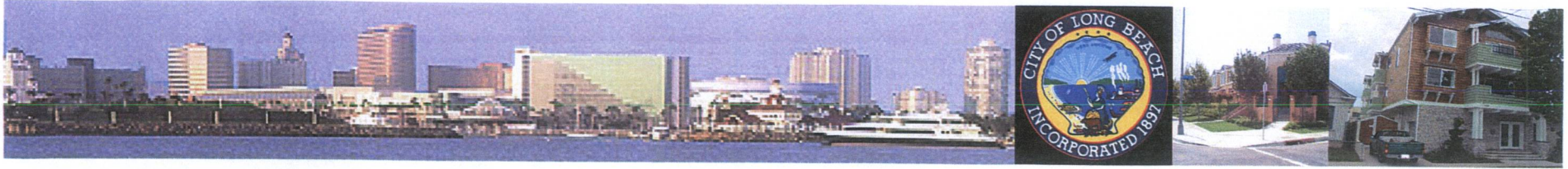


AFFORDABLE HOUSING

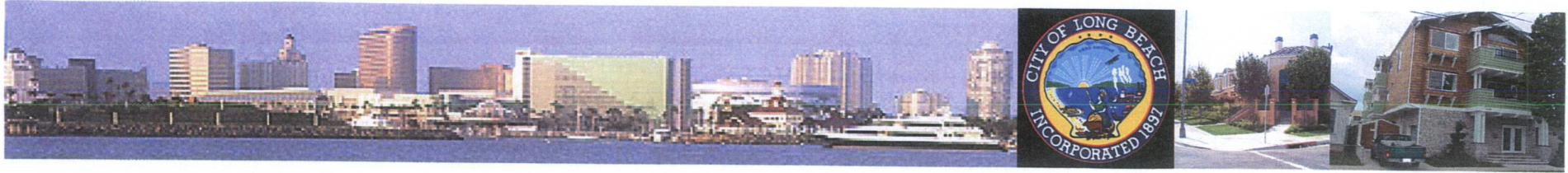
May 2009



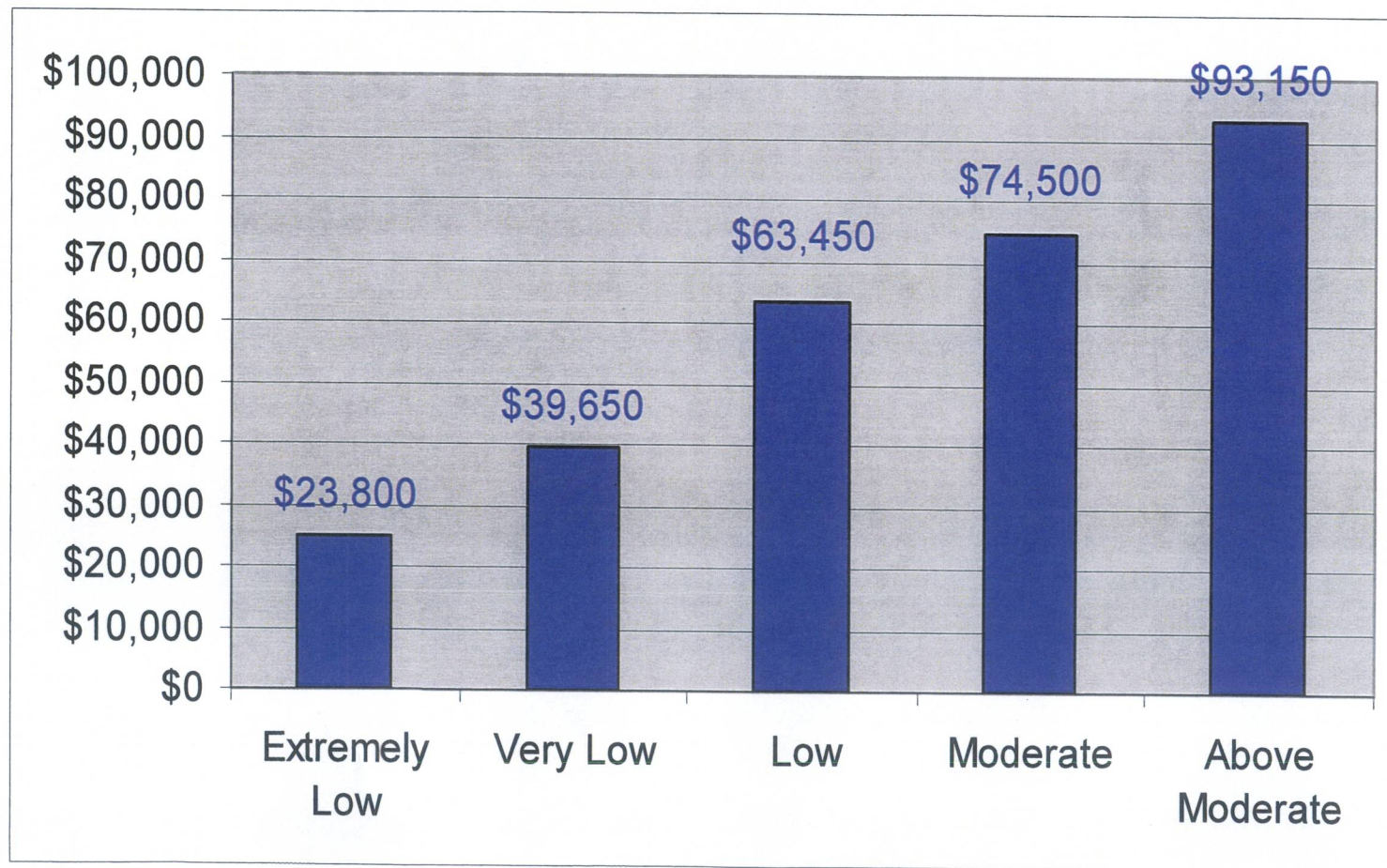


1987

**California Redevelopment Law
required redevelopment agencies to
set aside at least 20% of tax
increment revenues for low- and
moderate-income housing.**



LOS ANGELES COUNTY 2009 Income Standards*

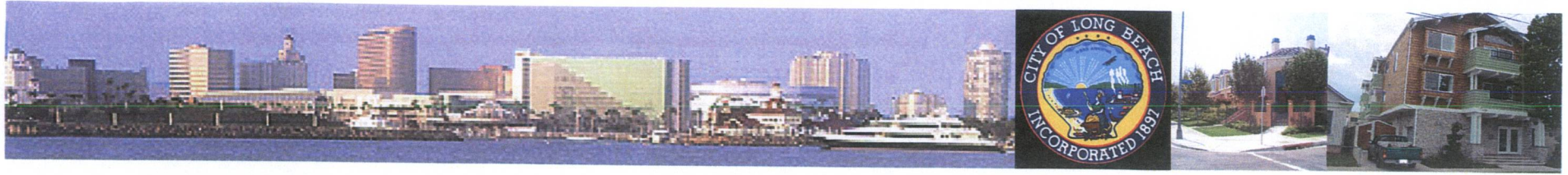


*Based on a 4- Person Household



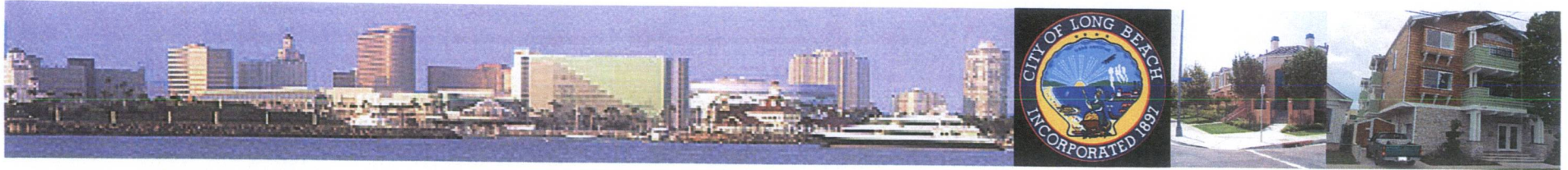
1988

The City of Long Beach and the Redevelopment Agency (RDA) entered into an agreement authorizing the RDA to transfer the 20% housing set-aside funds to the City (Housing Services Bureau).



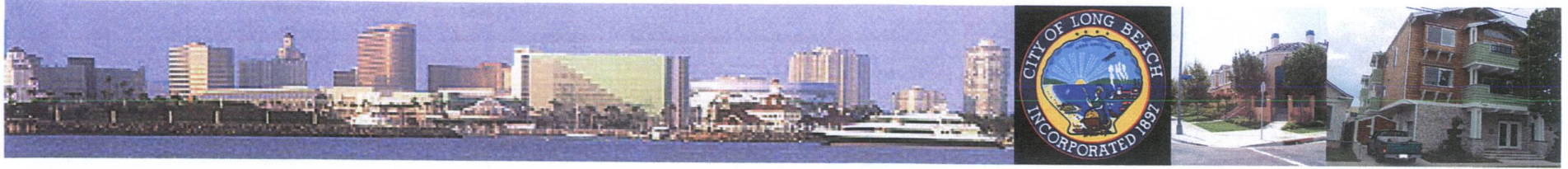
1989

**The Long Beach Housing
Development Company (LBHDC)
was established to assist in the
creation and development of
affordable housing.**



LBHDC's MISSION

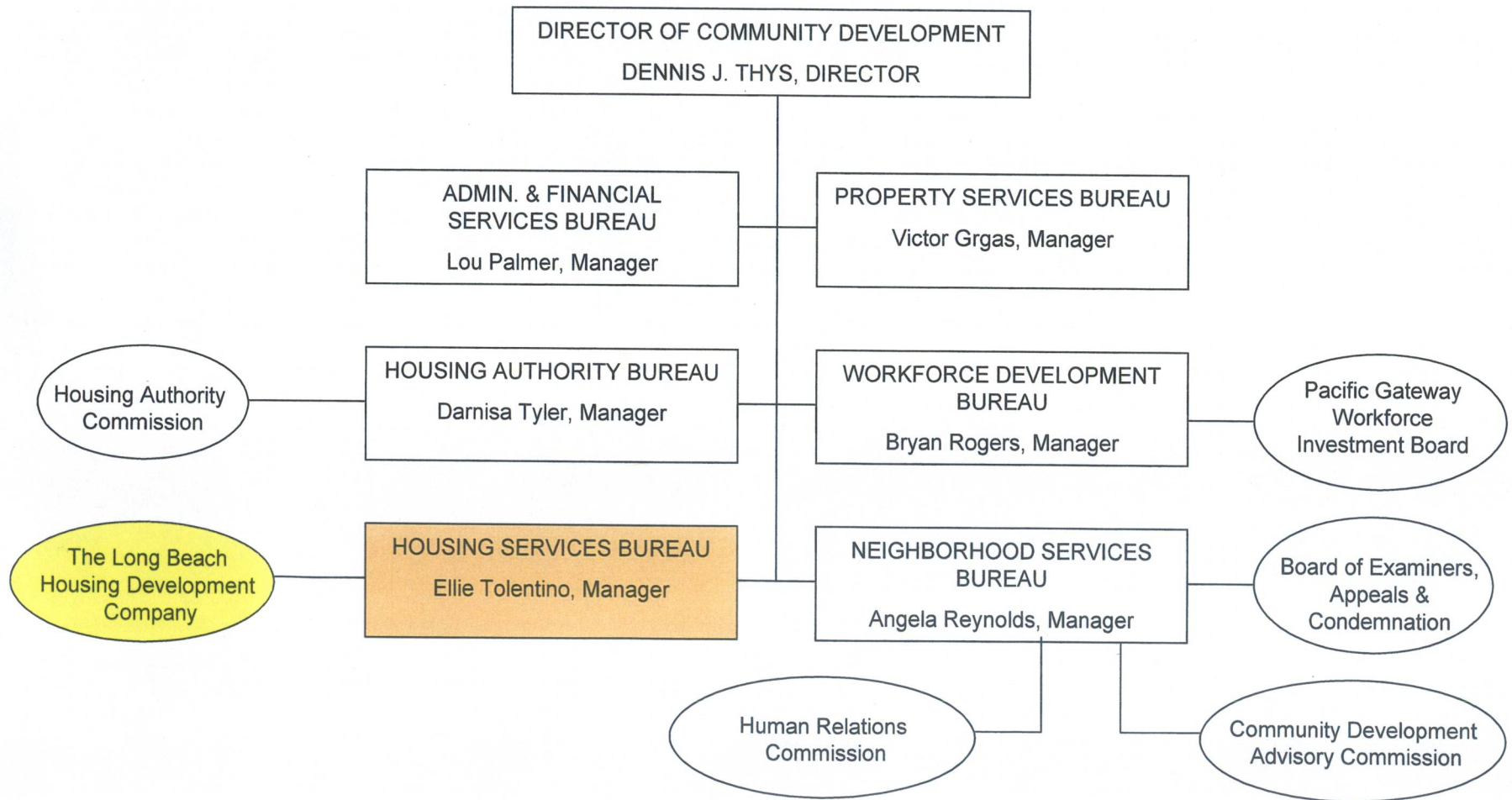
To promote safe and livable neighborhoods in Long Beach by developing and preserving decent, safe and quality affordable housing for the very low-, low- and moderate-income residents of Long Beach.

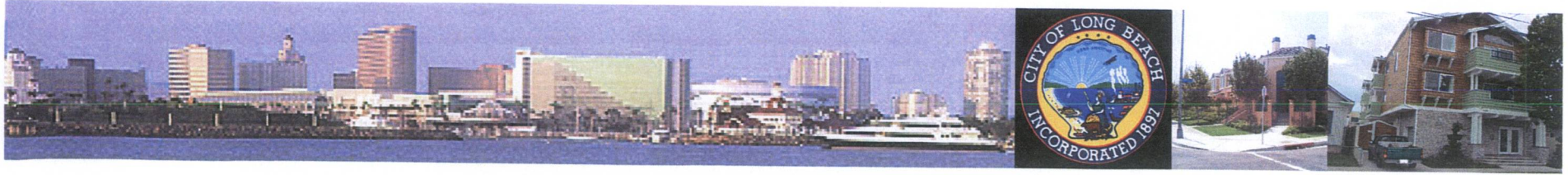


The LBHDC helps the RDA fulfill both its replacement housing obligation to replace each unit it removes in all project areas, and its 15% inclusionary housing requirement for housing units developed or substantially rehabilitated by public or private entities other than the RDA in the Central and North Redevelopment Project Areas.



HOUSING SERVICES BUREAU





Housing Services Bureau

Bureau Manager / LBHDC Vice President
Ellie Tolentino
(562) 570-6926

Housing Operations Officer
Dale Hutchinson
(562) 570-6840

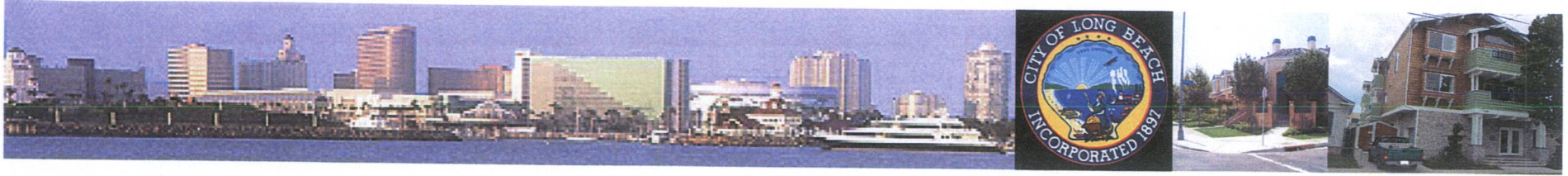
- Budget preparation and management
- Implementation of tenant relocation ordinance
- Monitoring and enforcement of deed restrictions
- First time homebuyer programs
- Purchasing and accounting

Housing Development Officer
Patrick Ure
(562) 570-6026

- Developer assistance
- Project development management – new construction, acquisition / rehabilitation
- Land acquisition, disposition and development
- Funding applications
- Financial analysis (development projects)
- Development negotiations / development agreements
- Design review

Housing Communications Officer
LaVerne Duncan
(562) 570-3824

- Public relations and publicity
- Implementation of communications plan
- Tracking of housing legislation and advocacy
- Liaison with managers of assisted developments
- Monitoring and enforcement of property maintenance covenants

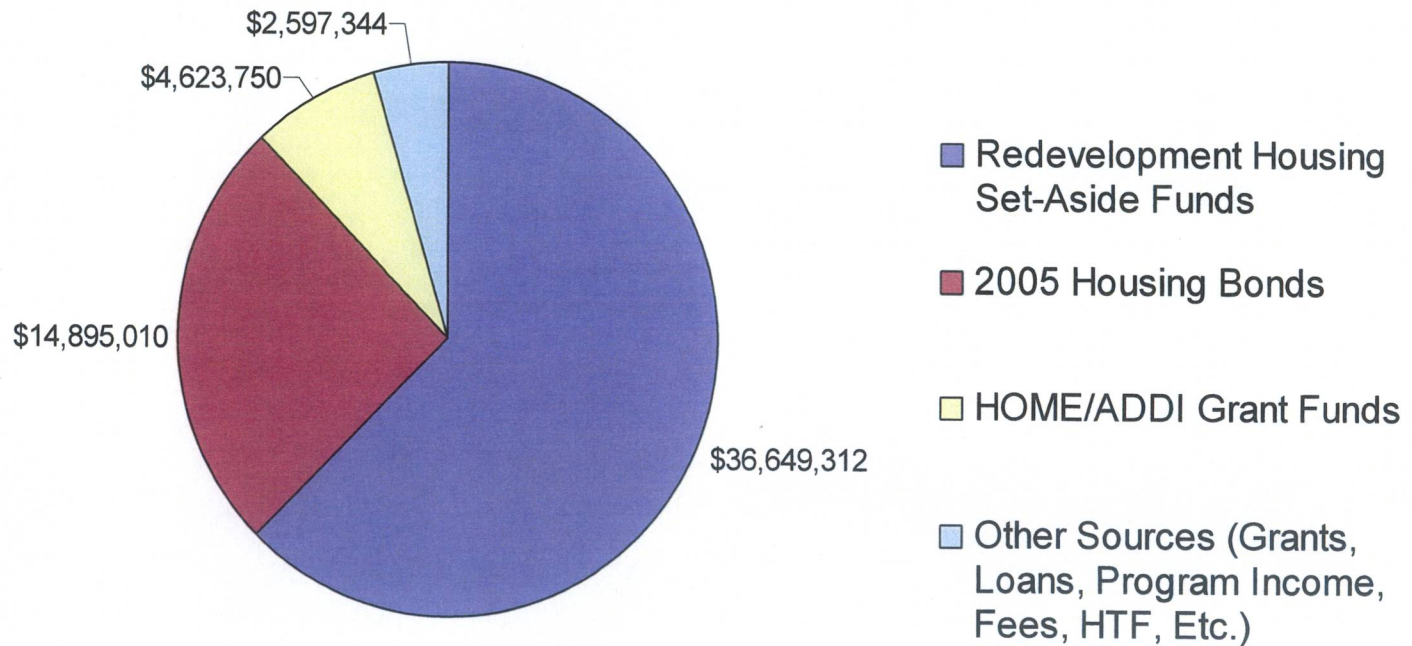


2004

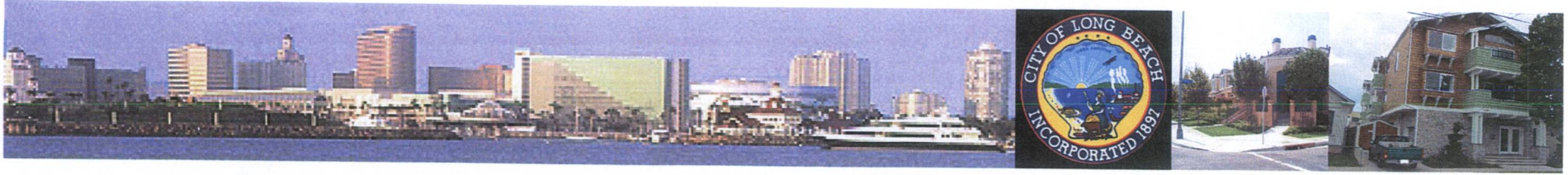
City Council adopted the Housing Action Plan and designated the LBHDC as the administrator of the Redevelopment Housing Set-Aside Funds and HOME Funds.



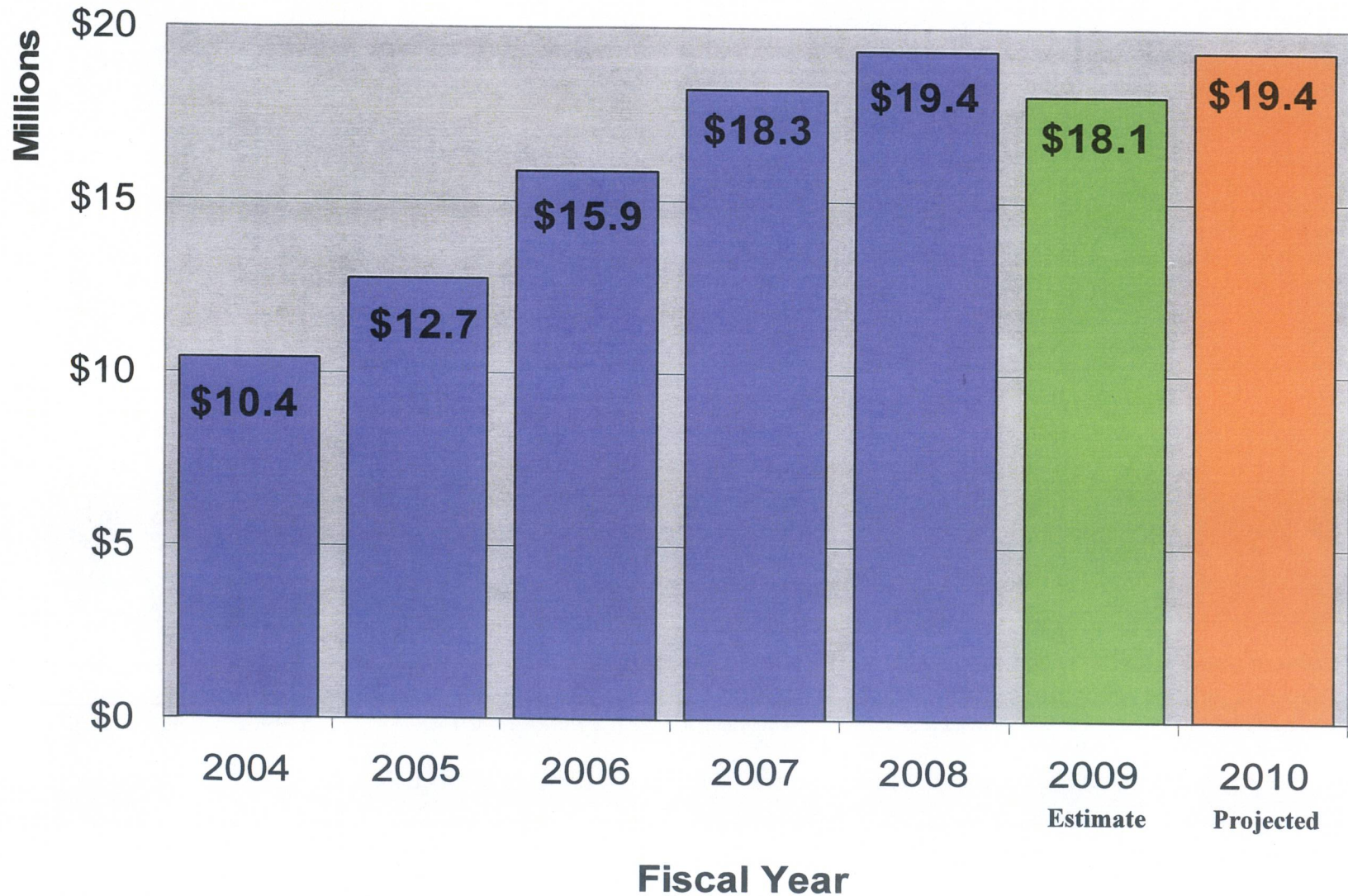
FY 2010 PROJECTED AVAILABLE RESOURCES

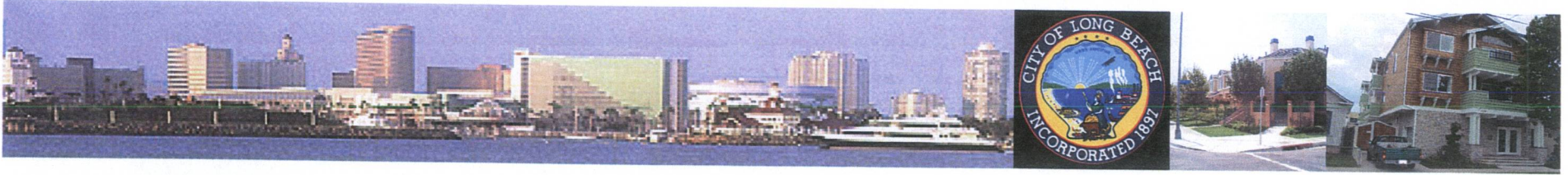


Total Resources: \$58,765,416



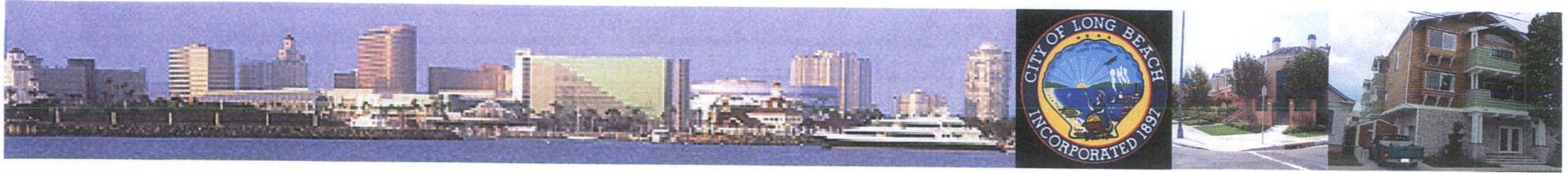
Housing Set-Aside Transfers from the RDA





Multi-year Budgeted Expenditures and Commitments (Summary)

• New Construction	\$14,560,989
• Rehabilitation	\$ 6,560,680
• HAP Implementation Projects	\$12,947,323
• Second Mortgage Assistance	\$ 2,679,661
• Debt Service and Administration	<u>\$ 9,384,545</u>
Total	\$ 46,133,198



Housing Programs

- **Developer Assistance**
- **Second Mortgage Assistance**
- **Acquisition/Rehabilitation/New Construction**
- **Rehabilitation Loans (Single-Family, Multi-Family, Mobile Home)**
- **Security Deposit Assistance**



Recently Completed Rental



Pacific City Lights, 1601 Pacific Avenue

Developer

Squier Properties/ADI Inc.

LBHDC Assistance

\$4 Million - HOME

Unit Mix

3-Bedrooms: 35

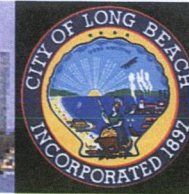
4-Bedrooms: 7

Total Units: 42

Affordability

Very Low: 41

Manager (unrestricted): 1



Recently Completed Ownership



Neo Zoe, 1500 Pine Ave.

Developer

Hughes Development, Inc.

LBHDC Assistance

\$4.3 Million - 2005 Bonds

\$1.0 Million - CalHome

Unit Mix

2-Bedrooms: 10

3-Bedrooms: 12

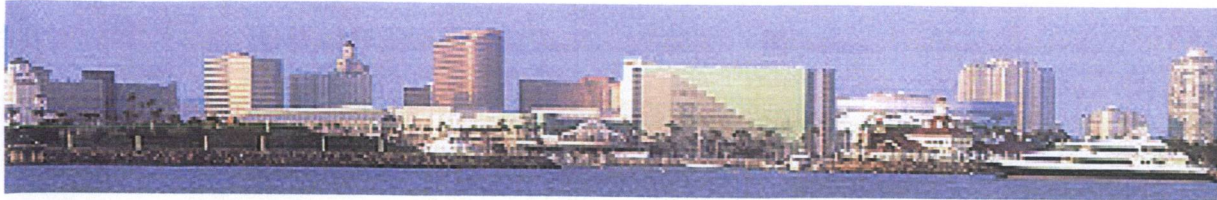
Total Units: 22

Affordability

Low: 5

Moderate: 12

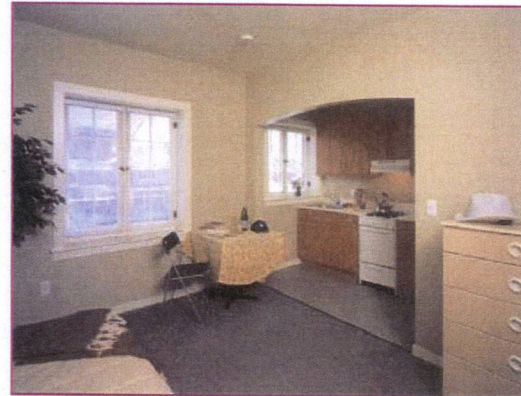
Market: 5



Recently Completed Rental Rehabilitation



Elm Avenue
Apartments
530 Elm Ave.



Developer

Clifford Beers Housing

LBHDC Assistance

\$935,000 - Set-Aside

\$965,000 - HOME

Unit Mix

0-Bedrooms: 17

Total Units: 17

Affordability

Very Low: 16

Manager (unrestricted): 1

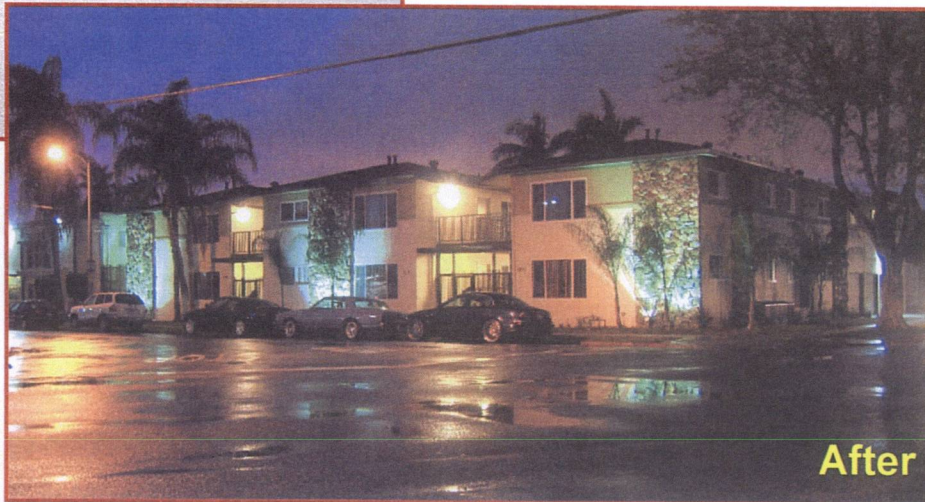


Recently Completed Rental Rehabilitation

Before



6185-91-95 Linden



After

Decro Properties
12 Sites in Council Districts 1, 6 & 9

Developer

Decro Long Beach

LBHDC Assistance

\$11.04 Million - HOME

Unit Mix

0-Bedrooms:	4
1-Bedrooms:	141
2-Bedrooms:	173
3-Bedrooms:	2
Total Units:	320

Affordability

< 60% of AMI:	288
60 to 80% of AMI:	32
(Low-Income)	



Recently Completed Rental



Family Commons
2200 W. Willard St.

Developer

Century Villages at Cabrillo

LBHDC Assistance

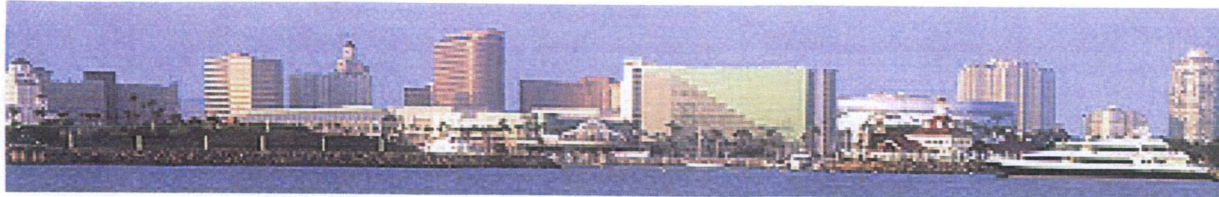
\$11.8 Million - HOME

Unit Mix

1-Bedrooms:	10
2-Bedrooms:	31
3-Bedrooms:	32
4-Bedrooms:	8
Total Units:	81

Affordability

Very Low:	56
Low:	24
Manager (unrestricted):	1



Recently Completed Senior Rental



Atlantic / Vernon, Senior Housing

Developer

Menorah Housing

LBHDC Assistance

\$1.65 Million - 2005 Bonds

\$2.85 Million - Set-Aside

Unit Mix

1-Bedrooms: 66

Total Units: 66

Affordability

Very Low: 65

Manager (unrestricted): 1

Total Units: 66



Under Construction Mixed-Use/Mixed-Income Rental



Lyon West Gateway, 421 West Broadway

Developer

Lyon West Gateway, LLC

LBHDC Assistance

\$5.6 Million – Set-Aside

Unit Mix

1-Bedroom: 131 (13)
 1-Bd + Den: 18 (2)
 2-Bedrooms: 116 (11)
 Total Units: 265 (26)

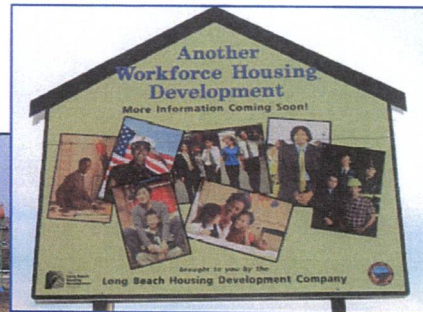
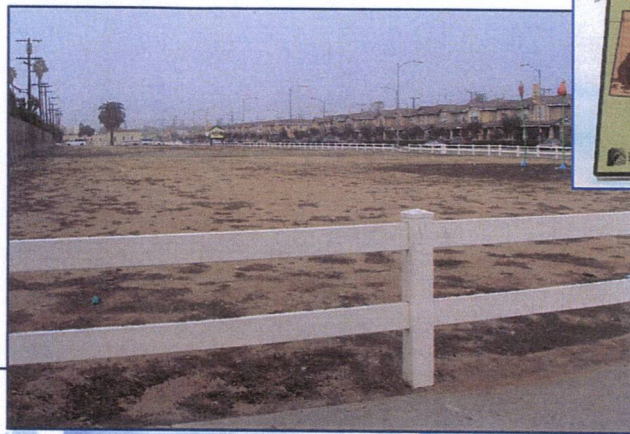
() = Affordable Units

Affordability

Low: 26
 Market: 265



Pre-Construction Ownership



Coronado
(Atlantic Avenue – 20th to Hill)

Developer

Brookfield Homes

LBHDC Assistance

\$12 Million – Set-Aside

\$ 7 Million – 2005 Bonds

Unit Mix

2-Bedrooms: 18

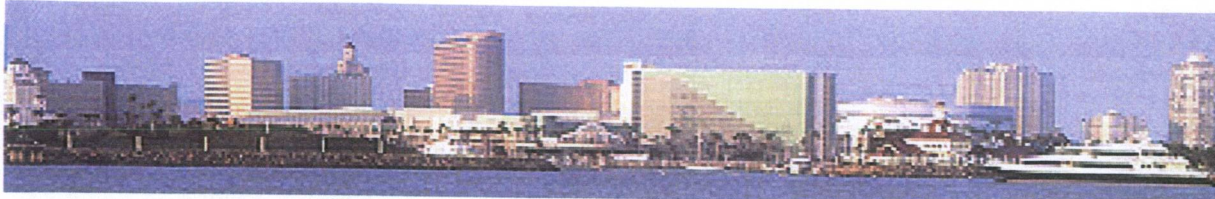
3-Bedrooms: 18

4-Bedrooms: 12

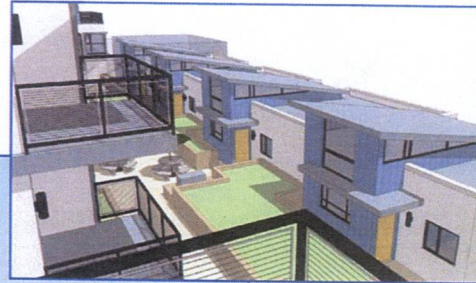
Total Units: 48

Affordability

Moderate: 48



Pre-Construction Rental (Family)



2355 Long Beach Blvd.

Developer

META Housing Corporation

LBHDC Assistance

\$9.9 Million – Set-Aside

Unit Mix

2-Bedrooms: 26

3-Bedrooms: 20

Total Units: 46

Affordability

Very Low: 13

Low: 11

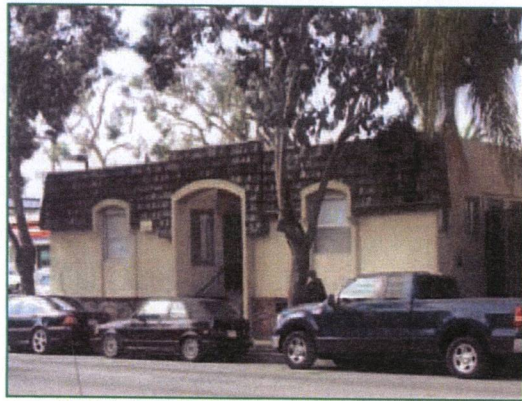
Moderate: 12

Market: 9

Manager (unrestricted): 1



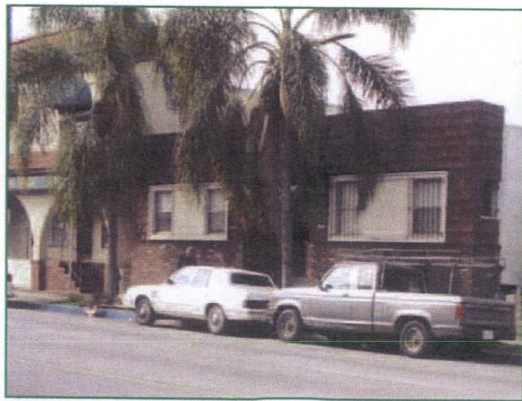
Pre-Rehabilitation Rental



350 E. Esther Street



1134 Stanley Avenue



1027 Redondo Avenue



1045 Redondo Avenue

The Courtyards

Developer

Clifford Beers Housing

LBHDC Assistance

\$2.3 Million – Set Aside

Unit Mix

Studio Apartments

Total Units: 46

Affordability

Very Low: 26

Low: 20



Pre-Rehabilitation Special Needs – Transition Age Youth



Palace Hotel
2640 Anaheim Avenue

Developer/Service Provider

LINC Housing / United
Friends of the Children

LBHDC Assistance

\$2.8 Million – Set-Aside
(Estimate)

Unit Mix

Studio Apartments

Affordability

Very Low
Manager (unrestricted): 1



Proposed Mixed-Use/Mixed-Income Ownership and Senior Rental



1235 Long Beach Boulevard

Developer

META Housing Corporation

LBHDC Assistance

\$17.5 million – Set-aside
(Estimate)

Unit Mix

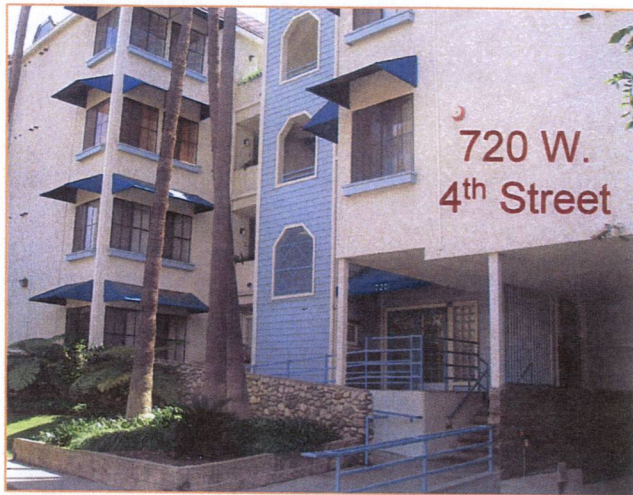
1-Bedrooms: 172
2-Bedrooms: 159
3-Bedroom: 25
Total Units: 356

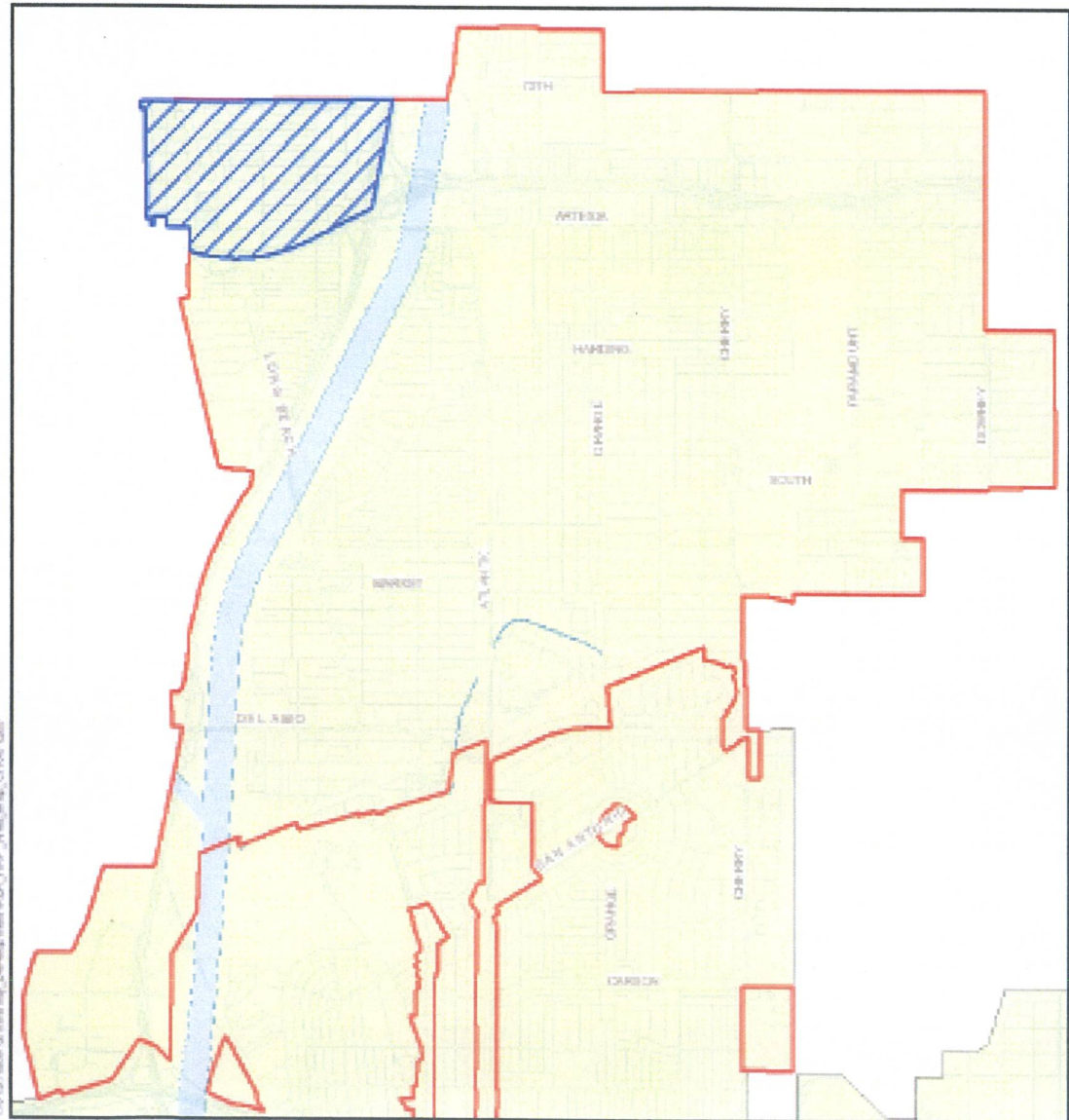
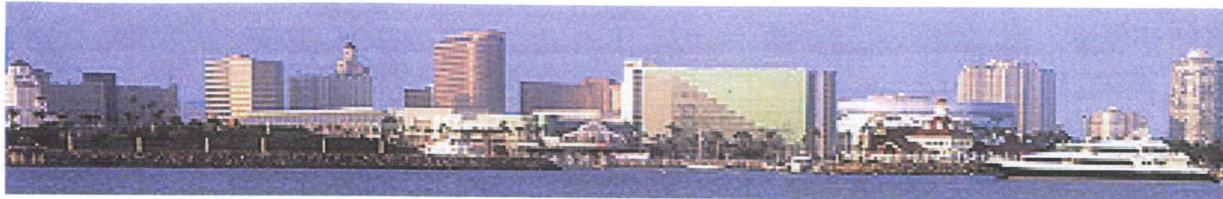
Affordability

Very Low: 56
Low: 11
Moderate: 40
Market: 247
Managers (unrestricted): 2






Homes Purchased with Assistance from Second Mortgage Assistance Program

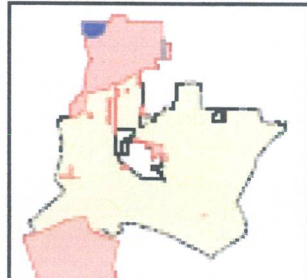




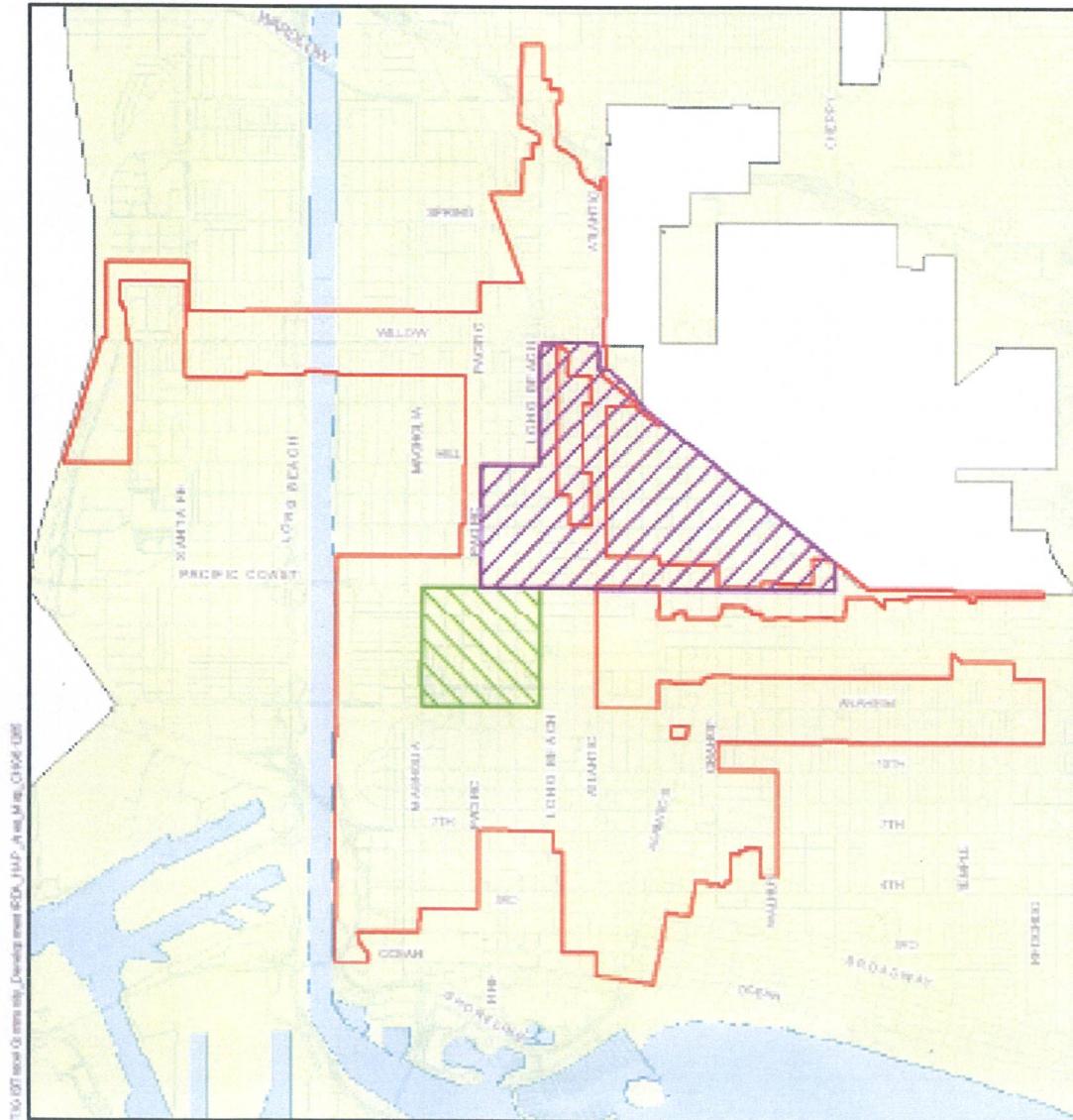
**CITY OF
LONG BEACH**

**North RDA
&
North-King HAP**

	North LB-King HAP
	North RDA
	City Boundary







2010 DT road 0.1 mm into Desktop map 650_HAP_Area_Map_C1108.DWG

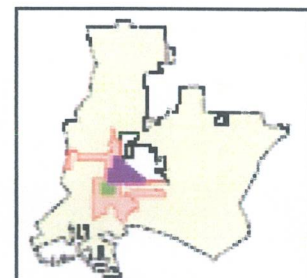


TIG 07/07/07 Council Districts City Development and RDA MAP - A and M and C1006-008

CITY OF LONG BEACH

Central RDA & Central-Washington HAP

	Central HAP
	Washington HAP
	Central RDA
	City Boundary





Housing Action Plan Focus Areas

Property Acquisitions to Eliminate Blight and Create Opportunities for New Affordable Housing

Properties Acquired = 24

Total Cost* = \$18,475,058 (2005 Bonds)

***Including Acquisition, Relocation, and Demolition**



Affordable Housing Units Assisted by City/LBHDC/RDA

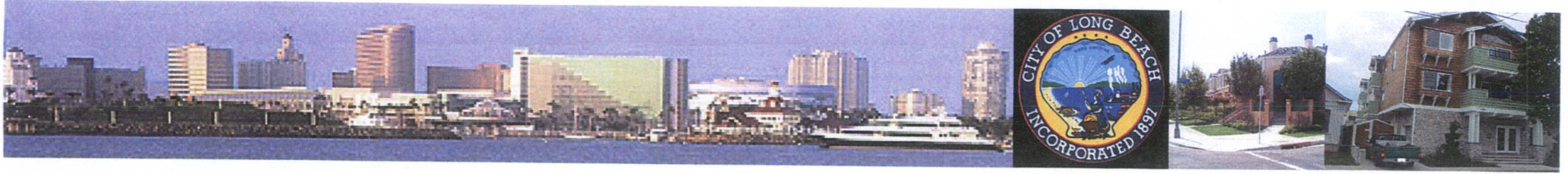
Existing Restricted Units	2,029
Recently Completed New/Rehab Units	138
Under Construction	91
Under Rehabilitation	6
In Pre-Construction/Pre-Development	368
Subtotal	2,632
Add: Other Publicly Assisted Units*	3,014
Total Assisted Units:	5,646

*Includes Carmelitos, Springdale, American Gold Star, Brethren Manor



Additional Households Assisted through City/LBHDC/RDA Affordable Housing Programs

Housing Choice Vouchers	6,200
Homebuyer Assistance	990
Rehabilitation Loan Programs	3,276
Security Deposit Assistance	198
Tenant Based Rental Assistance	<u>455</u>
Total Households Assisted:	11,119



**For more information,
please check our website:**

www.lbhdc.org