



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 3rd Floor, Long Beach, CA 90802 (562) 570-5237

December 19, 2017

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Adopt a Resolution authorizing the submission of an application to the California State Department of Housing and Community Development for up to \$18,000,000 in loan and grant funds available through the Affordable Housing and Sustainable Communities Program; and, authorize the City Manager, or designee, to execute all documents and agreements necessary to apply for and utilize these funds for the construction of the Las Ventanas affordable housing project proposed for development at 1795 Long Beach Boulevard. (District 1)

DISCUSSION

AMCAL Multi-Housing, Inc. (AMCAL), owns the one-acre site located at 1795 Long Beach Boulevard (Site), which it purchased with a \$3,750,000 loan from The Long Beach Community Investment Company (LBCIC). A site map is attached for your reference (Exhibit A). Over the past 18 months, AMCAL has prepared plans and identified funding for the development of a 102-unit affordable rental housing project on the Site, which AMCAL has named Las Ventanas. The LBCIC approved the aforementioned acquisition loan for the project on May 25, 2017. The Planning Commission approved project entitlements on December 7, 2017. AMCAL is now assembling the remaining financing for the project, which includes Affordable Housing and Sustainable Communities Program (AHSC Program) funds available from the California Strategic Growth Council and the Department of Housing and Community Development.

Funding for the AHSC Program is provided from the Greenhouse Gas Reduction Fund, an account established to receive Cap-and-Trade auction proceeds. Its primary objective is to reduce greenhouse gas (GHG) emissions by supporting more compact, infill development patterns, encouraging active transportation and transit usage, and protecting agricultural land from sprawl development. The AHSC Program seeks to accomplish these objectives by providing financial assistance to projects that will achieve GHG emission reductions and benefit disadvantaged communities through increased accessibility to affordable housing, employment centers and key destinations, resulting in fewer vehicle miles traveled and increased use of public transit, bicycling or walking. Under the AHSC Program, low-interest loans are available as gap financing for rental housing developments that include affordable housing units. In addition, grants are available for both infrastructure improvements and transportation amenities related to affordable housing developments.

The AHSC application guidelines highly encourage housing developers to apply jointly with local jurisdictions to demonstrate the requisite experience in the completion of infrastructure improvements and transportation amenities. The AHSC Program is extremely competitive, and AMCAL has requested that the City apply jointly with them to increase the chances of receiving an award.

If approved, AMCAL and the City will apply for up to \$18,000,000 in funding for the Las Ventanas development, which will include a 102-unit, mixed-use building serving extremely low- to low-income families, as well as 15 households experiencing homelessness. In addition to 102 one-, two- and three-bedroom apartment units, this five-story building will contain 4,051 square feet of ground floor commercial space fronting both Long Beach Boulevard and Pacific Coast Highway. The development will feature a 1,100-square-foot plaza area located on the corner of the two major transit corridors, and over 8,000 square feet of common open space for residents. Other residential amenities include an on-site resident manager, supportive services space, a computer room, laundry facilities, a large community room with a kitchen, a tot lot, BBQ area, bicycle storage, and 77 parking spaces.

The development will activate a key site in the Midtown Specific Plan Area, and will provide much needed affordable housing while complementing the adjacent residential and commercial uses. Residents of the development will benefit from the site's adjacency to the Metro Blue Line light rail service and bus lines that operate along both Long Beach Boulevard and Pacific Coast Highway.

If the application is successful, loan funds of up to \$12,000,000 will be awarded to a limited partnership to be formed by AMCAL for the financing of the project. The loan will be secured by the property, and the limited partnership will be responsible for repayment of the loan with rental revenue generated by the project. In addition, up to \$6,000,000 in grant funds will be awarded and distributed to the limited partnership, or a related entity, for infrastructure improvements and transportation amenities surrounding the project. These improvements include sidewalk repair and widening, bike lanes, a new bus shelter, street trees, and pedestrian lights. The grant funds do not need to be repaid provided that the project is completed.

AMCAL and the City will be jointly liable for ensuring that the project is completed, and will be liable for the repayment of disbursed grant funds if the project is not completed. AMCAL has agreed to provide the City with an Indemnification Agreement that will cause AMCAL to be solely responsible for the repayment of grant funds. In addition, the City will require a Payment and Performance Guarantee, and payment and performance bonds, which will ensure the project is completed.

There are no match funds required from the City. However, the application scores points for local financial support. The \$3,750,000 in loan funds provided to the project by the LBCIC and \$565,881 in Developer Impact Fee Waivers from the City, consistent with Title 18 of the Long Beach Municipal Code, will count towards local financial support, and will further increase the chances of a successful application.

This matter was reviewed by Deputy City Attorney Richard F. Anthony on November 30, 2017 and by Budget Management Officer Rhutu Amin Gharib on December 4, 2017.

TIMING CONSIDERATIONS

City Council action is requested on December 19, 2017, as the application is due on January 16, 2017. A Resolution authorizing the submittal of the application is required in the application package.

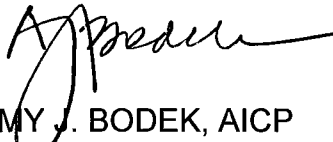
FISCAL IMPACT

The grant funds will be awarded to AMCAL, which has agreed to enter into an Indemnification Agreement, making AMCAL solely responsible for repayment of the grant funds. Matching grant funds are not required. The development impact fee waivers for low-income housing development projects provided for in Long Beach Municipal Code Sections 18.17.130.B.2, 18.18.120.B, 18.23.110.A.5, and 18.22.110.A.5 will result in a loss of \$565,881 in impact fees regardless of the proposed recommendation. There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:PU:ms
R:\City Council\12.19.2017 Res for Las Ventanas AHSC Application v2.doc

Attachments: Exhibit A – Site Map
Resolution

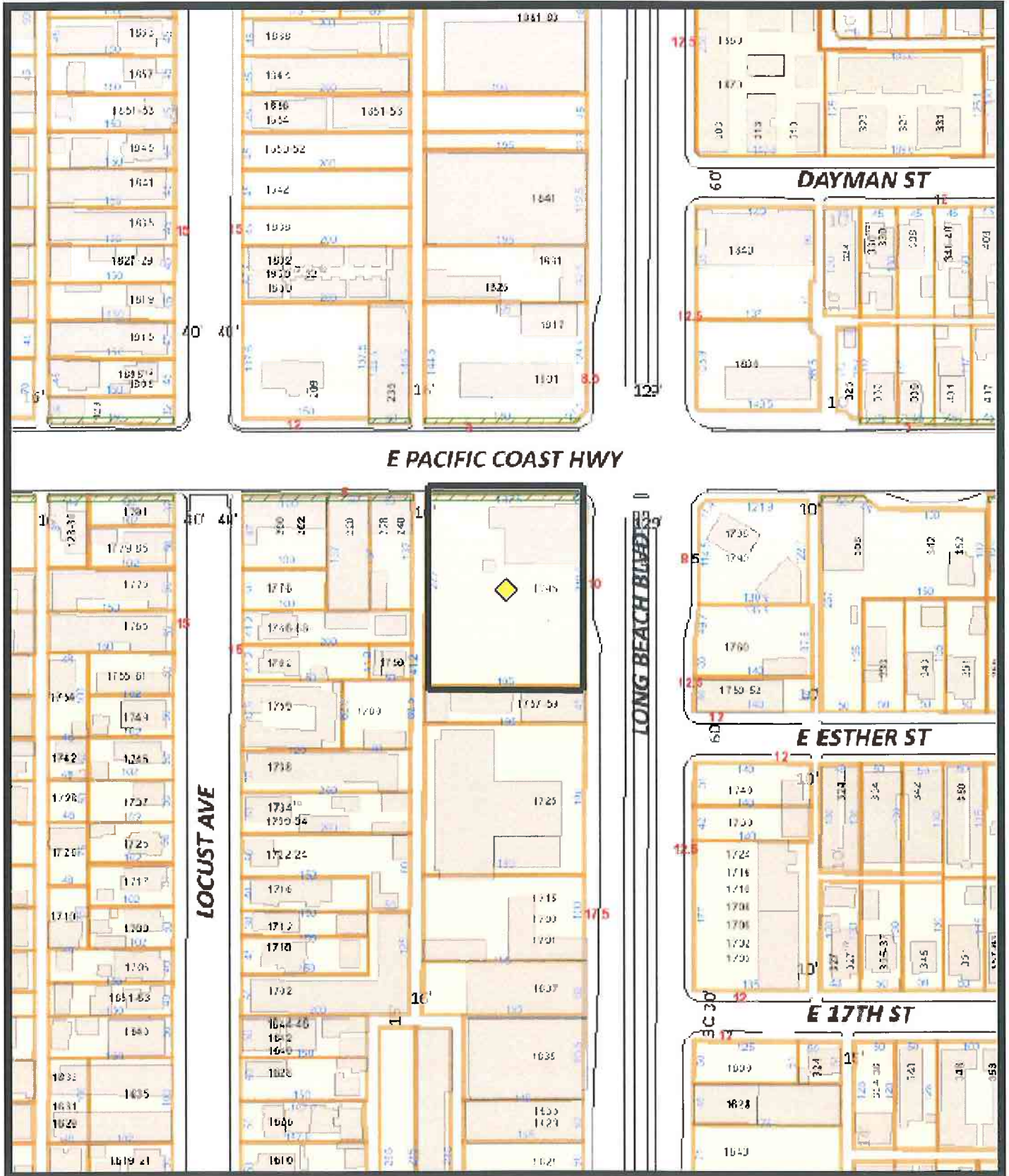
APPROVED:



PATRICK H. WEST
CITY MANAGER

Site Map

1795 Long Beach Boulevard



OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AUTHORIZING AN APPLICATION
FOR THE AFFORDABLE HOUSING AND SUSTAINABLE
COMMUNITIES PROGRAM

WHEREAS, the State of California, the Strategic Growth Council (SGC) and
the Department of Housing and Community Development (Department) have issued a
Notice of Funding Availability dated October 2, 2017 (NOFA), under the Affordable Housing
and Sustainable Communities (AHSC) Program established under Division 44, Part 1 of
the Public Resources Code commencing with Section 75200; and

WHEREAS, the City of Long Beach desires to apply for the AHSC Program
funds and submit the application package released by the Department for the AHSC
Program; and

WHEREAS, the SGC is authorized to approve funding allocations for the
AHSC Program, subject to the terms and conditions of the NOFA, AHSC Program
guidelines, application package, and standard agreement; and

WHEREAS, the Department is authorized to administer the approved funding
allocations of the AHSC Program;

NOW, THEREFORE, the City Council of the City of Long Beach resolves as
follows:

Section 1. The City of Long Beach (Applicant) is hereby authorized and
directed to apply for and submit to the Department the AHSC Program Application as
detailed in the NOFA dated October 2, 2017, for Round 3 in a total amount not to exceed
\$18,000,000 of which \$12,000,000 is requested as a loan for an Affordable Housing
Development (AHD) ("AHSC Loan") and \$6,000,000 is requested for a grant for Housing-
Related Infrastructure (HRI), Sustainable Transportation Infrastructure (STI), Transit-

1 Related Amenities(TRA) or Program (PGM) activities (“AHSC Grant”) as defined the AHSC
2 Program Guidelines adopted by SGC on July 17, 2017 errata August 14, 2017. If the
3 application is approved, the Applicant is hereby authorized and directed to enter into,
4 execute, and deliver a State of California Standard Agreement (Standard Agreement) in a
5 total amount not to exceed \$18,000,000 (\$12,000,000 for the AHSC Loan and \$6,000,000
6 for the AHSC Grant), and any and all other documents required or deemed necessary or
7 appropriate to secure the AHSC Program funds from the Department, and all amendments
8 thereto (collectively, the “AHSC Documents”).

9 Section 2. Applicant shall be subject to the terms and conditions as
10 specified in the Standard Agreement. Funds are to be used for allowable capital asset
11 project expenditures to be identified in Exhibit “A” of the Standard Agreement. The
12 application in full is incorporated as part of the Standard Agreement. Any and all activities
13 funded, information provided, and timelines represented in the application are enforceable
14 through the Standard Agreement. Applicant hereby agrees to use the funds for eligible
15 capital asset(s) in the manner presented in the application as approved by the Department
16 and in accordance with the NOFA and Program Guidelines and Application Package.

17 Section 3. The City Manager or his designee is authorized to execute in
18 the name of the Applicant the AHSC Program Application Package and the AHSC Program
19 Documents as required by the Department for participation in the AHSC Program.

20 Section 4. This resolution shall take effect immediately upon its adoption
21 by the City Council, and the City Clerk shall certify the vote adopting this resolution.

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I hereby certify that the foregoing resolution was adopted by the City Council
of the City of Long Beach at its meeting of _____, 2017
by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664