

apartment homes and the construction was completed in August 2015. Anchor Place is also located in West Long Beach with 120 apartment homes and the construction is expected to be completed in September 2017. The Beacon, located at 1201 – 1235 Long Beach Boulevard consists of two buildings: Beacon Place with 39 apartments for disabled veterans and Beacon Pointe with 121 apartments for low-income seniors. The construction is anticipated to start in March 2017.

The presentations were followed by a community forum. The residents who participated in the presentations provided their input on the draft HAP as well as obtained information on affordable housing applications. Many residents raised questions on the income target and household type requirements of the Housing Assets Funds, as well as other funding sources of the HAP. Many residents also asked for information on housing opportunity sites and application qualifications and when the affordable housing units would become available. The developers and architects who participated in the presentations were interested in working with the City on the affordable housing projects.

Appendix A: Presentation Flyer



**CITY OF
LONG BEACH**

Long Beach Housing Action Plan

Overview

The City of Long Beach is hosting two community presentations as part of the City's Housing Action Plan project (HAP).

The HAP addresses the following topics:

- Uses of current affordable housing funds available to the City.
- Strategy for the development of sites currently owned by the Long Beach Community Investment Company.
- Targeted populations for various housing programs, i.e. senior, disabled, veterans, families, etc.

Your participation is important to us and will help ensure the success of the HAP!

You're Invited!

Join us at the upcoming community presentations to learn more about City of Long Beach's Housing Action Plan.

Community Presentation #1

Wednesday, June 15, 2016
6:00 - 8:00 PM

Mark Twain Library
1401 E Anaheim St
Long Beach, CA 90813

Community Presentation #2

Saturday, June 18, 2016
10:00 AM - 12:00 PM

Houghton Park Community Center
6301 Myrtle Ave
Long Beach, CA 90805

The presentations will be provided in English with Spanish, Khmer and Tagalog translation available upon request.

The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call Alem Hagos 48 hours prior to the event at (562) 570-7403.

This information is available in an alternate format by request at (562) 570-3807.

Appendix B: Presentation Agenda

AGENDA
Long Beach Housing Action Plan (HAP)
Community Workshop

Saturday, June 18, 2016
10:00 a.m.

- 1) Introduction

- 2) Overview of HAP

- 3) Housing Opportunity Sites
 - (i) Clifford Beers Housing – Vanessa Luna
 - (ii) Habitat for Humanity of Greater Los Angeles – Darrell Simien
 - (iii) Century Housing -Oscar Alvarado

- 4) Community Discussion

Appendix C: Presentations Sign-in Sheets

Long Beach Housing Action Plan Presentation #1
Date: 06/15/16

	Name/Organization	Address	Phone	Email
1	Will Sager LINC Housing			
2	Devante Lintley/BHC			
3	Stephanie Payne			
4	Chris Ehling LBCHousingTF			
5	Kim Jaramola			
6	Doris Payne			
7	Leanna Abobe			
8	Stetson Swanson			
9	Sosh Butler			
10	Sandra Krod!			
11	MAR HALL RIMNEY/EN			
12	Michelle Pechek			
13	Kanosa Luna			
14	PETER NGUYEN			
15	ANNIE BANKS			
16	Mary Alice Sedell			
17	David Clement			
18	Ann TOWN GRACE			
19	Dnesa Thomas Whitm			

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	Name	Address	Phone	Email
20	Alison King	B. Hudson Ave. H.		
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04

Long Beach Housing Action Plan Presentation #2
 Date: 06/18/16

	Name/Organization	Address	Phone	Email
1	HUMBERTO FAJARDO			
2	Rebuilding Together			
3	VANESSA LUNA / CBH			
4	KEVIN DALY / KDA			
5	JORGE RIVERA			
6	Jeanne Morales			
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19				

Appendix D: Community Discussion Questions & Answers

- What is the definition of “affordable” and what are the rent ranges for a typical affordable housing unit?

Mr. Ure indicated that the definition varies among affordable housing programs. For the City of Long Beach’s projects, he noted that affordable units are defined as restricted housing units determined by income as opposed to rent. In terms of average rent, a typical one-bedroom affordable unit ranges from \$800 - \$1,100.

- What is a “restricted unit” and how does it relate to Section 8?

Mr. Ure responded that the restricted unit is different from Section 8, which provides direct rental subsidies to the voucher holders. He noted that the buildings that will be developed will include affordable covenants. In addition, some of the buildings might have Section 8 components. City issues Residual Receipts loan to the developers who will be able to leverage the money to obtain additional funding.

- How is “senior” defined as it relates to housing assets funds provision of up to 50% of agency-assisted units to seniors?

Ms. Tam responded that the threshold for most programs is 62. However, for some programs the threshold is 55. Concern was expressed that the baby-boomers who are turning into seniors might outnumber the non-seniors. Ms. Tam replied that the 50% limit is a requirement of the State of California. In addition, non-restricted senior housing does not prevent seniors from applying, it is simply not targeted to seniors. She also pointed out that as the City of Long Beach develops more non-senior affordable housing, the ratio of seniors to non-seniors housing will decrease, which would increase the senior housing allowance.

- Please provide further clarification on senior housing application eligibility.

Mr. Ure responded that if a person living in a non-restricted housing unit is under 62 years old, he or she will be allowed to stay after turning 62 years old. However, if a person is under 62 years old, he or she is not allowed to apply for restricted senior housing.

- How is the in-lieu fee determined under the Coastal Replacement Housing requirement? Is it determined based on market value?

Ms. Tam replied that it is being researched by economists and additional details are not available as of now.

- What is considered “midtown” Long Beach?

Mr. Ure responded that midtown covers Long Beach Boulevard from Anaheim Street to Wardlow Road.

- Why is the five year window for the funding strategy (2016 to 2021) determined? Mr. Ure replied that it is tied in to the housing element cycle from 2013 to 2021.

Clifford Beers Housing Presentation:

- Do residents themselves apply for subsidies?

Mrs. Luna responded that Clifford Beers Housing will apply for vouchers for the building and that the vouchers will be attached to the housing units. Therefore, each resident will not have to apply for voucher themselves; however, once the resident leaves the unit, he or she will lose the voucher.

- What is the current acquisition status of the Locus Avenue project?

Mr. Ure responded that the site is owned by The Long Beach Community Investment Company and Clifford Beers Housing was selected as the developer of the site. Once financing is in place, the property will be transferred to Clifford Beers Housing.

Habitat for Humanity of Greater Los Angeles Presentation:

- Are the units targeted for first-time homeowners?

Mr. Simien responded yes.

- What is the definition of “first-time homebuyers”?

Mr. Simien responded that first-time homebuyers refer to those who have not owned a home within the previous three years.

Century Housing Presentation:

- Will the housing units be available for homeownership or rental?

Mr. D’Andrea responded that it would be rental housing targeted for low-income population.

- How the community could better participate in the housing development process.

Mr. D'Andrea responded that there are many ways that residents can actively be involved in this process, including attending community meetings and expressing their opinions, speaking to elected officials or city staff to show support for the HAP and volunteering at relevant events.

- What is the impact of the Housing Trust Fund on affordable housing programs if it was fully operational?

Mr. Ure responded that the City of Long Beach will more actively look at the projects if the Housing Trust Fund becomes fully operational.

- What are the plans of the city and city colleges to provide affordable housing to students?

Ms. Tam responded that students are not considered low-income population and therefore will not be qualified for applying for restricted housing.

Appendix E: Presentations

LONG BEACH HOUSING ACTION PLAN

COMMUNITY WORKSHOP



AGENDA

- Introduction
- Overview of Housing Action Plan
- Housing Opportunity Sites
 - Presentation by developers
- Community Discussions

INTRODUCTION

- **Patrick Ure**
 - Housing Development Officer, City of Long Beach
- **Meggan Sorensen**
 - Real Estate Project Coordinator, City of Long Beach
- **Veronica Tam**
 - Veronica Tam and Associates, Inc.
- **Susan DeSantis**
 - Arellano Associates

INTRODUCTION

Affordable Housing Accomplishments

Total Affordable Housing Units Completed Between 2012 to 2015	533
Total Affordable Housing Units Under Construction or Approved	312
Total Affordable Housing Units in Process	250
Total At Risk Units Preserved in 2015/2016	1,302
TOTAL:	2,397

OVERVIEW OF HOUSING ACTION PLAN



BACKGROUND

- Program 4.1 of 2013-2021 Housing Element:
 - Address the potential uses of Housing Asset Funds and HOME funds available to the City
 - Establish a strategy for the development of sites currently owned by LBCIC, particularly those in transit-oriented neighborhoods.
 - Establish target populations for various programs, i.e. senior, disabled, veterans, families, etc.

FUNDING SOURCES

- Housing Asset Funds
 - SERAF
 - Downtown Project Area Deferred Set-Aside
 - Twenty Percent of Agency Debt Owed to the City
 - \$32.9 million (Estimate)
- HOME Investment Partnership Act Program
 - Annual Allocation - \$2.3 million
- Potential State and Federal Funds

HOUSING ASSETS FUNDS – INCOME TARGETS

	Extremely Low (≤30% AMI)	Very Low (≤50% AMI)	Low (60-80% AMI)
% of Units	Minimum 30%	50%	Maximum 20%

All affordable units must be restricted for a minimum of 45 years for ownership units or 55 years for rental units.

STATE INCOME LIMITS (2016)

	Extremely Low (≤30% AMI)	Very Low (≤50% AMI)	Low (≤80% AMI)	Median (100% AMI)	Moderate (≤120% AMI)
1-Person	\$18,250	\$30,400	\$48,650	\$45,350	\$54,450
2-Person	\$20,850	\$34,750	\$55,600	\$51,850	\$62,200
3-Person	\$23,450	\$39,100	\$62,550	\$58,300	\$70,000
4-Person	\$26,050	\$43,400	\$69,450	\$64,800	\$77,750
5-Person	\$28,440	\$46,900	\$75,050	\$70,000	\$83,950
6-Person	\$32,580	\$50,350	\$80,600	\$75,150	\$90,200

HOMEHOLD LABELS
 HOMEOWNERS CENTER

HOUSING ASSETS FUNDS – HOUSEHOLD TYPES

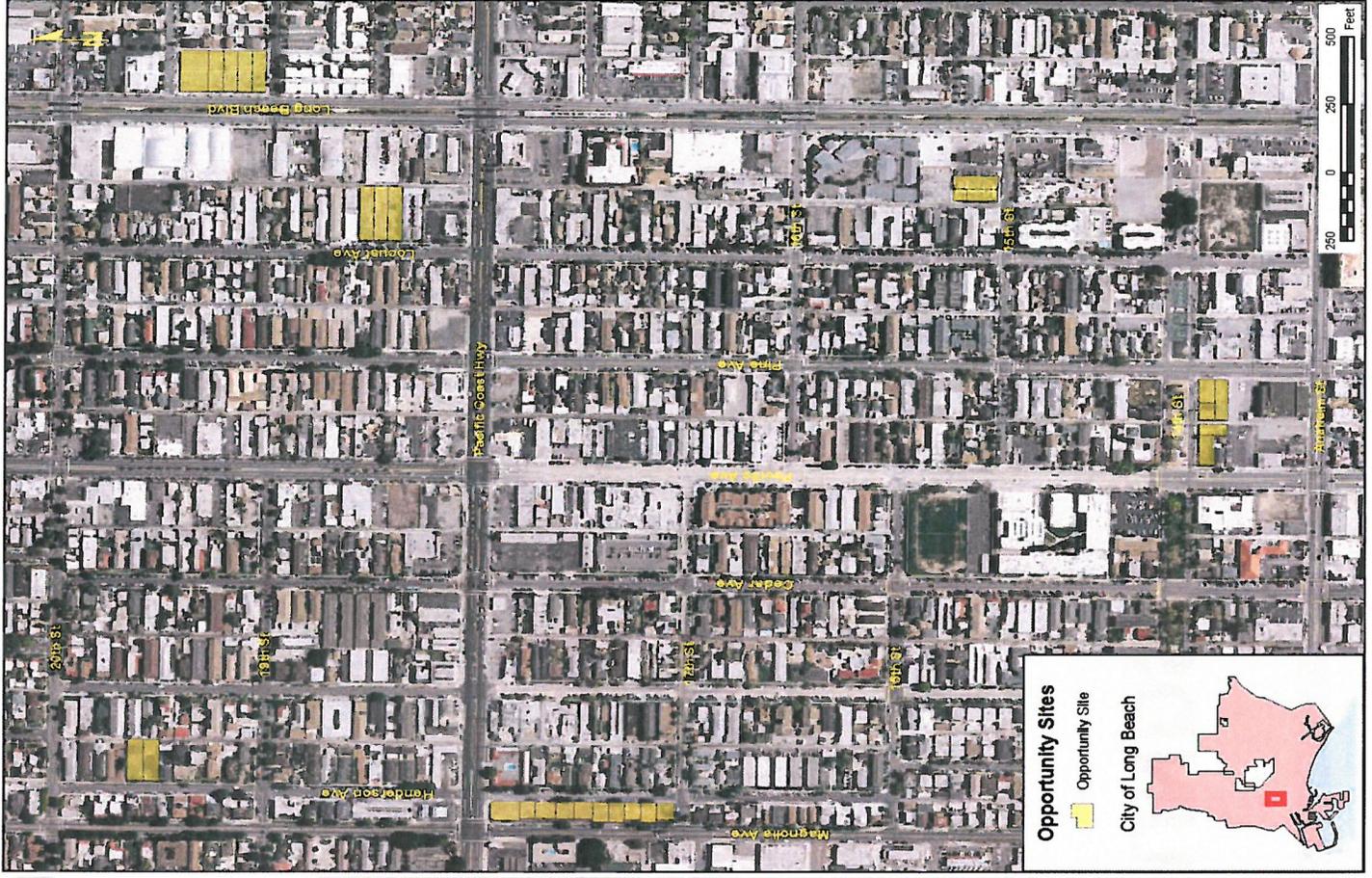
- No more than 50% of agency-assisted units can be set aside for seniors
- Current ratio – 38% Seniors vs. 62% Non-Seniors
- Future focus:
 - Special Needs/Supportive Housing
 - Households Experiencing Homelessness
 - Veteran Households
 - Disabled Households
 - Large Family Households
 - Limited Senior Households

HOME FUNDS

- Must be consistent with objectives in 5-year Consolidated Plan
 - Single-Family Residential (Owner-Occupied) Rehabilitation Loan Program
 - Multi-Family Residential Rehabilitation Loan Program
 - Acquisition and Rehabilitation Program
 - Security Deposit/Utility Deposit Assistance
- Income Targets
 - Rental – 60% AMI
 - Ownership – 80% AMI

OPPORTUNITY SITES

- Locust Avenue (0.62 ac)
■ Clifford Beers Housing
- 14th Street Park (0.52 ac)
■ Habitat for Humanity
- 1950-60 Henderson (0.35 ac)
■ Habitat for Humanity
- Long Beach Blvd (0.93 ac)
- Magnolia/Henderson (0.89 ac)
- 15th Street/Long Bach (0.30 ac)



LEVERAGING OPPORTUNITIES

- Two key sources of funding for affordable housing
 - Low Income Housing Tax Credits
 - Affordable Housing and Sustainable Communities
 - Both funding programs favor transit-oriented developments
- Additional City efforts
 - Coastal Replacement Housing Requirement and In-Lieu Fee
 - Citywide Condominium Conversion and Fee

FUNDING STRATEGY

- **Housing Assets Fund**
 - NOFA to make funds available to developers that can maximize leveraging from other funding sources
 - Focus on new construction in Midtown Specific Plan area and other transit-rich or service-rich neighborhoods
- **HOME Funds**
 - Complement Proactive Rental Housing Inspection Program

FUNDING STRATEGY

Summary of Objectives (2016-2021)		Potential Units/ Households				
		0-30% AMI	<50% AMI	<60% AMI	60-80% AMI	≤120% AMI
Opportunity Sites ^{1,2}	124 units					
Awarded Sites	52 units			36	8	8
Not Yet Awarded Sites	72 units	30%	50%		20%	
Housing Assets Funds	470 units	30%	50%		20%	
HOME – Security/Utility Deposit	350 households	60%	40%			
HOME – Multi-Family Rehabilitation and Acquisition/Rehabilitation Loan Program	250 units	50%	30%	20%		

Notes:

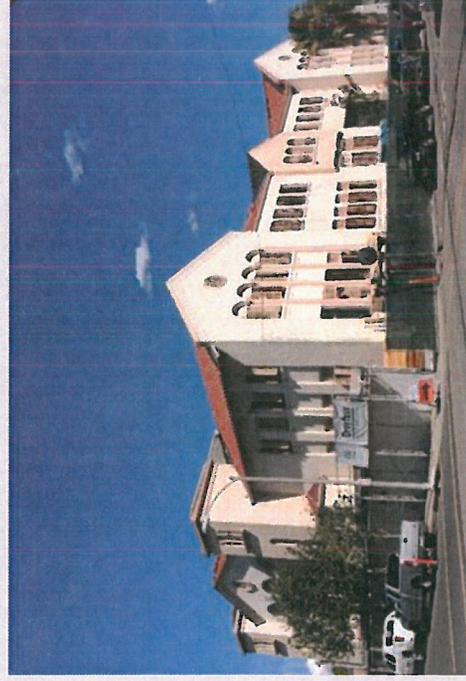
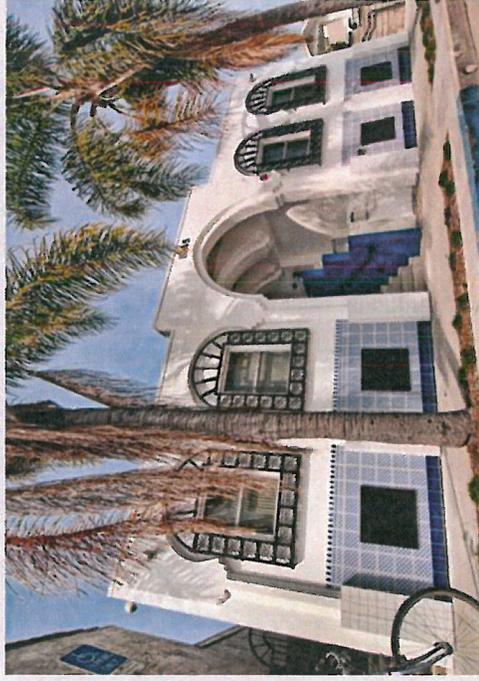
- The number of units may represent a duplicated count with a portion of the units achievable with the Housing Assets Funds, if development proposals on the Opportunity Sites also request funding from the Housing Assets Funds.
- The Fifteenth Street/Long Beach Boulevard site was not acquired with the former redevelopment agency funds and therefore, not subject to the income/affordability requirements of SB 341.

OPPORTUNITY SITES

PRESENTATION BY DEVELOPERS

CLIFFORD BEERS HOUSING

VISTA DEL PUERTO



- Nonprofit developer and owner of affordable apartments across Southern California
- CBH creates thoughtfully designed, affordable and diverse communities that enhance the lives of individuals and families who have experienced mental illness and homelessness.
- CBH operates seven affordable apartments, with three in Long Beach.
- For more info: www.cbhousing.org

VISTA DEL PUERTO

- Located at 1836 Locust Ave.

37 affordable apartments for families & individuals

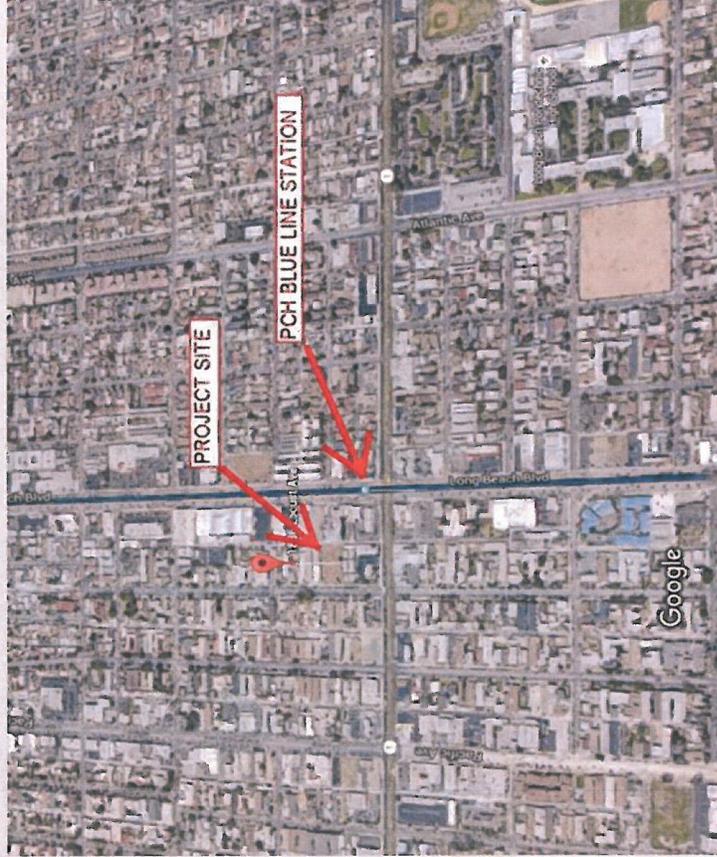
- Studios, one-, two-, and three-bedrooms
- Income and rent ranges:
 - One-person households earning between \$18,240 and \$36,480 can occupy studios and one-bedrooms
 - Rent for studios ranging from \$456 to \$912; \$586 to \$1,173 for two-bedroom units

On-site management and service staff

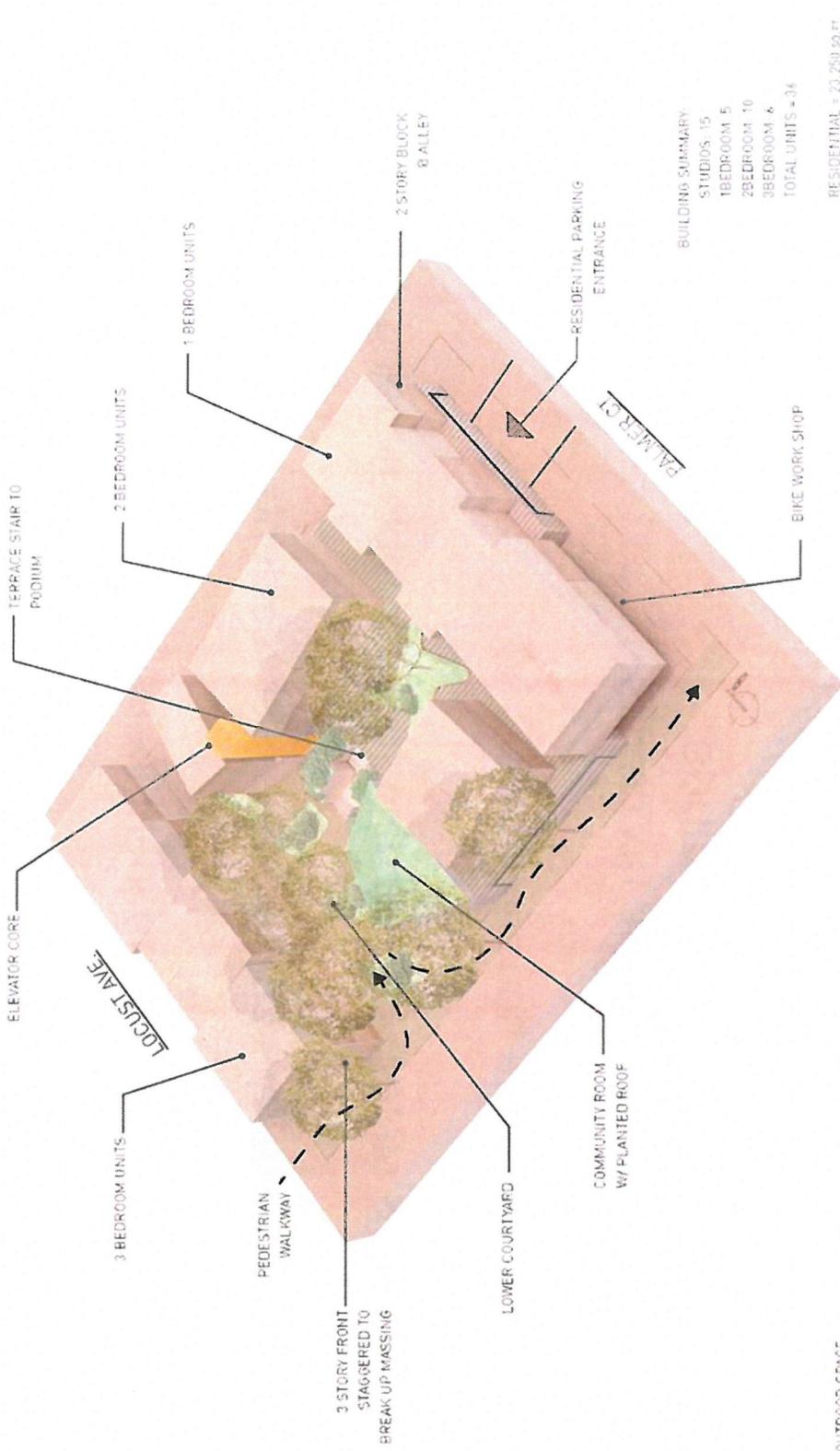
Connection to behavioral health & other services from Mental Health America on Long Beach Blvd.

Close to the Blue Line

Community benefits include prevailing wage construction jobs, 2-3 permanent jobs, and environmentally-friendly building features



Imagery ©2016 Google. Map data ©2016 Google 500 ft



- OUTDOOR SPACE
- CIRCULATION
- PARKING

VISTA DEL PUERTO
 SITE MASSING DIAGRAM - BACKYARD SCHEME

JUNE 13, 2016

BUILDING SUMMARY:
 STUDIOS: 15
 1BEDROOM: 5
 2BEDROOM: 10
 3BEDROOM: 6
 TOTAL UNITS = 36

RESIDENTIAL = 20,280 sq ft
 COMMUNITY ROOM = 1000 sq ft

PARKING:
 TOTAL SPOTS: 27



VISTA DEL PUERTO

- Funding sources may include:
 - 9% federal and/or state tax credits
 - Local affordable housing funds
 - County & state public funding for affordable housing
 - Rental Subsidy Vouchers to assist residents with rent
 - Construction and permanent loans

UNIVERSITY OF PUERTO RICO
OFFICE OF AFFORDABLE HOUSING