED

New Construction – Homeless Rental – 469 W. PCH, 1720-1770 Magnolia Ave. and 469 W. 17th St.

Developer
LINC Housing

Total LBCIC Financial Assistance
$2.0 Million

Total Development Cost
$25.4 Million

Unit Mix
56 Units
1-Bedroom: 55
2-Bedroom: 1

55
HOMELESS UNITS

HOUSING FUNDING RESOURCES

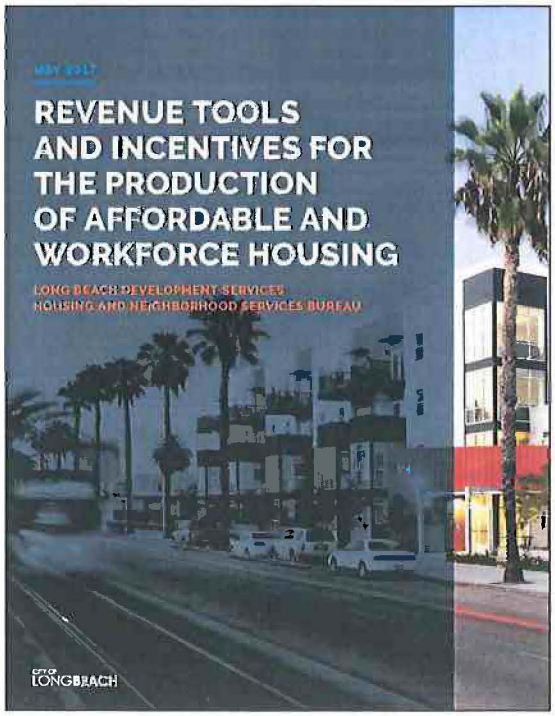
$31.6 M
TOTAL ONE-TIME FUNDS

$4.6 M
EXPECTED (FY 18 & 19)

$27 M
RECEIVED

$4.5 M
ANNUAL HOME FUNDS (FY 19)

LOCAL HOUSING PRODUCTION INITIATIVES



VIEW FULL REPORT AT WWW.LBDS.INFO

LOCAL HOUSING PRODUCTION INITIATIVES

SHORT-TERM POLICIES

All Short-Term Policies Addressed

Implementation Ongoing

MID-TERM POLICIES

- Accessory Dwelling Unit Ordinance Adopted
- Reduced Parking Requirements Implemented
- Coastal Zone In-Lieu Fee Update Pending
- Condominium Conversion Ordinance Update Pending

LONG-TERM POLICIES

- Local Bond Measure
- Short-Term Rental Policy
- Inclusionary Housing Policy

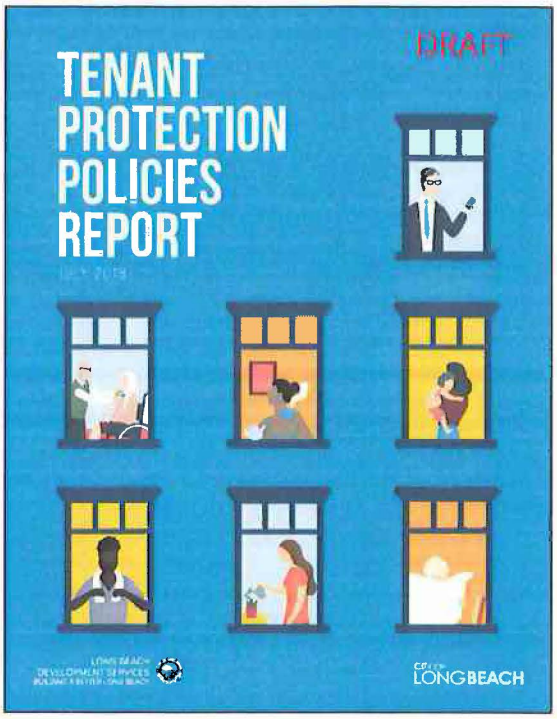
TENANT PROTECTION INITIATIVES

On January 16, 2018, the City Council directed the City Manager, through the Department of Development Services and the Housing Authority to conduct research and prepare findings on:

- Tenant and senior protection programs
- Expanded relocation programs
- Senior relocation and rental assistance programs
- Additional code enforcement tools
- Housing preservation strategies

- Include stakeholder engagement

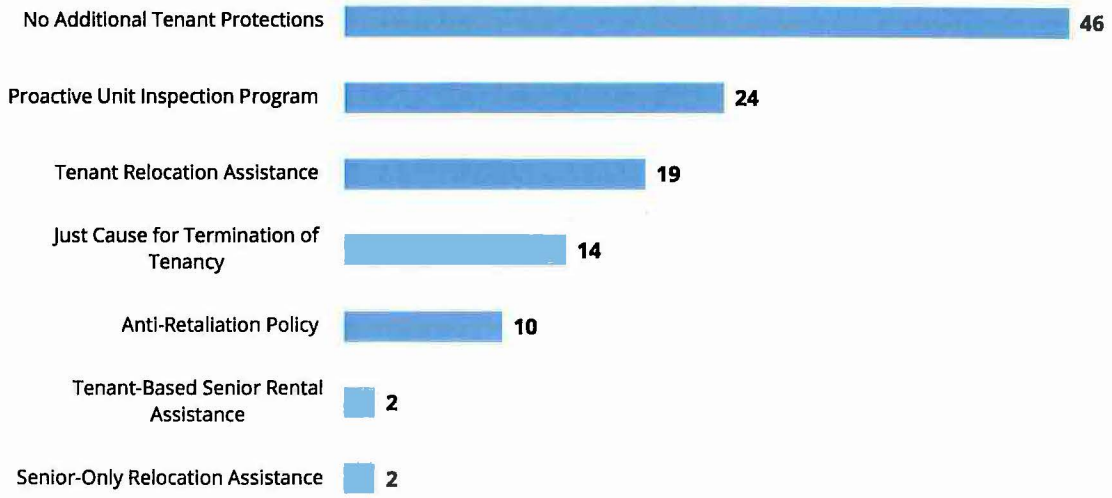
TENANT PROTECTION INITIATIVES



TENANT PROTECTION INITIATIVES

TENANT PROTECTION POLICIES ADOPTED BY 100 LARGEST CALIFORNIA CITIES*

(Number of Cities)



**Note: Some cities fall into one or more of these categories.*

TENANT PROTECTION INITIATIVES – NEXT STEPS

Host a Series of Stakeholder Engagement Meetings August/September 2018:

- Affordable Housing/Tenant Advocates
- Apartment Owner/Manager Advocates

Incorporate stakeholder input into draft report:

Complete the report and present it to the City Council in October 2018 with a recommendation to prepare a Tenant Protection Ordinance

PRODUCTION - POLICY- HOMELESS PREVENTION

EVERYONE HOME
LONG BEACH

Everyone Home Long Beach

August 17, 2018

LONG BEACH
DEPARTMENT OF HEALTH AND HUMAN SERVICES

Defining Homelessness

PRECARIOUSLY HOUSED OR RECENTLY HOMELESS

- Paying up to 90% of household income towards housing costs OR
- 30% of Area Median Income
- Couch surfing
- Overcrowded Households
- Recent eviction or loss of housing
- Experiencing homelessness for less than 1 year

CHRONICALLY HOMELESS

- HUD Definition:
  1. Experiencing homelessness for a continuous 12 month period or have experienced 4 episodes of homelessness in the last 3 years

  AND

  2. Disabling condition, which can be medical, mental health, substance use disorder, developmental or physical or combination.

LONGBEACH HEALTH DEPARTMENT

Household Characteristics

PRECARIOUSLY HOUSED OR RECENTLY HOMELESS

- Limited or inconsistent income
- Employment history is limited
- Housing costs exceed household income
- Limited childcare options
- Unreliable transportation
- Housing habitability
- History of generational homelessness/precarious living

CHRONICALLY HOMELESS

- Length/depth of homelessness
- Disabled
- Co-occurring disorders
- Past and Present Trauma
- Frequent contact with first responders (Fire, Police, Outreach)
- Repeated housing attempts
- Entitlement based income
- Limited to no support systems

Help at First Contact

- A Person-Centered Approach
  - What do they say they need?
- Each household is thoroughly assessed for needs
  - Basic safety
  - Health
  - Mental Health and/or Substance Use Interventions
  - Shelter/Crisis Placement
  - Housing Options

Help at First Contact (cont.)

- Eligibility
  - HUD Homeless Status
  - Income Limitations
  - Chronic Homeless Status
  - Previous Assistance
  - Family Composition
- Matching client stated need and desire to existing resources

Services Provided

EVERYONE

- Intake and Assessment
- Family Reunification
- Case Management
- Linkage to mainstream supports
- Mental Health Services
- Substance Use treatment/detox
- Shelter Placement
- Housing linkage

PRECARIOUSLY HOUSED OR RECENTLY HOMELESS

- Deposit Assistance
- Arrears utility assistance
- Landlord Mediation and Housing Advocacy
- Employment Services
- Rapid Rehousing Resources
- Childcare/educational resources for children

CHRONICALLY HOMELESS

- Permanent Supportive Housing
- Wrap Around Services
- Low barrier shelter
- Crisis/bridge housing
- Recuperative/hospice care beds

Service Needs

Services/supports needed to prevent precariously housed or recently homeless from becoming chronically homeless.

- Low barrier shelter beds (n=500)
- Subsidized housing opportunities
- Permanent Supportive Housing (n=400-500)
- Shared housing opportunities
- Storage facility for belongings
- Housing retention services
- Flexible funding pool for immediate intervention
- Supportive services

Homeless Emergency Aid Program

Homeless Emergency Aid Program (HEAP)

Category for Distribution	Expected Funding for Long Beach	Eligible Applicants
Continuum of Care (Based on Point in Time Count & Percentage of Homeless Population)	$9.4M	Continuum of Care (CoC)
City of Long Beach	$2.9M	Large Cities (LCs) with a population over 330,000

Homeless Emergency Aid Program (HEAP)

Eligible Uses:

- Homeless Prevention Activities
- Criminal justice diversion programs for individuals experiencing homelessness with mental health needs
- Establishing/expanding services for youth who are experiencing or at risk of homelessness
- Emergency aid

*** Funding is Contingent upon State Approval**

Proposed

- Purchase of Emergency Shelter
- Storage Facility for Belongings
- Vans for Transportation
- Day Labor Pilot Program
- Enhanced Homeless Rapid Response
- Innovation Fund for Prevention, Youth and New Approaches
- Parking Meter Donation Program

Policy Conversations

Current Recommendations

- Mayor's Affordable and Workforce Housing Group Policy Recommendations
- Homeless Services Advisory Committee
- Revenue Options to Address Local Homelessness and Housing Shortage
- Long Beach Safe Parking Feasibility Study
- Workforce Employment Program

Proposed Policy Recommendations

Landlord Incentives and Engagement - Options

- New Landlord Bonus
- Landlord Continuity Bonus
- Leasing Bonus
- Holding Fee
- Application Expenses
- Damage Claim Reimbursement
- Security Deposit and Utility Assistance
- Landlord Liaison
- On Call Maintenance Professional
- Tax Incentives

Proposed Policy Recommendations

Expansion of Housing Opportunities

- **Section 8 Voucher Holders**
  - Non-discrimination policy against Section 8
  - Prioritization for rentals
- **Housing Commitments**
  - Opportunities in all Long Beach neighborhoods
  - Motel Conversions
  - YIMBY Campaigns

Proposed Policy Recommendations

Prevention/Housing Retention

- Flexible Spending Pools

Mental Health and Substance Use Treatment

- Zoning opportunities across the City for all levels of tx
- Incentives for organizations to add tx capacity

Employment Opportunities and Training

- Apprenticeship opportunities

Proposed Policy Recommendations

Tenant Protections and Supports

- Tenant relocation assistance
- Just cause for termination of tenancy
- Anti-Retaliation Policy
- Tenant-Based senior rental assistance
- Funds for legal defense

What you've learned about the need...

- Access to housing – low income and homeless (temporary and permanent)
- Shelters
- Prevention – upstream and current
- Employment training and opportunities
- Mental health and substance use services
- Family strengthening / Domestic Violence Supports
- Landlord engagement in solving housing access
- Access to services 24x7

Policy Discussion Breakout Groups

- Landlord Incentives and Engagement
- Expansion of Housing Opportunities
- Employment Opportunities and Training
- Mental Health and Substance Use Treatment
- Prevention/Housing Retention Services
- Children and Families

LONG BEACH HEALTH DEPARTMENT

EVERYONE HOME
LONG BEACH

Thank you

Shannon Parker, Homeless Services Officer
Kelly Colopy, Director of Health & Human Services

2525 Grand Avenue
Long Beach, CA 90815
Phone: (562) 570-4000
www.longbeach.gov/health

ATTACHMENT E

EVERYONE HOME
LONG BEACH

Everyone Home Long Beach

September 21, 2018

LONG BEACH
DEPARTMENT OF HEALTH AND HUMAN SERVICES

LONGBEACH
HEALTH DEPARTMENT

Governance for Addressing Homelessness

SERVICES

Services to people experiencing homelessness are coordinated by the City's continuum of care. This is currently the only body coordinating work across agencies in the City

HOUSING

Housing is the purview of the planning commission that coordinates the City's zoning and construction permitting policies. These determine the supply of affordable housing and homeless housing

STREET RESPONSE

The City's street level response to homelessness through emergency services, Public Works, Parks & Recreation and other departments is coordinated by the Interdepartmental Team

WORKFORCE DEVELOPMENT

The Economic Development team through Pacific Gateway is responsible for creating employment opportunities for sectors of the population that are underemployed.

LONG BEACH HEALTH DEPARTMENT

Services: The Long Beach Continuum of Care

LONG BEACH HEALTH DEPARTMENT

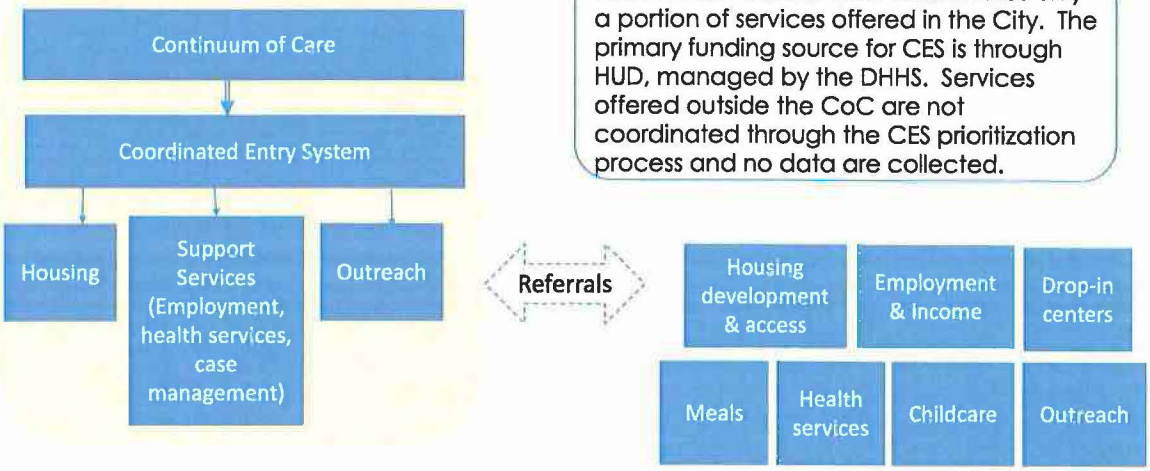
Housing: Development Services

LONGBEACH HEALTH DEPARTMENT

Street Response: The Interdepartmental Meeting

LONGBEACH HEALTH DEPARTMENT

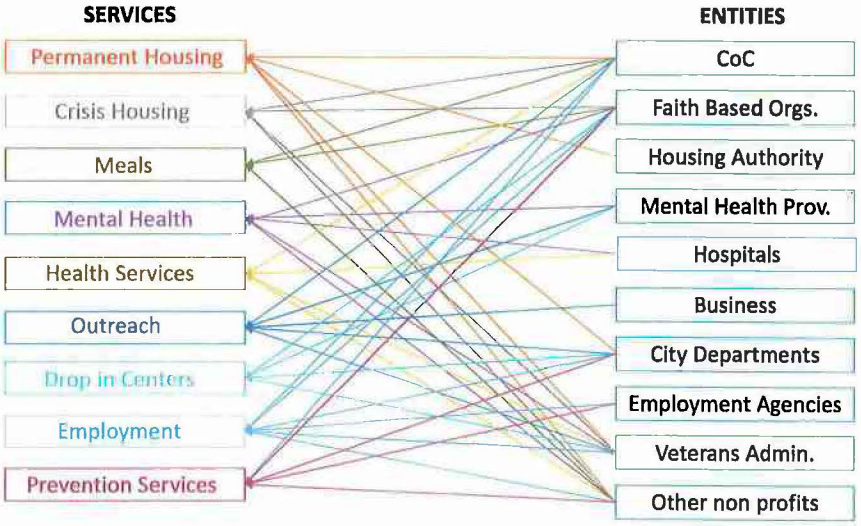
Governance Challenges



CHALLENGE #1: The CoC coordinates only a portion of services offered in the City. The primary funding source for CES is through HUD, managed by the DHHS. Services offered outside the CoC are not coordinated through the CES prioritization process and no data are collected.

LONGBEACH HEALTH DEPARTMENT

Navigating the system can be overwhelming for clients which reduces their ability to access appropriate services



LONGBEACH HEALTH DEPARTMENT

Governance Challenges

CHALLENGE #2: Homeless services across different departments and non-City service providers are not coordinated.

SERVICES | HOUSING | STREET RESPONSE | WORKFORCE DEVELOPMENT

LONG BEACH HEALTH DEPARTMENT

Governance Recommendations

Redesign the CoC Board to serve as an umbrella organization

- SERVICES
- HOUSING
- STREET RESPONSE
- WORKFORCE DEV.

Develop working groups reporting to umbrella organization

1. Data sharing
2. Discharge planning
3. Housing supply
4. Behavioral Health Services
5. Funding

Build data infrastructure for coordinated City-wide system

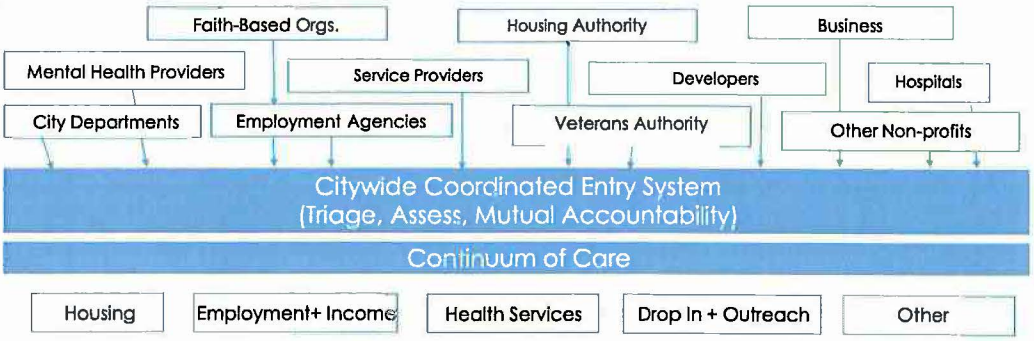
1. AB210
2. MOU across service providers in the City to allow data sharing
3. Technology platform

Update Gap analyses regularly

1. Homeless housing
2. Extremely low-income housing
3. Services

LONG BEACH HEALTH DEPARTMENT

Vision for Integrated System



Integrated Approach

LONG BEACH HEALTH DEPARTMENT

LONG BEACH HEALTH DEPARTMENT

Funding Challenges

Meeting the demand for housing and homeless services will require additional funding sources.

1. Existing funding is highly prescribed by state/federal government funders for specific purposes. Funding comes through a competitive process.
2. Current funding is for housing and limited services for clients who meet funders' definitions of homelessness.
3. Current funding does not adequately cover prevention, and is not meant to cover mental health and substance abuse treatment or flexible subsidies.

Funding Opportunities

By 2020 sustainable funding sources to support housing, prevention and services will be in place

1. Bond to fund housing for homeless and precariously housed people

2. Parcel tax to fund services and housing

3. Leverage State financing/tax incentives

4. Long Beach based funders collaborative

5. Funding for data sharing and governance infrastructure

System Goals…

LONGBEACH HEALTH DEPARTMENT

Reducing Homelessness (draft)

Prevention	Immediate Intervention	Chronic Homelessness
Reduce the number of people falling into homelessness to 2,000 or fewer by 2023	75% of people that exit into housing do so within 11 months of becoming homeless by 2023	Reduce the number of chronically homeless to 350 or fewer by January 2021

LONGBEACH HEALTH DEPARTMENT

Creating Housing (draft)

Emergency Shelter

Add **100** beds of shelter/crisis housing capacity by the end of 2020

Permanent Supportive Housing

360 new additional units of PSH will be online or fully permitted and in the pipeline for construction by 2023

Low and Very Low Income Housing

1,800 very low or low income units. Each Council district commits to **200** new units by 2023

Employing People (draft)

Adults

Create **200** job opportunities for people who are homeless or precariously housed by 2021

Transition-Age Youth (TAY)

Create**150** job opportunities for Transition-Aged Youth (TAY) experiencing homelessness or precariously housed 2021

Child Care

Create at least **100** new childcare slots available to very low-income and homeless parents by 2021

Connecting to Health (draft)

Substance Use

Triple the Detox and Recuperative Care beds for Long Beach residents by 2021.

Implement a sobering center by 2020

ER Visits

Reduce the number of non-emergency visits to the ER for those experiencing homelessness by 25% by 2023

Discharge

Reduce the number of people who are discharged from hospitals to homelessness by 25% by 2023

Policy Review

- Greatest impact on the goals presented
- Greatest ability to implement locally
- Short-term v. Long-term

LONG BEACH HEALTH DEPARTMENT

EVERYONE HOME
LONG BEACH

Thank you

Shannon Parker, Homeless Services Officer
Kelly Colopy, Director of Health & Human Services

2525 Grand Avenue
Long Beach, CA 90815
Phone: (562) 570-4000
www.longbeach.gov/health

LONG BEACH CONTINUUM OF CARE GOVERNANCE CHARTER AND BYLAWS

ARTICLE I – INTRODUCTION

In accordance with the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH Act), enacted into law on May 20, 2009, representative from relevant organizations that serve homeless and formerly homeless individuals within the City of Long Beach have established a Continuum of Care to carry out planning responsibilities set out in the Code of Federal Regulations Title 24 Section 578 (24 CFR 578) by the U.S. Department of Housing and Urban Development.

ARTICLE II – NAME

The name of this organization shall be "The Long Beach Continuum of Care" and shall hereinafter be referred in these bylaws as "Long Beach CoC."

ARTICLE III – MISSION STATEMENT

The Long Beach CoC is a collaborative, diverse, city-wide, and innovative; it is a community based system of care that effectively plans, manages, and delivers homeless assistance resources which assist both individuals and families, at-risk or experiencing homelessness, to promote economic self-reliance and housing stability.

ARTICLE IV – PURPOSE

The Long Beach CoC serves as the locally-designated primary decision-making group whose purpose and scope is to carry out the planning responsibilities of the Continuum of Care program as set out in the Code of Federal Regulations Title 24 Section 578 (24 CFR 578). Under the HEARTH Act and 24 CFR 578, the main responsibilities of a Continuum of Care include:

1. Operating the Continuum of Care system
2. Implementing a Homeless Management Information System (HMIS)
3. CoC Planning
4. Operating a Centralized/Coordinated Assessment System
5. Preparing Annual Applications for CoC Funds

ARTICLE V – STRUCTURE

The Long Beach CoC is comprised of five entities: 1) the Long Beach CoC Board, 2) the Homeless Services Advisory Committee, 3) the City of Long Beach Department of Health and Human Services, Homeless Services Division, 4) the Long Beach CoC General Membership, 5) the City of Long Beach City Council.

The role and responsibilities of the Long Beach CoC system are led by Long Beach Department of Health and Human Services, Homeless Services Division, which is the Collaborative Applicant for the CoC program. The principal office of Long Beach CoC shall be located at the City of Long Beach, Department of Health and Human Services, 2505 Grand Avenue, Room 235, Long Beach, CA.

SECTION 1: Long Beach Continuum of Care Board

ROLE

The Long Beach CoC Board are elected members from Long Beach CoC General Membership with specified responsibilities for local planning recommendations related to homeless assistance resources. The activities and affairs of the CoC Board shall be for the benefit of the CoC and under the direction of the Department of Health and Human Services, Community Health Bureau, Homeless Services Division.

COMPOSITION

Long Beach CoC Board is comprised of seventeen (17) members elected from CoC General Membership. CoC Board must be representative of organizations and of the projects serving the subpopulations of homeless individuals and families that exist within the geographic area of the City of Long Beach. Also, the board must include at least one homeless or formerly homeless person. As such, the following representation shall comprise the CoC Board:

A. Stakeholder representation including (but not limited to): subrecipients, public and private agencies, faith-based organizations, and at least one ESG subrecipient agency: Fifteen(15)
B. Homeless Services Advisory Committee representation: Two (2).
C. Homeless or Formerly Homeless Individual representation: At least one (1).

RESPONSIBILITIES

A. Attend at least 51% of CoC General Membership and Board Meetings.
B. Annually elect officers for the Board including Co-Chair and Secretary.
C. Receive community and public policy updates relevant to homeless issues.
D. Receive public comment at its meetings on matters related to homelessness within the City of Long Beach.
E. Review, revise, and approve:
    1. MSC system-wide operations.
    2. HMIS policies and procedures, privacy plan, security plan, and data quality plan.
    3. Annual performance standards and evaluation of outcomes for programs funded under ESG and CoC programs.
    4. Written standards for providing assistance under ESG and CoC programs.
F. Consider recommendations from the HSAC and General Membership on matters related to homeless services-related policy, programs, and funding.
G. Develop recommendations on matters related to homeless services-related policy, programs, and funding.
H. Participate in planning and implementing the Sheltered and Unsheltered Point in Time Count, Housing Inventory Chart Count, and Gap Analysis.

OFFICERS

The principal Officers of the CoC Board shall be the two Co-Chairs and one Secretary. In addition to the responsibilities of being a Board Member, detailed above, the duties and responsibilities of these Officers are as follows:

A. Co-CHAIRS

1. The Co-Chairs shall be members in good standing of the CoC General Membership who is at least eighteen (18) years of age, currently serving or elected to serve on the CoC Board, and is duly elected by the CoC General Membership.
2. The Co-Chairs shall govern the affairs of the CoC General Membership and CoC Board in keeping with these bylaws and with the applicable state and federal laws.
3. The Co-Chairs shall conduct all general, special and emergency meetings of the CoC General Membership and CoC Board; oversee a planning process that furthers the Mission of the CoC, and review, update and approve the CoC Board recruitment process at least once every five years.
4. Attend at least 51% of all CoC General Membership and CoC Board Meetings

B. SECRETARY

1. The Secretary shall be a member of the General Membership, who is at least eighteen (18) years of age, currently serving or elected to serve on the CoC Board, and is duly elected by the CoC General Membership.
2. The Secretary shall be responsible for recording the notes and/or minutes of the CoC General Membership and CoC Board.
3. Attend at least 51% of all CoC General Membership and CoC Board Meetings

OFFICER AND BOARD MEMBER ELECTIONS AND TERMS OF OFFICE

A. OFFICER ELECTIONS

1. The Co-Chairs and Secretary shall be elected annually by the CoC Board through a majority vote of those Board Members present.
2. Any Board Member in good standing and currently serving on the CoC Board may be nominated to serve as Chair or Secretary. Those persons duly elected as Officers shall be seated immediately and shall serve for a one-year term, with the option for a second consecutive term of one year.
3. Members may nominate themselves or other Board members.
4. In the event a vacancy should occur among the CoC Chair or Secretary, the CoC Board may elect such qualified person(s) necessary to fill the vacancy. The person(s) elected shall serve the unexpired term of the previous Officer, and is eligible for re-election.

C. CoC BOARD ELECTIONS

1. CoC Board elections shall occur in June. Members will serve staggered 3-year terms. Members may be re-elected.
2. Members may nominate themselves or other Board members.

D. Conflict of Interest Policy: All Officers and CoC Board members shall annually sign and abide by the Conflict of Interest Policy. No CoC Board member may participate in or influence discussions or resulting decisions concerning a sub-recipient award or other cash or in-kind benefits to the organization(s) that the member is affiliated with.

E. Code of Conduct and Recusal Process: All Officers and CoC Board members shall annually sign and abide by the Code of Conduct and Conflict of Interest Policies.

COMPENSATION

No CoC Board officer or member shall be entitled to any form of compensation as a result of their volunteer service in this capacity with the CoC.

SECTION 2: Homeless Services Advisory Committee

ROLE

The City of Long Beach established the Homeless Services Advisory Committee (HSAC) in 1988. The HSAC serves at the discretion of the City Council and Mayor to make recommendations on policies, programs and activities related to homeless assistance resources. The HSAC is governed and meets according to the articles set forth in the regulations the City of Long Beach has established via Ordinance, Resolution C-24600. The HSAC also makes recommendations to the Long Beach City Council.

COMPOSITION

The HSAC is comprised of eleven Long Beach residents, nine appointed from each of the City Council District and two selected at large.

RESPONSIBILITIES

A. Consider recommendations from Long Beach CoC Board and General Membership on matters related to homeless services-related policy, programs, and funding.
B. Develop recommendations on matters related to homeless services-related policy, programs, and funding.
C. Receive public comment at its regular monthly meeting on matters related to homelessness within the City of Long Beach.
D. Submit an annual report to the City Council, containing a summary of highlights and recommendations for the next year.

CONFLICT OF INTEREST

All HSAC members must comply with the City of Long Beach Ethics Guide and receive regular training on city policies as it pertains to service on City Commissions and Committees. This training entails regulations pertaining to conflicts of interest. No member may participate in or influence discussions or resulting decisions concerning a sub-recipient award or other cash or in-kind benefits to the organization(s) that the member represents.

SECTION 3: City of Long Beach, Department of Health and Human Services, Homeless Service Division (HSD)

ROLE

The HSD is the Lead Agency fulfilling the local administrative and planning functions for Long Beach CoC programs, including HMIS, between the City of Long Beach and the U.S. Department of Housing and Urban Development (HUD). The HSD is also the grantee for CoC programs and draws upon the Homeless Services Advisory Committee (HSAC), CoC Board, and CoC General Membership for policy, program and funding recommendations to the Long Beach City Council.

RESPONSIBILITIES

A. Provide staff support to the City Council, HSAC, CoC Board, and CoC General Membership.
B. Act as the Collaborative Applicant for the CoC.
C. Act as the Unified Funding Agency for the CoC.
D. Serve as the HMIS Lead entity ensuring consistent participation by the recipient (HSD) and subrecipients, as indicated in the HMIS policies and procedures, and compliance with HUD requirements for the HMIS.
E. Oversee the designated HMIS for the CoC.
F. Administer the Emergency Solutions Grant in conjunction with the City of Long Beach Department of Development Services.
G. Implement the requirements of the HEARTH Act and applicable federal regulations as mandated by HUD.
H. Provide oversight for the following:
    1. Coordinated entry system, including the Multi-Service Center (MSC).
    2. HMIS policies and procedures, privacy plan, security plan, and data quality plan.
    3. Annual performance standards and evaluation of outcomes for programs funded under ESG and CoC programs.
    4. Written standards for providing assistance under ESG and Long Beach CoC programs.
    5. The Sheltered and Unsheltered Point in Time Counts.
    6. The annual CoC application process, Housing Inventory Chart, and Gap Analysis.
I. Monitor all sub-recipients annually on fiscal, programmatic and performance requirements.
J. Recommendations for any CoC projects that should be removed from HUD funding (including any proposed funding reallocations).

SECTION 4: Long Beach Continuum of Care General Membership

ROLE

The Long Beach CoC General Membership is a broad based group of local stakeholders who share a common interest in addressing homelessness in the City.

MEMBERSHIP

The Long Beach CoC is comprised of members representing public and private agencies, publicly appointed officials, faith-based organizations, business entities, and Long Beach residents including homeless and formerly homeless individuals. Specific examples include: non-profit organizations, shelter providers, CoC subrecipients, ESG subrecipients, homeless services providers, hospital representatives, foundation representatives, educational institutions and early childhood service providers, community representatives, local congregational representatives, business leaders, public housing authority representatives, local government agencies, public safety and law enforcement representatives, housing providers and developers,

Sec. 3 RESPONSIBILITIES

A. Offer an open invitation to the public to become new members at least annually.
B. Recommend new members.
C. Adhere to the process to select the CoC Board. The process must be reviewed, updated, and approved at least once every five years.
D. Nominate members to the CoC Board annually.
E. Provide input and feedback to the CoC Board and HSAC on the needs of persons experiencing homelessness, gaps in service, CoC operations, and system performance.
F. Receive public comment at its meetings on matters related to homelessness within the City of Long Beach.
G. Provide feedback and information to the City of Long Beach on the Consolidated Plan annually.

SECTION 5: Long Beach City Council

The Long Beach City Council is comprised of publicly elected officials including a Mayor elected at-large and nine Council Members elected by district. The Long Beach City Council sets policy for the City and maintains approval authority for the contracts and grants for Long Beach CoC programs.

ARTICLE VI – SUB-COMMITTEES

SECTION 1 – Participation in Sub-committees

Sub-committees are formed to conduct the business of the CoC. In the course of its efforts, a sub-committee may develop a policy recommendation for the city or may implement new modes of cooperation among its members that will improve outcomes for city residents experiencing homelessness. Sub-committees will strive to set measurable goals for their work and will report at least semi-annually to the CoC General Membership on their progress. Each sub-committee will select its own chair or co-chairs.

SECTION 2 – Standing Subcommittees

A. The standing sub-committees of the CoC include: Chronic Homeless, Discharge Planning, Educational Assurances, HMIS, Data and Performance, and Veteran Services.
   1) The Centralized/Coordinated Intake and Assessment sub-committee
      i. Includes representatives from all agencies co-located at the MSC and CoC shelter providers.
      ii. The committee reviews the effectiveness of the coordinated assessment system, and makes recommendations regarding system improvements.
   2) The Interdepartmental Team
      i. Includes representatives from the Homeless Services Division, Parks Recreations and Marines, Public Works, Long Beach Police Department, the Fire Department HEART team, Library Services, and the City Attorney.
      ii. The sub-committee comprise City departments that oversee the systematic approach to addressing homelessness in the community. Led by the Health Department's Homeless Services Division, this team uses its representative expertise to develop and implement policies and procedures and best practices to effectively reduce the impacts of homelessness in Long Beach.
   3) The Chronic Homeless sub-committee
      i. Includes representatives from the Street Outreach Network, Faith-Based organizations, Business Improvement Districts (i.e. DLBA), Hospitals.
      ii. The sub-committee addresses street outreach response, encampment protocols, service and housing linkages, referrals, and strategies to address the chronic homeless population, housing prioritization lists and protocols.
   4) The Discharge Planning sub-committee
      i. Includes representatives from the Long Beach Multi-Service Center, local hospitals, Long Beach Fire Department, non-McKinney Vento funded discharge locations, local jail, foster care,
      ii. The sub-committee works to reduce the housing barriers and impact of people being discharged into homelessness from institutional care.
   5) The Youth Educational Assurances sub-committee

i. Include representatives from CoC child care providers, McKinney-Vento School Liaisons, LBUSD, Headstart and family shelter providers
ii. The sub-committee works to ensure all children within the CoC have access to educational programs that address their needs.

6) The HMIS, Data and Performance sub-committee
   i. Includes the HMIS Administrator and Agency Administrators from each CoC sub-recipient projects.
   ii. The group will regularly review HMIS policy, performance and homeless counts/gaps in the CoC.
   iii. Coordinate with CSULB Dept of Geography for GIS mapping/Count results biennially.
7) The Veteran Services sub-committee
   i. Includes representatives from the Homeless Service Division Multi-Service Center, U.S. Vets, Dept. Mental Health, Public Housing Authority and the Veterans Administration.
   ii. The group addresses service gaps, program utilization rates, addresses barriers, referrals, and strategies to meet the needs of the veteran homeless population.

B. Additional sub-committees and ad hoc committees of the HSAC, CoC Board, and General Membership may be established to address unmet needs, evaluate capacity building initiatives and increase CoC performance.

ARTICLE VII – MEETINGS AND VOTING

SECTION 1 - Meetings

All executive meetings of Long Beach CoC, including the City Council, the Homeless Services Advisory Committee, and Long Beach CoC Board shall be open to the public.

A. CoC Board Meetings

1) The CoC Board shall meet at least quarterly.
2) A majority of the seated Board members shall constitute a quorum, except to adjourn as provided below.
3) A majority of the Board members present, whether or not constituting a quorum, may adjourn any meeting to another time and place.

B. CoC General Membership Meeting

1) The CoC General Membership shall meet at least semi-annually.
2) All Members shall have the right speak at meetings, to address matters before the CoC General Membership, subject to the limitations of these Articles and Bylaws, and to participate in CoC activities.
4) A motion shall carry upon the affirmative vote of the majority of the members present at any meeting

C. Sub-Committee Meetings

1) Sub-committees meet on monthly, bi-monthly, and semi-monthly basis as determined by the membership.
2) A motion shall carry upon the affirmative vote of the majority of the members present at any meeting

Sec. 2 VOTING

Each member of Long Beach CoC General Membership shall be entitled to one vote for the purpose of electing members to Long Beach CoC Board. There will be no absentee voting on election of CoC Board Members and Officers. Election of Board members and Officers will be done by ballot voting. The Co-Chairs, or any other member, may request a roll call vote on specific motions, excluding election of officers. A record of role call votes shall be kept by the CoC Board Secretary and be included in the minutes.

A motion will be considered as "passed" when a simple majority, 50% plus one (1), of the members present vote in the affirmative. Abstentions are considered votes and are therefore not counted as support for the motion. A motion that results in a tie vote does not pass.

ARTICLE VIII – MISCELLANEOUS

SECTION 1 – Amendment of Governance Charter and Bylaws

The Governance Charter and Bylaws may be amended upon a simple majority vote of the Long Beach CoC Board.

The CoC Board will review the Governance Charter and Bylaws annually to determine if changes are required.

SECTION 2 - Effective

This Governance Charter and Bylaws shall be effective immediately and perpetually upon the approval of a two-thirds majority vote of the CoC General Membership.

SECTION 3 – Complaint Procedure

Any complaint by a member of the CoC or any other person regarding any action, policy, or procedure of the CoC may be addressed to the Manager of the Bureau of

Community Health in the City of Long Beach Department of Health and Human Services, 2525 Grand Ave, Room 235, Long Beach, CA 90815.

Adopted September 20, 2012
Updated December 18, 2013 – Approved March 19, 2014
Reviewed July 31, 2014; no updates submitted – Approved October 2, 2014
Reviewed July 6, 2015; updated November 11, 2015 – Approved November 13, 2015
Reviewed July 21, 2016; no updates submitted
Reviewed April 11, 2017; no updates submitted – Approved May 11, 2017
Reviewed June 11, 2018; updates submitted – Approved June 27, 2018

CERTIFICATION

The amended Long Beach Continuum of Care Governance Charter and Bylaws were approved by the Long Beach CoC Board on June 27, 2018.

Co-Chair
Long Beach CoC Board

8/29/2018
Date

Teresa Chandler for Shannon Parker

8/29/18
Date

Homeless Services Officer
City of Long Beach
Department of Health and Human Services
Homeless Services Division

ATTACHMENT G

CITY OF
LONG BEACH

A DECADE OF AFFORDABLE HOUSING

2007-2017

The Long Beach
COMMUNITY
INVESTMENT Company

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,

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
Amy J. Bodek — *Director*
Oscar Orci — *Deputy Director*

Housing and Neighborhood Services Bureau; Housing Development Division
Patrick Ure — *Housing Development Officer* | Meggan Sorensen — *Real Estate Project Coordinator*
Kate Brewer | Andrew Chang | Antoinette Jeff | Silvia Medina
Mercedes Prado | Courtney Richards | Kjell Stava

PRODUCTION TEAM
Communications Division, Long Beach Development Services
Kevin Lee — *Communications Officer* | Chelsey Finegan | Johnathan Garcia | Jacqueline Medina | Ke-Chin Wen | We the Creative — *Design* | Queen Beach Printers, Inc. — *Printing*

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Cabrillo Gateway at Century Villages at Cabrillo

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

LONG BEACH SENIOR ARTS COLONY

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

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.

Coronado Townhomes

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 Alamitos 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

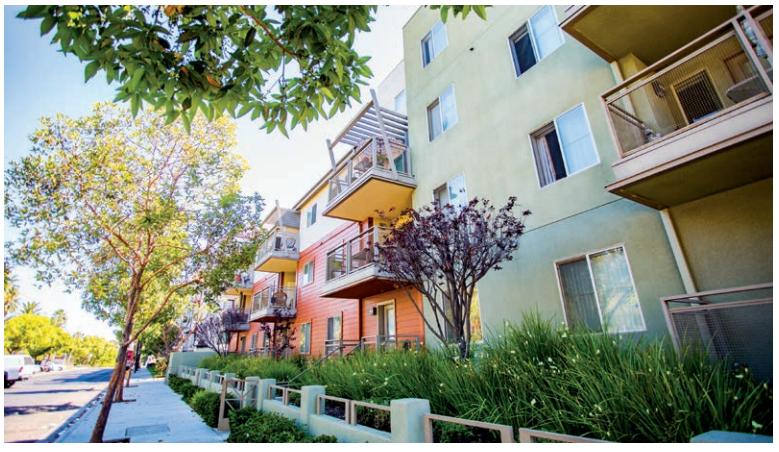
DEVELOPER
Clifford Beers Housing, Inc.

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

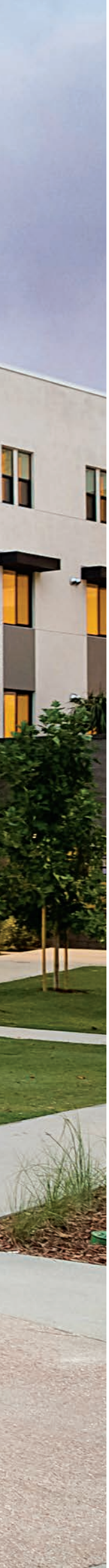
AWARD-WINNING
DEVELOPMENT

2,000
RESIDENTS

SERVES
900+
VETERANS

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

Cabrillo Gateway at Century Villages at Cabrillo



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 (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

LEED CERTIFIED

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

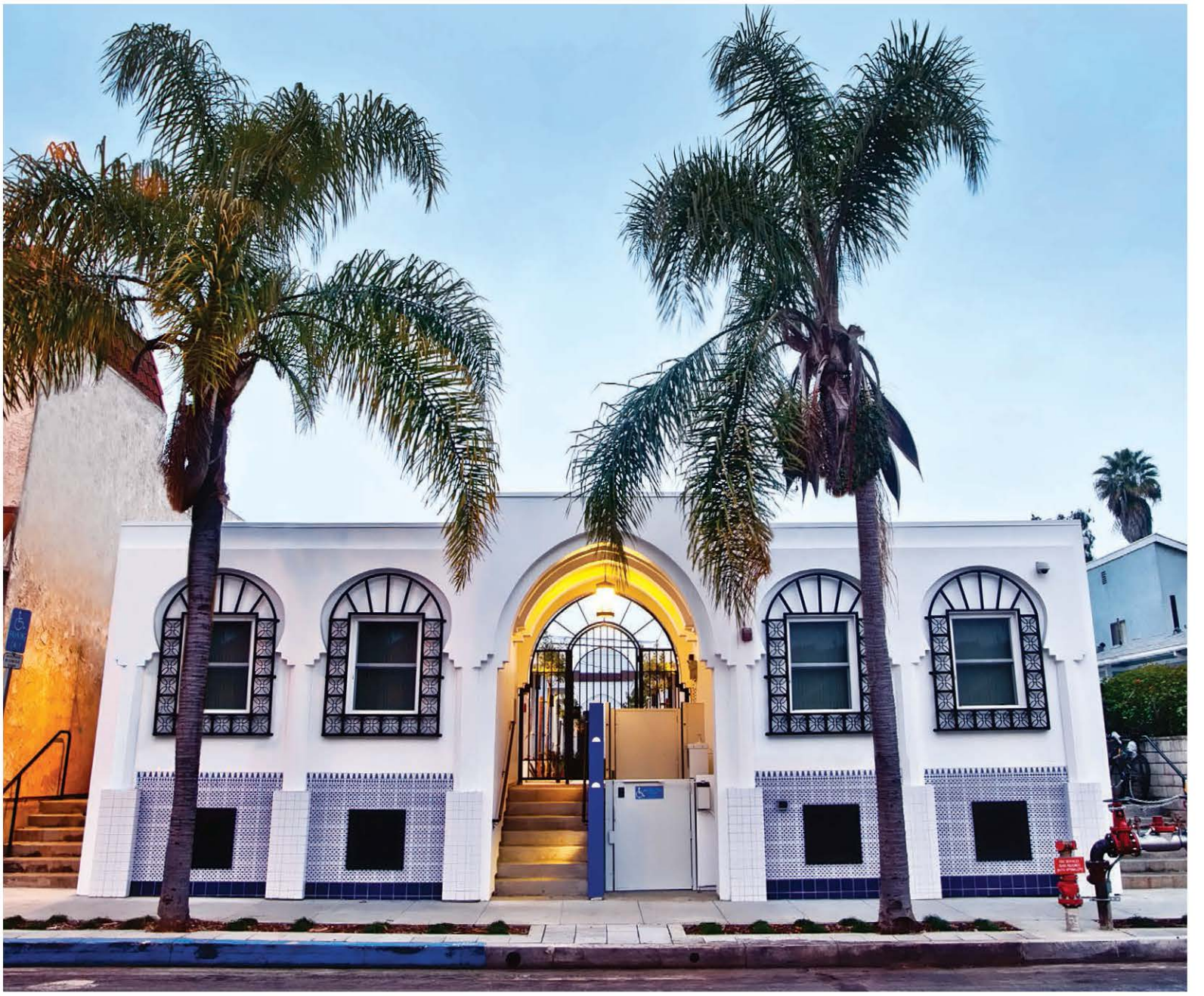
TOTAL DEVELOPMENT COST
$20,900,000

CITY/LBCIC ASSISTANCE
$9,800,000

AFFORDABILITY (55 YEARS)
13 very low-, 23 low-income

AWARD-WINNING
DEVELOPMENT

Long Beach & Burnett Apartments




350


1134


1027

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 barbeque 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

LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN
LEED
CERTIFIED

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

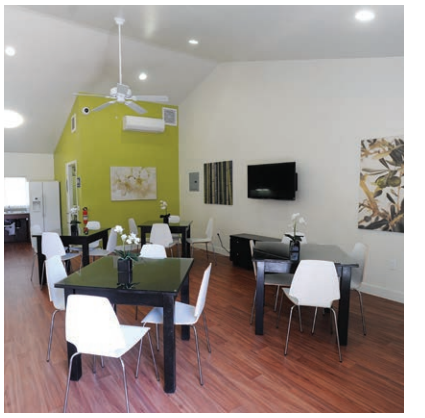
AFFORDABLE UNITS 78

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/LBCIC 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 proposed

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 LIVING

CityView

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.

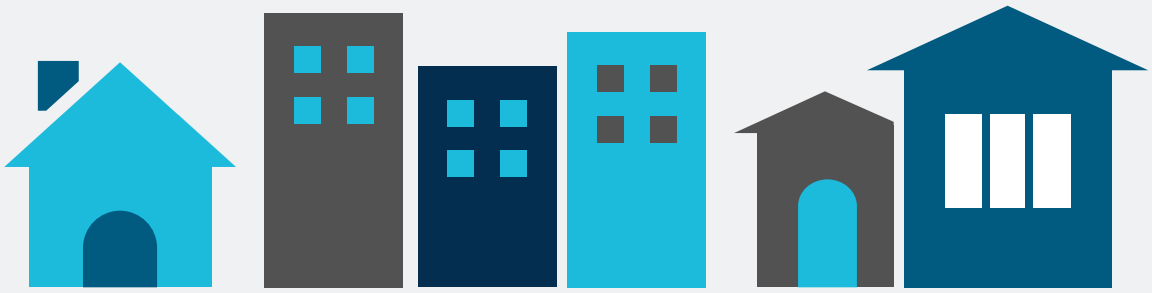
OVER THE PAST DECADE

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

LEED CERTIFIED

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

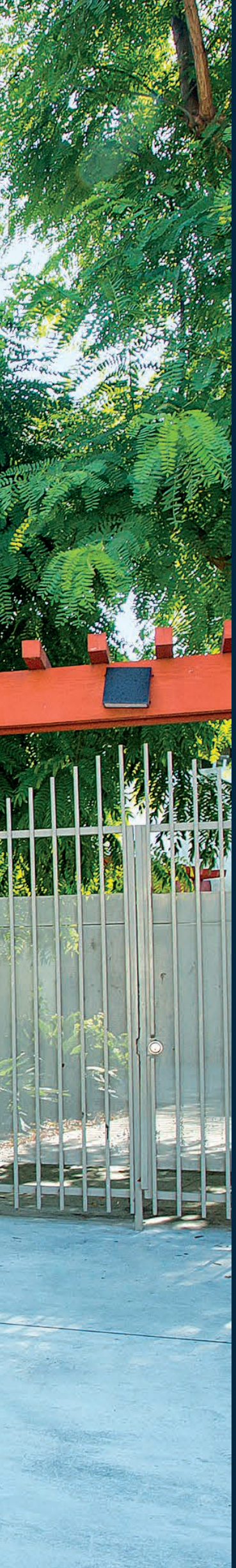
DEVELOPER
Thomas Safran & Associates

TOTAL DEVELOPMENT COST
$13,200,000

CITY/LBCIC ASSISTANCE
$2,550,000

AFFORDABILITY (55 YEARS)
4 extremely low-, 13 very-low, 7 low-income

Grisham Community Apartments



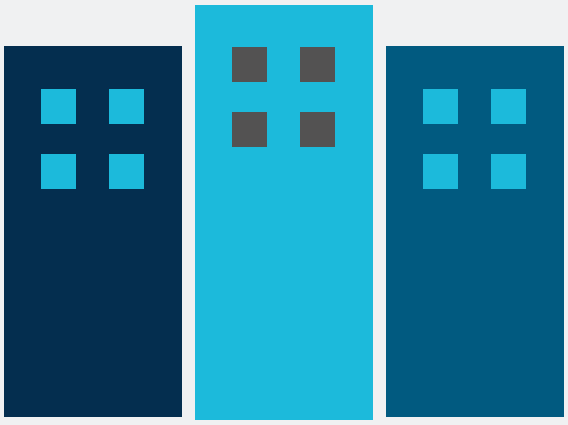
CHAPTER 4

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

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.

LONG BEACH HAS APPROXIMATELY

2,400 MOBILE HOMES

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.

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

$60,000 PER UNIT

at a fixed rate of 0%

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

HOMEBUYER 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.


2367
367

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:

NSP1

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.

NSP2

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.

NSP3

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.

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.

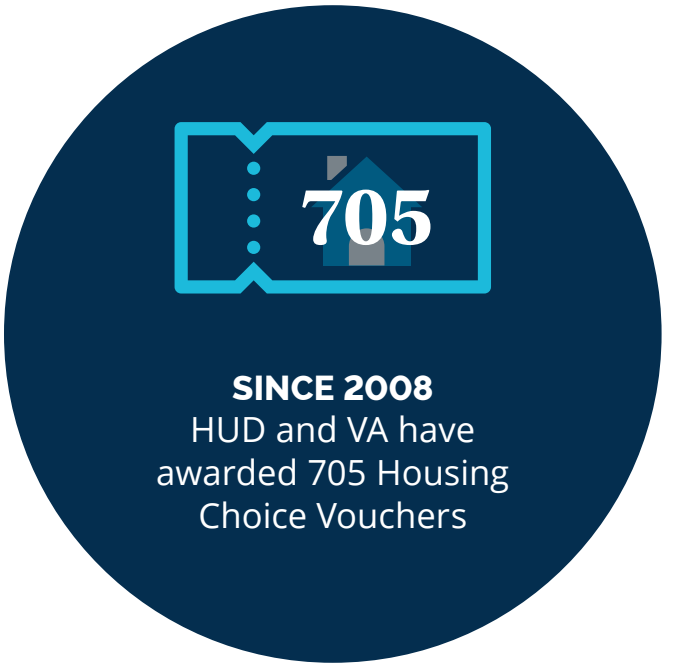
Housing Choice Voucher Program

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.

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.

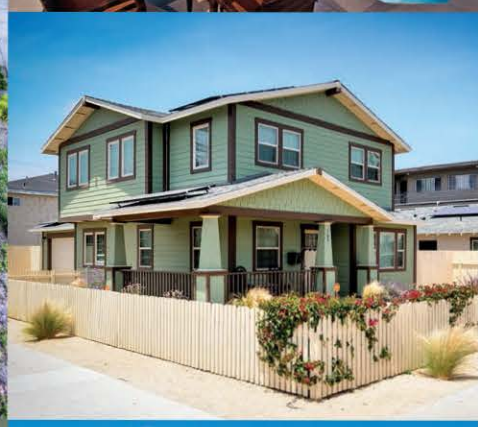


















HOTEL
PALACE


PHOTO CREDITS

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Century Housing

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Clifford Beers Housing

Habitat for Humanity of Greater Los Angeles

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Home Ownership for Personal Empowerment, Inc.

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Kelly Barrie

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

2007

Pacific City Lights Apartments
Units: 40

Olive Court
Units: 44

Neo Zoe
Units: 17

Decro Long Beach Apartments
Units: 320

2008

Elm Avenue Apartments
Units: 15

Puerto del Sol
Units: 63

2009

Family Commons at Cabrillo
Units: 79

2010

Long Beach Senior Housing
Units: 64

gallery421
Units: 26

Long Beach & Burnett Apartments
Units: 36

2011

Courtyards in Long Beach
Units: 44

Habitat for Humanity
Units: 4

Coronado Townhomes
Units: 48

2012

RDA DISSOLUTION

LONG BEACH REDEVELOPMENT AGENCY

COMPLETED **PRIOR** TO RDA DISSOLUTION

$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

2013

Palace Hotel
Units: 13

Collage Apartments
Units: 13

Long Beach Senior Arts Colony
Units: 198

Evergreen Apartments
Units: 78

2014

Belwood Arms
Units: 33

1044 Maine Ave.
Units: 11

Ramona Park Apartments
Units: 60

2015

1874 Cedar Ave.
Units: 2

Long Beach and 21st Apartments
Units: 40

Cabrillo Gateway
Units: 79

2016

Habitat for Humanity
Units: 3

Immanuel Place
Units: 24

2017

Daisy and Banner Apartments
Units: 14

Anchor Place
Units: 119

The Beacon
Units: 158

Beachwood Apartments
Units: 45

Habitat for Humanity
Units: 4

COMPLETED/APPROVED **FOLLOWING** RDA DISSOLUTION

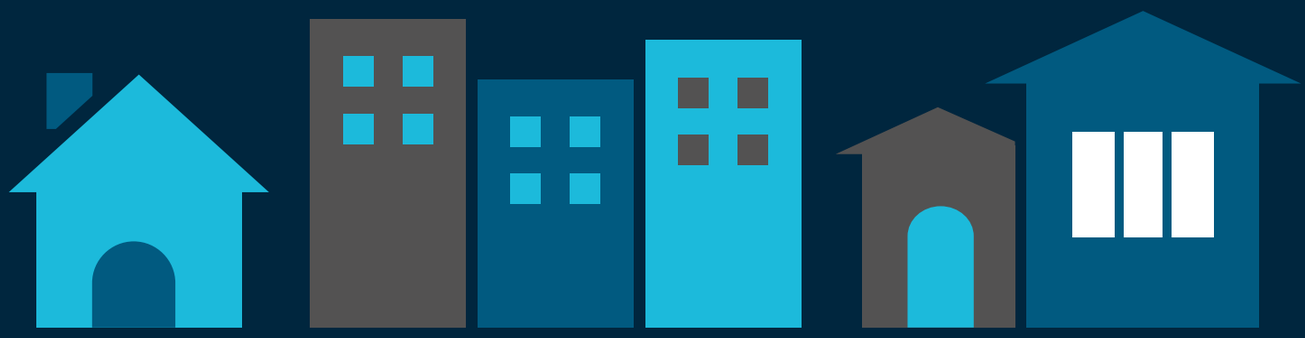
OVER THE PAST DECADE

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
333 W. Ocean Blvd., 3rd Floor
Long Beach, CA 90802

Visit us at **www.lbds.info**
LongBeachBuilds
@LongBeachBuilds
@LBDSVideos

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