





The Long Beach Housing Development Company




Family Commons at Cabrillo Presentation



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.



Affordable Housing For All

2



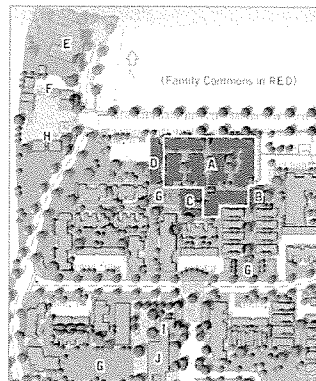
FAMILY COMMONS AT CABRILLO DEVELOPMENT MISSION

To provide service-enriched, dignified permanent housing opportunities to families in need and help families transition to independent living.

3



The Project-



Address:
2001 River Ave.

Site Details

- 1.71 acres
- 81 units (mix of flats/townhomes)
- 6 residential buildings
- 3 community buildings

Target Population

Homeless families, some with mental disabilities

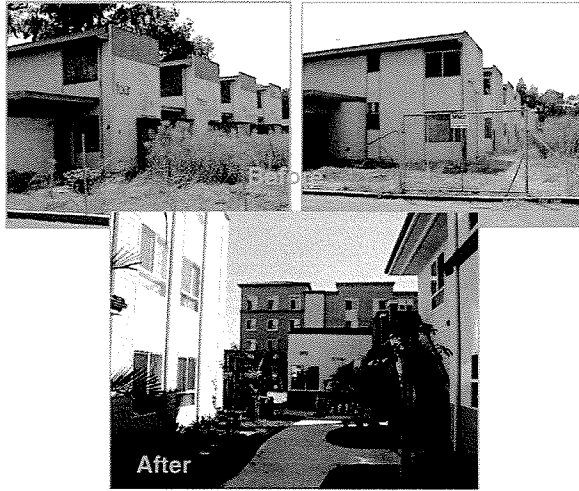
Construction Schedule

- Start: April 2007
- End: March 2009

4



Unit Breakdown ~



Unit Mix

1-Bedroom:	12
2-Bedroom:	28
3-Bedroom:	33
4-Bedroom:	8
Total Units:	81

Affordability

Extremely Low (30% AMI):	8
Very Low (45% AMI):	20
Low (50 & 60% AMI) :	52
Manager's Unit:	1

Monthly Rent

1-Bedroom:	\$404 to \$830
2-Bedroom:	\$471 to \$982
3-Bedroom:	\$533 to \$1,124
4-Bedroom:	\$587 to \$1,246



Services~



Service Provider

PATH Ventures

Services

- Family counseling
- Academic tutoring
- Mental health services
- Career center
- Daytime child care

Service Funding

HUD Supportive Housing Program
~\$651,000 annual

County Mental Health Services Act
~\$250,000 annual



Current Residents~



Population

54 homeless families

40 homeless and mentally disabled families

131 adults

179 children