



LONG BEACH REDEVELOPMENT AGENCY

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November 6, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Recommendation to Adopt a Multi-Family Enhancement Program and Approve the Dairy Avenue and Jane Addams Neighborhood Enhancement Areas as the Initial Target Areas. (North – Districts 8 and 9)

DISCUSSION

The Redevelopment Agency currently offers both a Commercial Facade Improvement Program (CFIP) and a Neighborhood Enhancement Area (NEA) Program. The CFIP targets commercial properties along major corridors while the NEA Program is geared towards residential properties within targeted neighborhoods.

The NEA Program offers rebates up to \$2,800 for security locks and lighting, repainting, landscaping and other minor aesthetic improvements. This program has been very popular with single-family properties, but the rebate amounts available are not enough to induce property owners to fix up multi-family properties. The North PAC recognized this unmet need and formed a committee to work with NEA staff to develop a program and draft program guidelines to begin to address the multi-family properties most in need. On September 28, 2006, the North PAC voted to recommend the Agency consider adopting a Multi-Family Enhancement Program (MEP), attached as Exhibit A.

The MEP and NEA programs will be closely linked and target areas will rotate throughout neighborhoods within the project area subject to annual funding and appropriations approved by the Redevelopment Agency Board. Areas to be targeted will be reviewed and recommended by respective PACs and subject to Agency Board Approval. The initial target areas schedule proposed for North is shown on Exhibit B.

With the exception of security lighting and trash enclosures, program funds may only be used for exterior improvements that are visible from the street. Some of the primary program requirements are outlined below.

The mission of the Long Beach Redevelopment Agency is to enhance the quality of life by improving blighted areas of Long Beach, revitalizing neighborhoods, promoting economic development, creating jobs, providing affordable housing and encouraging citizen participation.

REDEVELOPMENT AGENCY BOARD MEMBERS

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Key program terms and conditions:

- Properties must be multi-family properties of 4-15 units, no mixed use;
- At least 51% of units must be occupied and 75% of the households must have incomes that do not exceed 120% of median income;
- Property owners will be required to match at least 50% of the Agency's contribution, which may not exceed \$2000 per building plus an additional \$1000 per unit up to a maximum Agency contribution of \$15,000 per building; Agency assistance will be by rebate or reimbursement after improvements are completed;
- Property owners must agree to maintain improvements for ten years and the Agency will retain the right to enter the property to perform the required maintenance;
- Property owners will be required to register with the Long Beach Police Department's Apartment Watch program; and,
- Property owners must complete a City/Agency approved property management training.

The North Redevelopment Project Area currently has \$200,000 allocated for this program in the FY06/07 budget.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PHW PATRICK H. WEST
EXECUTIVE DIRECTOR

PHW:CAB:LM:lm

APPROVED:



GRM GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Multi-Family Enhancement Program
Exhibit B – Initial North MEP Target Areas



Redevelopment Agency
City of Long Beach
Multi-Family Enhancement Program
May 2006

**Redevelopment Agency
City of Long Beach
Multi-Family Enhancement Program
May 2006**

Goal

The purpose for establishing the Multi-Family Enhancement Program is to provide financial incentives to owners of multi-family residential buildings for eliminating substantial blighting influences located within designated residential neighborhoods in the Redevelopment Project Areas. The incentives provided by the Redevelopment Agency (Agency) consist of financial assistance and education for multi-family residential property owners (Applicant).

Geographic Area

This program is closely linked with the Neighborhood Enhancement Program, which is rotated throughout the Redevelopment Project Areas, and primarily targets single-family residences. The Multi-Family Enhancement Program is available within select geographic boundaries, as recommended by Project Area Committees and approved by the Redevelopment Agency Board.

Eligible Use of Funds

Funds may only be used for exterior improvements that are visible from the street. Exceptions are security lighting and trash dumpster enclosures. Allowable exterior improvements may include painting (entire building), landscaping, front yard fencing, window and door repair and/or replacement, porch repair, and driveway and walkway repair and/or replacement. Ineligible use of funds includes roof repair or replacement, chain link fencing, and security bars. All improvements must meet City of Long Beach building code and permit requirements and must be aesthetically pleasing. Only projects initiated and completed within the eligibility period will be reimbursed.

Application and Approval Process

The Applicant must be the legal owner of the property. Applicants must complete a program application, and residential households must disclose their annual income. Adequate documentation to verify ownership must also be provided. Staff will review the application for eligibility. If all eligibility requirements are met, a certificate of eligibility will be issued at the sole discretion of staff. Instructions for reimbursement will be provided to the Applicant.

Terms and Conditions

Applicants receiving assistance under this program must meet the following requirements:

- Properties must be residential multi-family properties with 4-15 units located within a Redevelopment Project Area.
- 100% of the building must be used for residential purposes. Mixed use commercial properties are ineligible.
- At least 51% of units must be occupied by residential tenants (limited vacancies) and 75% of the occupied residential households must not exceed maximum income limits.
- Applicants must match at least 50% of the Agency's contribution toward the project cost. The total Agency reimbursement will not exceed \$2000 per building plus an additional \$1000 per unit up to a maximum of \$15,000 per building.
- Applicants must possess a valid, current City of Long Beach business license for each building.
- Applicant must agree to maintain improvements and the building in a clean and attractive manner for ten years as evidenced by a signed agreement. The building will be surveyed to ensure that improvements are maintained. If the required maintenance is not performed, the Agency and/or City or their agent shall have the right to enter the site during normal business hours (after telephonic notice), perform the required maintenance and place a lien for all costs on the property.
- Prevailing wages must be paid for all work. All project work must be bid and all contracts must be reviewed and approved by City staff prior to execution.
- Improvements must be completed during a six-month eligibility period.
- Assistance to the Applicant will be provided by the Redevelopment Agency on a reimbursement basis. Applicant must pay for materials and labor in full before requesting reimbursement and show proof of full payment for materials and labor. Only the Applicant will be reimbursed for approved costs. Payment will not be made to any contractor or vendor.
- Before reimbursement, the building must be registered and remain registered with the Apartment Watch program and must fully comply with all program requirements, including the posting of the "Apartment Watch" sign. Staff will verify compliance with the Long Beach Police Department.

- Before reimbursement, Applicant must complete a City/Agency approved and/or sponsored property management training. Applicant must provide proof of compliance. The Certified Apartment Management training provided by the Apartment Association, California Southern Cities, is deemed to meet this requirement. If a property management company manages the building, then this requirement is waived. Proof will be required before waiver is granted.
- Applicant must submit a completed "Owner Invoice" form and receipts for materials and labor stating that all costs have been paid in full.
- This program may or may not be funded annually by the Agency, at its sole discretion. The Agency may terminate the program at any time as determined by the Redevelopment Agency.

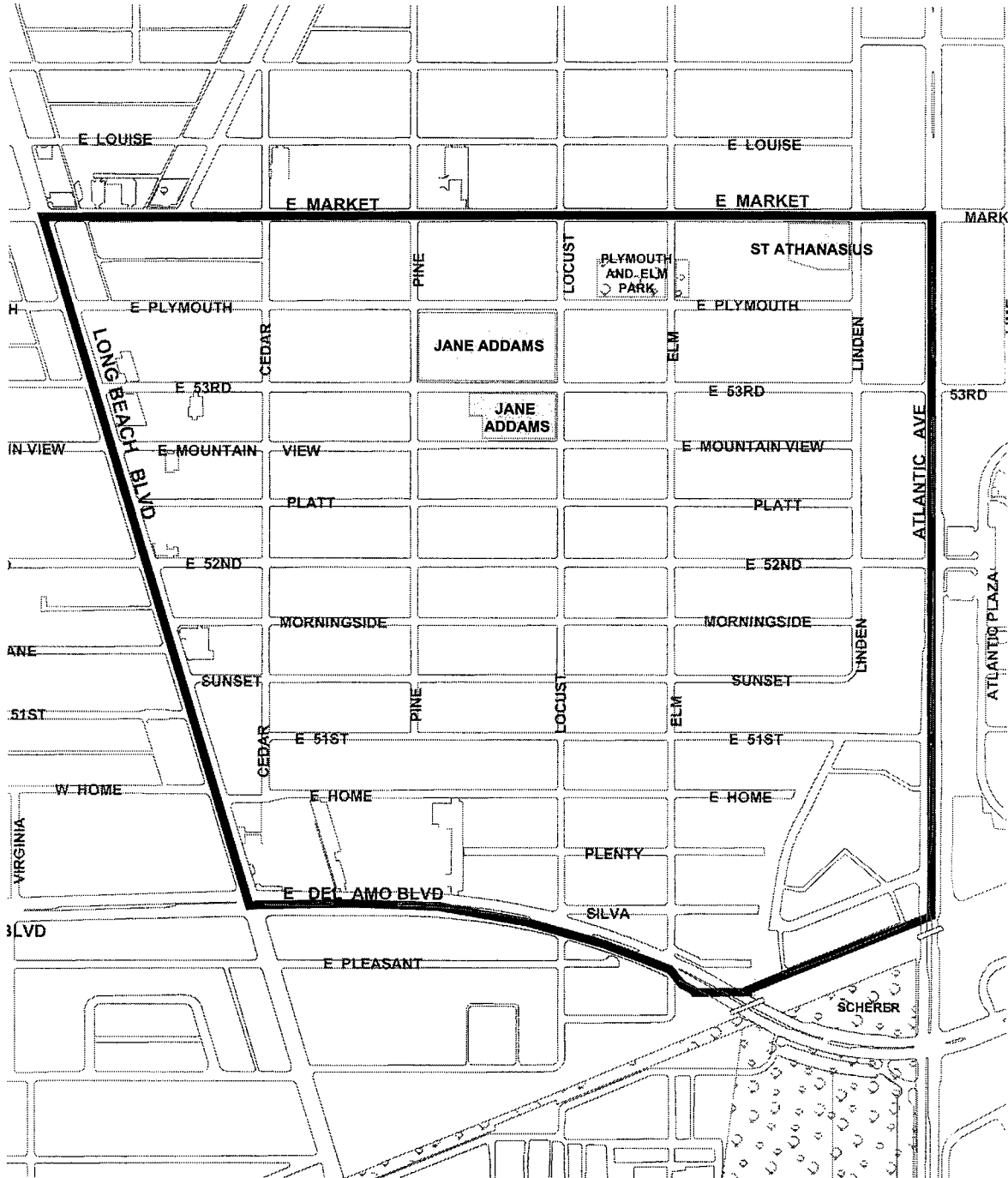
**CITY OF LONG BEACH
REDEVELOPMENT AGENCY
MULTIFAMILY ENHANCEMENT PROGRAM**

Fiscal Year 06-07 Schedule

Dairy Avenue Neighborhood Enhancement Area
Jane Addams Neighborhood Enhancement Area

January 1, 2007
January 1, 2007

Jane Addams Elementary School NEA



Dairy Avenue NEA

