

HOMELESS SERVICES ADVISORY COMMITTEE FEBRUARY 6, 2019

2007-2017

**A DECADE OF
AFFORDABLE
HOUSING**

CITY OF
LONG BEACH



The Long Beach
COMMUNITY
INVESTMENT Company

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

HOUSING PRESERVATION EFFORTS

AT-RISK HOUSING PRESERVATION 2007-2018			
PROJECT	HOUSING TYPE	YEAR	UNITS
Plymouth West	Senior	2007	195
New Hope Home	Senior	2010	140
Baptist Gardens/ Providence Gardens	Senior	2011	200
Covenant Manor	Senior	2013	100
Seamist Tower	Senior	2015	75
American Gold Star Manor	Senior	2015	348
Brethren Manor/ City View	Senior	2015	296
Springdale West	Family	2015	410
St. Mary Tower	Senior	2015	148
Beachwood Apartments	Senior	2017	46
Federation Tower	Senior	2018	50
TOTAL UNITS			2,008

OVER THE PAST **DECADE**

1,694

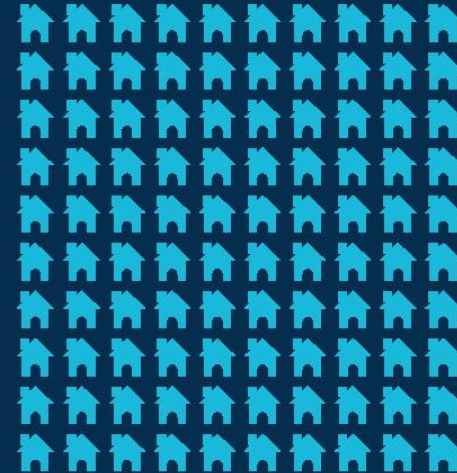
New
affordable
units

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

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





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

121 Units
1-Bedroom: 110
2-Bedroom: 11

Beacon Place

39 Units
1-Bedroom: 30
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

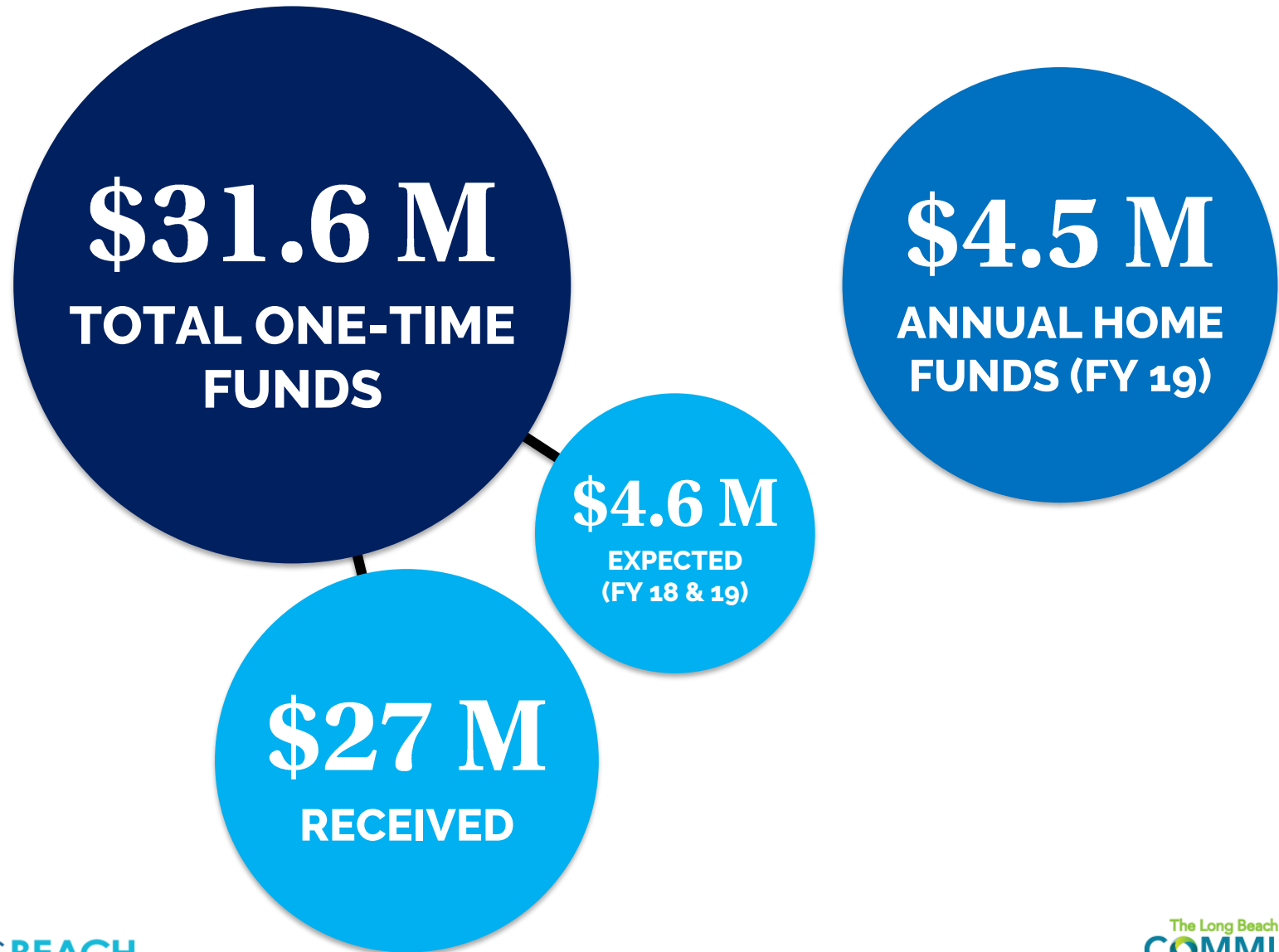
2-Bedroom: 1

55

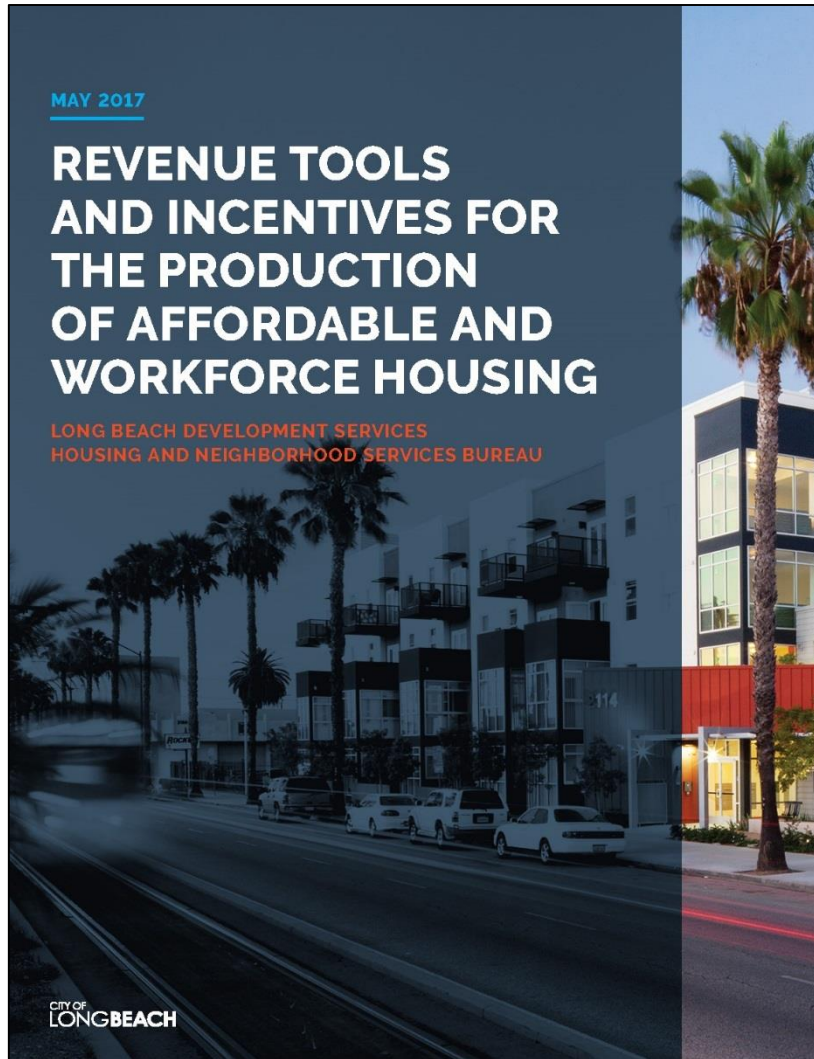
HOMELESS
UNITS



HOUSING FUNDING RESOURCES



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 ASSISTANCE 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

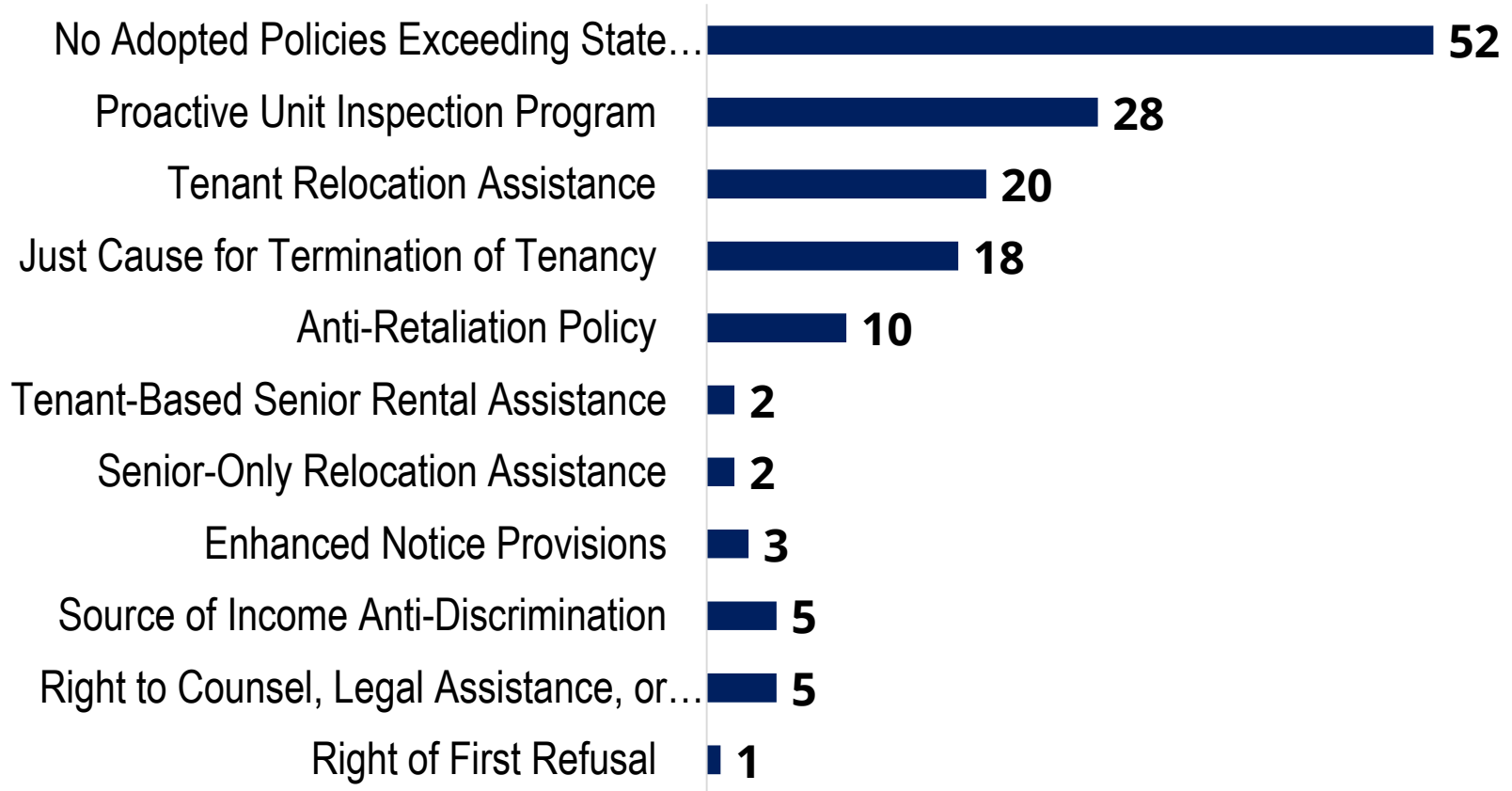
- Include stakeholder engagement

TENANT ASSISTANCE INITIATIVES



TENANT ASSISTANCE INITIATIVES

Number of Agencies in Study with Adopted Policy Exceeding State Law (Out of 115)



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

TENANT ASSISTANCE INITIATIVES – NEXT STEPS

Complete the report and present it to the City Council in early 2019 with a recommendation to prepare tenant assistance policies.

PRODUCTION - POLICY- HOMELESS PREVENTION

