

**Housing Services Bureau
The Long Beach Housing Development Company
Summary of Projects
10/19/2011**

Project Name & Address	C. Dist	Redev	Bureau/ Project Manager	New Const/Rehab	# of Units Total	# of Restrict Units	Restrictions	Sale or Rental	Developer	Total City Subsidy *	Total City Subsidy/ Unit	Total Project Cost **	Total Project Cost Per Unit	Section 3	Source of Funds City Other	Status
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Under Construction or in Predevelopment Stage -Development Division Managed

(1)	Courtyard Apartments Scattered Sites	1 & 4		Norma Lopez	Rehab	46	44	23 @ 30% 9 @ 50% 12 @ 60%	Rent	Clifford Beers	\$2,270,000	\$51,591	\$12,983,357	\$282,247		CalHFA-MHSA, AHP, TCAP, ARRA/9%, GP Equity	LBHDC approved loan agreement on 9/17/08. Tax credits awarded. Relocation process started in October 2009. Rehabilitation to begin 1st quarter of 2010. Construction and permanent financing closing on February 19, 2010. Construction started February 2010. Project completed January 2011. Marketing preparations in progress. Leasing underway. Grand opening took place May 19, 2011. Gathering info and documents to start conversion to permanent financing.
(2)	Coronado 20th/Atlantic to Hill Street	6	Cent	Meggan Sorensen	New	48	48	48 @ 110%	Sale	Brookfield Homes	\$19,107,000	\$398,063	\$25,777,777	\$537,037	N	Set-aside RDA Bond	LBHDC design review on 3/19/08. TAC meeting held 4/2/08. CPAC meeting held 4/3/08. Return to LBHDC Board on 4/16/08. Board authorized staff to proceed on 4/16/08. DDA fully executed on 8/8/08. Project approved by Planning Commission on 11/6/08. Groundbreaking was held on 4/21/10. Rough grading began 4/23/10. Pre-sales event held on 6/26/10. Interested buyers are now able to pre-qualify online. 137 applications have been submitted. 21 have closed escrow, none have phase 2 approval, 19 have phase 1 approval, and 6 are in initial review process. Phase I, 2 and 3 construction complete. Construction of Phase 4 began January 17, 2011, and expected to be completed by June 29, 2011. Construction of Phases 5 and 6 began in March 2011. Phase 5 expected completion date is late September, 2011, and phase 6 expected completion date is late October, 2011. Total project construction expected to be complete by November 2011. A total of 38 escrows have closed. Nine scheduled to close by end of October and one in November.
(3)	Palace Hotel 2642 E. Anaheim	4	None	Norma Lopez	Rehab	14	14	2 @ 30% 2 @ 35% 9 @ 40%	Rent	LINC Housing/ UFC	\$2,983,000	\$213,071	\$6,179,425	\$441,388	Y	Set-Aside	RFQ released 11/07. RFQ responses received. RFQ review panel meeting scheduled for April 23, 2008. LBHDC approved developer selection on 5/21/08. ENA with LINC Housing in place. Staff continues to work with developer to move project forward. Predevelopment loan to LINC for \$145,000 approved on 8/20/08. Final historical designation obtained. Board approved \$2,983,000 loan in May 2009. TCAC application submitted June 2009. Preliminary TCAC reservation of tax credits received 9/12/09. Working with developer, lenders, and Housing Authority on closing permanent financing. Anticipated completion date of Fall 2011. Community preview took place on 1/28/10. Wall-breaking event held on June 21, 2010. Construction began 6/18/10. Construction in progress; project on schedule. Completion scheduled for September 2011. Workforce Development is looking into a partnership for retail space plan. Meeting to discuss lease-up is scheduled for June 29, 2011. Presentation about the project provided to City Council by CD4 intern on 5/21/2011. Lease up meetings are ongoing with the Housing Authority, United Friends of the Children, and management company. Grand opening scheduled for December 5, 2011.
(4)	Meta Housing - Phase I (SAC/Annex) Long Beach Blvd. At Anaheim St.	1	Cent	Meggan Sorensen	New	200	198	4 @ 30% 10 @ 40% 4 @ 45% 55 @ 50% 125 @ 60%	Rent	Meta Housing Corporation	\$13,145,000	\$66,389	\$68,800,000	\$344,000		2005 Bonds	Board approved \$5.1mil acquisition loan to Meta Housing on 9-17-07. Project was awarded \$25.8 million in TOD/IIG funds. Developer was awarded tax credits. Board approved a loan up to \$13,145,000 for development. TEFRA hearing for bond funding approved by City Council on 8/10/10. All funding closed. Construction began February 2011. Groundbreaking held on Thursday, April 21, 2011. Construction is 17% complete.
(5)	Habitat for Humanity - Scattered Sites 1486 & 1494 Henderson, 1495 Chestnut, 1650 Magnolia	1	Cent	Silvia Medina	New Rehab	4	4	3 @ 50% 1 @ 80%	Sale	Habitat for Humanity	\$534,700	\$133,675	\$1,017,700	\$254,425	N	Set-Aside	Board approved \$534,700 gap financing loan to Habitat on 10/21/09. The Projects Committee approved Stage 1 Design Review process on 3/9/10. The LBHDC approved Stage 1 Design Review process on 3/17/10. Scheduled to close on 7/8/10 to start construction on 1494 Henderson and rehabilitation of 1650 Magnolia. Rough grading began on the Henderson and Chestnut properties the week of 8/2/10. Construction of 1494 Henderson to start the week of 8/16/10. Rehabilitation of 1650 Magnolia to start the week of 9/7/10. Foundation for 1494 Henderson began the week of 8/23/10. Dedication event on 11/16/10 for the completion of 1650 Magnolia. Dedication event held on 12/18/10 for the completion of 1494 Henderson. 1486 Henderson and 1495 Chestnut closed on 2/3/11. Construction of 1495 Chestnut began Feb. 2011. Wall-raising event for 1495 Chestnut held on 3/3/11. The LBHDC approved an amendment to the DDA on March 16, 2011. 1494 Henderson fully occupied, completion of 1486 Henderson and 1495 Chestnut is scheduled for December 2011.
(6)	Ramona Park Senior Apartments 3290 E. Artesia Blvd.	9	North	Meggan Sorensen	New	61	60	7 @ 30% 6 @ 35% 27 @ 50% 20 @ 60% 1 manager	Rent	Palm Desert Development Company	\$9,516,000	\$158,600	\$21,864,000	\$358,426		TBD	Board approved \$9,516,000 loan on 1/20/10. Project approved by Planning Commission on 2/4/10. Construction anticipated to begin Winter 2010, pending award of tax credits. Developer submitted the tax credit application on March 25, 2010. The project was not awarded credits in the 2010 first-round funding. Developer re-applied in July 2010, but did not receive an award. The LBHDC approved funding on June 15, 2011. A commitment letter and a loan agreement have been prepared. Staff provided support letters for the Tax Exempt Bond funding application. The City Council will be asked to authorize the issuance of revenue bonds at its August 16, 2011 meeting.

* Current City dollars allocated to date.

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(7)	Pine / Jamboree	6	Cent	Meggan Sorensen	Rehab	14	14	5 @ 50% 8 @ 60%	Rent	Jamboree Housing Corporation	TBD	TBD	TBD	TBD		Set-aside HOME NSP1	Agreement to Negotiate Exclusively with Jamboree was approved by the Board on 9/15/10. Design concept completed by Studioneleven. DDA and loan agreement approved by the LBHDC in March 2011. DDA prepared. City Council approved sale to Jamboree on 6/7/11. Staff is preparing to convey the site to Jamboree in preparation for construction.
(8)	Evergreen Apartments	9 & 4	North and N/A	Norma Lopez	Rehab	81	78	26 @ 30% 12 @ 35% 17 @ 40% 12 @ 50% 11 @ 60%	Rent	Abode Communities	\$1,920,000	\$24,615	\$22,885,000	\$282,531		Tax exempt bonds, 4% tax credits, MHP, Seller Carry-Back	LBHDC approved request for financial assistance in the amount of \$1,920,000 on 7/21/10. Design Review process stages I & II approved by Projects Committee on 11/9/10 and will be presented to LBHDC Board on 11/17/10. City Council approved Bond issuance by CMFA on 11/9/10. MHP funding not awarded. Developer will resubmit MHP application in mid 2011. Developer has submitted two revised proposals to LBHDC limiting scope of work because they did not receive MHP funding. Projects Committee recommended approval on 6/7/11. Full Board approved on June 15, 2011. Reviewing and negotiating loan agreement.
(9)	6301 Atlantic Ave.	9	North	Norma Lopez	Rehab	34	TBD	11 @ 50% 22 @ 60%	Rent	Davila Properties, LLC	TBD	TBD	TBD	TBD		TBD	Met with developer on 2/23/11 to discuss next steps. Projects Committee recommended approval on 6/7/11. Full Board approved on June 15, 2011. The City Council authorized the issuance of revenue bonds at its August 16, 2011 meeting. Loan document preparation and negotiations on hold pending RDA's resolution of issues. Project going to Design Review Committee on 10/11/11.
(10)	Habitat - 14th / Pine 223 W. 14th Street 105 W. 14th Street 1411 Pine Ave.	1	Cent	Silvia Medina	New Rehab	3	3	3 @ 50%	Sale	Habitat for Humanity of Greater Los Angeles	\$537,200	\$179,067	\$845,200	\$281,733	N	TBD	Approved by Projects Committee on 11/9/10. LBHDC Board approved \$537,200 gap financing loan to Habitat on 11/17/10. Draft DDA is being prepared. Draft DDA is being reviewed by Habitat.

Under Construction-Rehabilitation Division Managed

(1)	1240 East 17th Street	6	No	Marie Nguyen	Rehab	12	12		Rental	Helpful Housing	\$955,000	\$79,583	\$955,000	\$79,583	Y	HOME	Loan approved 4/14/11 as a CHDO acquisition/rehabilitation project. Acquisition costs: \$450,000 (50% of downpayment and closing costs), and rehabilitation costs: \$505,000. 15-year affordability. 12 units (Two 3-bedroom, three 2-bedroom and seven 1-bedroom units). Loan documents executed 5/31/11. Loan term modification approved by LBHDC Board 8/17/11.
(2)	2339 Long Beach Boulevard	6	Central	Marie Nguyen	Rehab	4	4	4 @ 60%	Rental	Dacer	\$156,000	\$39,000	\$156,000	\$39,000	Y	HOME	Loan approved 7/8/10. 10 year affordability. Rehabilitation originally contracted is 100% complete. Change order work to repave parking lot to be completed in October 2011.
(3)	1027-1033 1/2 Pacific Avenue	1	Central	Marie Nguyen	Rehab	7	7	7 @ 60%	Rental	Hickman	\$104,990	\$14,999	\$104,990	\$14,999	Y	HOME	Loan approved 10/7/10. 5 year affordability. Health Department has completed all lead-related repairs. Rehabilitation is 40% complete.
(4)	1108 Magnolia Avenue	1	Central	Marie Nguyen	Rehab	2	2	2 @ 65%	Rental	Phan	\$60,000	\$30,000	\$60,000	\$30,000	N	HOME	Loan approved 12/2/10. 10 year affordability. Rehabilitation is 33% complete.
(5)	635 Cedar Avenue	1	Central	Marie Nguyen	Rehab	1	1	1 @ 65%	Rental	Second Samoan Church	\$194,510	\$194,510	\$194,510	\$194,510	Y	HOME	Loan approved 11/4/10. 30 year affordability. Rehabilitation is 67% complete.
(6)	641 Cedar Avenue	1	Central	Marie Nguyen	Rehab	1	1	1 @ 65%	Rental	Second Samoan Church	\$192,519	\$192,519	\$192,519	\$192,519	Y	HOME	Loan approved 11/4/10. 30 year affordability. Rehabilitation is 83% complete.
(7)	1455 Chestnut Avenue	1	Central	Susanna Paternoster	Rehab	4	4	4 @ 65%	Rental	Western Mutual	\$271,000	\$67,750	\$271,000	\$67,750	Y	HOME	Loan approved 1/13/11. Rehabilitation is 40% complete.
(8)	310 Lime Avenue	1	Central	Marie Nguyen	Rehab	14	14	12 @ 65% 2 @ 50%	Rental	Helpful Housing	\$906,000	\$64,714	\$906,000	\$64,714	Y	HOME-CHDO	Loan approved 2/10/11. 15 Year affordability. CHDO acquisition: \$506,000. Closing Costs: \$24,650. Rehabilitation: \$375,350. 14 units (13-Studio and 1-1 bedroom units). CHDO acquisition payment (downpayment and closing costs) deposited into escrow. Property acquisition completed. Rehabilitation to begin October 2011.
(9)	419 West 5th Street	1	Central	Marie Nguyen	Rehab	12	11	9 @ 65% 2 @ 50%	Rental	Ocean Structures	\$1,011,840	\$91,985	\$1,099,450	\$91,620	Y	HOME	Loan approved 3/10/11. 15 Year affordability. 12 units (8-Studio, 1-1 bedroom and 3-2 bedroom units). Rehabilitation work began in August 2011. Rehabilitation is 34% complete.
(10)	765 Cerritos Avenue	1	Central	Marie Nguyen	Rehab	20	20	18 @ 65% 2 @ 50%	Rental	765 Cerritos LLC	\$627,000	\$31,350	\$627,010	\$31,350	Y	HOME	Loan approved 3/10/11. 10 Year affordability. 20 units (2-3 bedroom, 14-2 bedroom and 4-1 bedroom units). Owner refinance/restructure of existing loan completed. Rehabilitation is 67% complete.
(11)	1483 Martin Luther King Jr.	6	Central	Marie Nguyen	Rehab	8	8	8 @ 65%	Rental	Ocean Structure	\$575,000	\$71,875	\$575,000	\$71,875	Y	HOME	Loan approved 9/8/11. 15 year affordability. 8 units (8 - 0 bedroom units). Loan documents to be executed.

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Conceptual Development or Acquisition Phase - Development Division Managed

(1)	Meta Housing - Phase II Long Beach Blvd. At Anaheim St.	1	Cent	Meggan Sorensen	New	170	40	32 @ 120%	Sale	Meta Housing Corporation	\$2,276,000	TBD	TBD	TBD	2005 Bonds	Developer continues to seek additional financing.	
(2)	The Barcelona (Phase II) 1900 Long Beach Blvd	6	Cent	Meggan Sorensen	New	40	TBD	TBD	Sale	TBD	\$4,480,000	TBD	Acquisition only	TBD	N	Set-aside	Staff has reviewed the preliminary revised site plans w/developer. Awaiting re-submittal of plans prior to rejecting OPA proposal (1/3/06). Staff requested additional information from the developers on 2/17 (3/9/06). Appraisals ordered 8/06 for remaining properties. Staff reviewed design/planning issues w/planning staff on 9/06 (8/9/06). LBHDC approved acquisition of parcels at 1900 and 1940 LB Blvd on 11/15/06. LBHDC approved return of 1910 parcel from Livable Places on 12/20/06 (1/11/07). 1910 conveyed to LBHDC. 1940 has been acquired; tenant to vacate by 9/30/08. Demolition of 1940 Long Beach Blvd. held 11/22/08. Acquisition of 1900 Long Beach Blvd is complete. Demolition of Azteca Bar held on 8/8/09. Site fenced. Preparation of RFP/RFQ for the site is in process.
(3)	Washington & Central HAP Areas	1 & 6	Cent	Meggan Sorensen	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD 2005 Bonds	Staff is preparing to release RFP's for properties at Henderson/Magnolia, 1900 Long Beach Blvd., 1836 Locust, and 14th Street from Pine to Pacific.	
(4)	4800 Long Beach Blvd	8	North	Norma Lopez	New	24	TBD	TBD	Rent	United Cerebral Palsy	TBD	TBD	TBD	TBD	TBD	Executed Tri Party Agreement to Negotiate Exclusively with RDA and UCP in September 2010. The developer has submitted a revised proposal. Staff is evaluating. Project on hold indefinitely.	
(5)	Atlantic / Vernon	6	Cent	Norma Lopez	New	TBD	TBD	TBD	Rent	D.I.D.M.	TBD	TBD	TBD	TBD	TBD	Executed Tri Party Agreement to Negotiate Exclusively with RDA and D.I.D.M. in October 2010. Developer submitted proforma on 2/9/11. Staff submitted information to KMA for evaluation. Developer needs to respond to KMA's questions. Project on hold indefinitely.	
(6)	Villages, Phase IV	7	None	Norma Lopez	New	100	100	TBD	Rent	Century Housing	TBD	TBD	TBD	TBD	TBD	Developer submitted predevelopment loan request to HSB staff. Request sent back to developer for revisions. Developer working on revised proposal. Submittal date unknown. Project on hold indefinitely.	
(7)	814 Atlantic Ave.	1	Down	Norma Lopez	Rehab	13	TBD	TBD	Rent	MHA	TBD	TBD	TBD	TBD	TBD	Thirteen 1 & 2-bedroom apartments to be rehabbed for special needs tenants. Staff is currently reviewing developer's proposal submitted on 2/18/11. Staff has requested additional information on this proposal and is awaiting a revised proposal. Staff informed developer that all new potential projects were on hold. Staff assisting with coordination of meeting with Housing Authority.	

Completed Projects - Sales In Progress

(1)	Olive Villas 1856 Long Beach Blvd	6	Cent	Meggan Sorensen	New	58	44	2 @ 50% 15 @ 80% 14 @ 110% 13 @ 120%	Sale	Livable Places	\$10,865,053	\$246,933	\$22,998,000	\$396,517	N	Set-aside, HOME/ADDI, CalHOME, BEGIN, BofA, Clearinghouse CDFI	A grand opening celebration was held on 3/8/08. The sales process has resumed under the new owner, Clearinghouse CDFI. A meeting with CDFI and BofA was held on May 1, 2008 and negotiations are underway. 9 closings for Phase I. 17 closings for Phase II. Of the 26 units sold, 10 are low-income households and 16 are moderate-income households. Unsold units now owned by Bank of America. BofA has sold remaining units to investor Dayman Estates, LP. LBHDC approved second mortgage assistance of \$2.3 million for remaining 32 units at low/moderate income. Of the 32 units, 7 have closed escrow using SMAP funds, 2 are expected to close in September 2011, one has Phase II approval, 2 have Phase I approval, and one is in the initial review process. Resale of units ongoing; currently 4 are up for resale.
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Completed Projects

(1)	Almond Project 429 Almond Ave	2	None		Rehab	4	4	3 @ 80% 1 @ 50%	Sale	LBHDC	\$941,300	\$235,325	\$1,119,840	\$279,960		CalHOME, HOME, CDBG, ADDI	Three winners selected in lottery on September 23, 2003. Section 8 buyer selected. The development has \$500,000 HOME, \$550,000 CDBG, \$150,000 CalHome outstanding. HOME and CDBG funds to be returned after sale. Escrow has opened on four units with an estimated close date in late November (11/10/05). Escrow closed on all 4 units (1/7/05).
(2)	Grisham Community Housing 49th St./Peace St./Ruth Ave	8	North	Patrick Ure	Rehab	96	94	94 @ 50%	Rent	Grisham Community Housing LP - LACDC	\$7,900,000	\$84,043	\$20,500,000	\$218,085		HOME, Set- aside, and HELP Industry, Tax credits, MHP, Bonds	Includes Child Care Facility. Project financing closed on 12-23-02. Construction began in July 2003, and was completed in June 2004. Grand opening celebration was held on 9/2/04 (9/10/04). Conversion to permanent financing closed Nov 2004 (1/7/05).
(3)	Long Beach & Burnett Apartments 2355 Long Beach Blvd.	6	Cent	Norma Lopez	New	46	36	13 @ 50% 11 @ 80% 12 @ 120%	Rent	Meta Housing Corporation	\$9,886,000	\$274,611	\$20,920,000	\$454,800		Set-aside	In conceptual planning stages (1/9/08). Plans submitted for site review in March 2008. Plans approved. Board approved \$9.9 million loan on April 16, 2008. TAC meeting took place on May 7, 2008. Project received entitlements in July 2008. Tax credit application submitted July 2008. Tax credits awarded in October 2008. Project is getting construction funding with Bank of America. Construction began in June 2009. Groundbreaking held on 7/14/09. Anticipated completion date of October 2010. Project is ahead of schedule. Working on outreach and marketing with developer and management company. Project completed in September 2010. All 46 units leased. Project conversion to permanent financing June 2011.
(4)	Menorah Atlantic Ave. & Vernon	6	Cent	Patrick Ure	New	66	65	Seniors 65 @ 50%	Rent	Menorah Housing Found.	\$4,450,470	\$68,469	\$15,800,000	\$239,394	N	Set-Aside 2005 Bond HUD 202	LBHDC Board approved additional \$1.6 mil subsidy on 4-18-07. Groundbreaking held 10-10-07. Project completed. All units are now occupied.
(5)	Neo Zoe 1500 Pine Ave.	1	Cent	Meggan Sorensen	New	22	17	5 @ 80% 12 @ 110%	Sale	Hughes Dev	\$5,389,000	\$317,000	\$8,500,000	\$386,364	N	RDA Bond CalHOME	Construction completed 11/2007. Grand Opening pending. 9 of the affordable units closed escrow on 1/15/08. On 1/16/08, the LBHDC approved subsidies for an additional 7 units. CC&R's for additional 7 units recorded on 3/5/08. Grand Opening held on 5/20/08. Construction completed. All 17 affordable units have been sold; all 5 market-rate units have been sold.
(6)	Northpointe (Parwood) 5441 Paramount Blvd.	8	North	Patrick Ure	Rehab	528	526	165 @ 80% 254 @ 60% 107 @ 50%	Rent	The Related Companies of CA	\$6,338,000	\$12,049	\$54,700,000	\$103,992		Set-aside, HOME, HELP, Bonds, 4% tax credits	The City received and distributed \$600,000 of HELP funds and was awarded an additional allocation of \$1.3 million in 12/2002. Construction completed March 2003. Final loan disbursement made 2-6-04.
(7)	Orcutt Project-NLB 6954-80 Orcutt (108/105/115/125/133/143 Corbin Way)	9	North		New	6	6	6 @ 50%	Sale	Habitat for Humanity South Bay/Long Beach	\$300,000	\$50,000	\$1,396,840	\$232,807		CalHOME, AHP, HUD, private sponsor donations, volunteer labor & materials	LBHDC approved a loan of \$210,000. LBHDC approved additional loan for up to \$90,000 for construction of the private street, public off-sites, increased permit fees & impact fees on 1/15/03. Habitat received an additional \$120,000 from the Federal Home Loan Bank's Affordable Housing Program (AHP) & \$58,665 from HUD. Cal Home funds approved for all six home buyers. Construction began in October 2003. Amendment has been approved. City loan at \$300K. CalHome funds repaid original \$210K set-aside loan (9/15/05). Escrow pending (11/10/05).
(8)	Pacific City Lights 1601 Pacific Ave	1	Cent	Patrick Ure	New	42	41	5 @ 30% 5 @ 40% 21 @ 50% 10 @ 60%	Rent	Pacific City Lights	\$4,037,000	\$98,463	\$10,828,250	\$257,815	Y	HOME, 9% tax credits, AHP, Developer Equity	Initial lease-up meeting held at Washington Middle School on 11-2-06. 150 attendees. Property management on-site services meeting held 10-6 & 11-6-06. On-site office opened 11-1-06 (11-9-06). Contract for alley improvements approved. Awaiting final plan check (3-14-07). Occupancy expected by 7/07. New sidewalks & street trees installed. Alley replacement in progress (8/07). Certificate of Occupancy received 6-13-07. Grand Opening held September 19, 2007. 42-units fully occupied July 2007. Private driveway construction completed.

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(9)	South St. NLB 1907 E. South (5800/5810/5818 Gardenia)	9	North		Rehab	3	3	2 @ 50%	Sale	Habitat for Humanity	\$54,000	\$18,000	TBD	TBD		Set-aside, private sponsor donations, volunteer labor & materials	3 Single Family homes completed on 3/31/02. Currently rented to selected buyers. Escrow closed on the \$54,000 LBHDC loan and to convey homes to permanent homeowners and filed with monitoring department
(10)	Villages at Cabrillo 2001 River Avenue	7	None	Norma Lopez	New	81	81	8 @ 30% 20 @ 45% 28 @ 50% 24 @ 60% 1 Manager	Rent	Century Housing	\$11,775,000	\$145,370	\$30,078,000	\$371,333	N	HOME	Construction began 10/07. Staff has received a request for additional assistance to cover cost increases. Board approved additional \$2.3 million. MHSA service grant awarded to project in 10/08. Project completed and fully leased on 12/31/08. Grand opening was held on April 7, 2009. Project completed.
(11)	West Gateway/Jamboree Puerto Del Sol Golden Ave & 3rd Street	1	Cent	Meggan Sorensen	New	64	63	30 @ 40% 33 @ 50% 1 @ 60%	Rent	Jamboree Housing Corporation	\$12,000,000	\$190,476	\$24,856,000	\$388,375	N	Set-aside	91% of construction is complete and expected to be complete by 10-07. There are currently over 1200 families on the interest list. 100 families were chosen via lottery from the applications received by the due date. The applications are being assessed and families interviewed. 64 units are leased. Construction was completed on 3/8/08. On 4/22/08, City Council extended the bond deadline. A Grand Opening is scheduled for 7/8/08. 15 units were damaged by water intrusion from landscape planters. Repairs were completed. All units are occupied.
(12)	530 Elm Ave.	1	Cent	Patrick Ure	Rehab	17	16	16 @ 50%	Rent	Mental Health Assoc.	\$1,885,000	\$117,813	\$3,737,865	\$219,874	Y	HOME Set-Aside	LBHDC approved \$30K predevelopment loan in June, 2005. \$1.7 mil loan approved by LBHDC 9/21/05 (10/12/05). Acq loan has closed & developer has acquired site. Shelter Plus Care Grant, State Mental Health funds and Tax Credits have been awarded to Developer.(10/9/06). Historic survey received in Oct 06 (11/9/06). \$200K in loan amount approved by LBHDC June 2007. Construction Escrow closed August 2007. Construction, landscaping and new alley have all been completed. The Grand Opening was held on 7/15/08.
(13)	635 E. Hill St.	6	Cent		New	1	1	1 @ 50%	Sale	Habitat for Humanity	\$30,000	\$30,000	TBD	TBD		Set-aside	Escrow open September 2003 to finalize sale to very low income buyer. LBHDC loan will convert to \$30,000 silent second for buyer. Escrow closed 12/03.

LBHDC Owned, Managed by QMG, Ernst & Haas

(1)	Lois Apts 321-323 1/2 W. 7th St.	1	Cent	Dale Hutchinson	Rehab	24	24	5 @ 50% 19 @ 80%	Rent	LBHDC	\$1,720,000	\$71,667	\$1,720,000	\$71,667		CHRP Loan	Rehab completed in 1992. Under New management with QMG, 6/1/04; No vacancies
(2)	Andy Street 3361 Andy St.	9	North	Norma Lopez	Rehab	4	4	4 @ 80%	Rent	LBHDC	\$500,000	\$125,000	\$500,000	\$125,000		2005 Bonds	LBHDC purchased property from RDA on 7/16/07. Property is managed by Ernst & Haas. There is 1 vacancy. Studioneleven to submit design concepts in mid-February. Staff working with OPC on relocation.

Completed Projects - Rehabilitation Division Managed

(1)	1855,1865 & 1895 Cedar Ave. Cedar Court Middle & North	6	Central	Robin Grainger	Rehab	42	42	See summary below	Rent	Decro Long Beach, L.P.	\$3,370,889	\$80,259	\$5,766,248	\$137,292	Y	M/F Bonds LIHTC, HOME	Rehabilitation has been completed.
(2)	1843-1849 Cedar Avenue Cedar Court South	6	Central	Robin Grainger	Rehab	32	32	See summary below	Rent	Decro Long Beach, L.P.	\$2,213,479	\$69,171	\$5,233,563	\$163,549	Y	M/F Bonds LIHTC, HOME	Rehabilitation has been completed.
(3)	842 & 858 Cerritos Ave. Cerritos Court	1	Central	Robin Grainger	Rehab	23	23	See summary below	Rent	Decro Long Beach, L.P.	\$2,406,243	\$104,619	\$3,263,840	\$141,906	Y	M/F Bonds LIHTC, HOME	Rehabilitation has been completed.
(4)	854 Martin Luther King Jr. Ocean Breeze	1	Central	Robin Grainger	Rehab	16	16	See summary below	Rent	Decro Long Beach, L.P.	\$503,227	\$31,452	\$931,512	\$58,220	Y	LIHTC,Set Aside, HOME, REO, M/F Bonds	Rehabilitation has been completed.

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Housing Services Bureau
The Long Beach Housing Development Company
Summary of Projects
10/19/2011

	Project Name & Address	C. Dist	Redev	Bureau/ Project Manager	New Const/Re hab	# of Units Total	# of Restrict Units	Restrictions	Sale or Rental	Developer	Total City Subsidy *	Total City Subsidy/ Unit	Total Project Cost **	Total Project Cost Per Unit	Section 3	Source of Funds City Other	Status
(5)	1000 Orange Avenue Orange Apartments	6	Central	Robin Grainger	Rehab	19	19	See summary below	Rent	Decro Long Beach, L.P.	\$1,315,782	\$69,252	\$2,156,991	\$113,526	Y	M/F Bonds LIHTC, HOME	Rehabilitation completed 12/07.
(6)	6371 Linden/ 531 64th Street. Linden Gardens	9	North	Robin Grainger	Rehab	24	24	See summary below	Rent	Decro Long Beach, L.P.	\$1,436,480	\$59,853	\$2,891,312	\$120,471	Y	M/F Bonds LIHTC, HOME	Rehabilitation has been completed.
(7)	6185,6191 & 6195 Linden Ave. Valentine Gardens	9	Central	Robin Grainger	Rehab	18	18	See summary below	Rent	Decro Long Beach, L.P.	\$1,139,503	\$63,306	\$2,299,883	\$127,771	Y	LIHTC,Set Aside, HOME, REO, M/F Bonds	Rehabilitation has been completed.
(8)	1070 Martin Luther King Jr. Ocean Gate	6	Central	Robin Grainger	Rehab	20	20	See summary below	Rent	Decro Long Beach, L.P.	\$285,009	\$14,250	\$1,314,161	\$65,708	Y	M/F Bonds LIHTC, HOME	Rehabilitation has been completed.
(9)	1034 Alamitos Avenue Alamitos Apartments	6	Central	Robin Grainger	Rehab	30	30	See summary below	Rent	Decro Long Beach, L.P.	\$1,326,608	\$44,220	\$2,442,934	\$81,431	Y	M/F Bonds LIHTC, HOME	Rehabilitation completed 12/07.
(10)	1060 Lime Street Lime House Apartments	6	Central	Robin Grainger	Rehab	16	16	See summary below	Rent	Decro Long Beach, L.P.	\$508,016	\$31,751	\$1,172,627	\$73,289	Y	M/F Bonds, LIHTC, HOME, Set Aside	Rehabilitation has been completed.
(11)	3281-3283 E. Artesia Blvd. Artesia Apartments	9	North	Robin Grainger	Rehab	36	36	See summary below	Rent	Decro Long Beach, L.P.	\$1,470,092	\$40,836	\$5,366,444	\$149,068	Y	M/F Bonds, LIHTC, HOME	Rehabilitation completed 12/07.
(12)	745 Alamitos Avenue Seabreeze Apartments	1	Central	Robin Grainger	Rehab	44	44	See summary below	Rent	Decro Long Beach, L.P.	\$393,802	\$8,950	\$2,356,645	\$53,560	Y	M/F Bonds, LIHTC, HOME	Rehabilitation has been completed.
	Total of DECRO Properties Total City Subsidy includes \$2.4mil in uncommitted contingency	1,6,9		Robin Grainger	Rehab	320	320	55-yr affordability, 50-60% for 30 yrs, HOME for 31-55 yrs	Rent	Decro Long Beach, L.P.	\$16,369,130	\$51,154	\$35,196,160	\$109,988		M/F Bonds, LIHTC,Set Aside HOME, REO	Original bond issue approved 03/23/04 by City Council and bond closing was 04/8/04. Second bond issue approved 3/14/05 by City Council and bond closing was 03/27/06. Rehabilitation completed 12/07.
(13)	74 E. 55th St.	8	North	Larry Montgomery	Rehab	1	1	1 @ 25-50%	Sale	Habitat for Humanity	\$100,000	\$100,000	TBD	TBD		HOME (Set- aside used for acquisition)	Habitat sold home to very low income family in late fall of 2002.
(14)	2655 Santa Fe	7	Cent	Larry Montgomery	Rehab	2	2	2 @ 50%	Sale	Habitat for Humanity	\$100,000	\$50,000	TBD	TBD		HOME (Set- aside used for acquisition)	Habitat sold homes to very low income families in December 2002.
(15)	451 W. 11th St.	1	Central	Robin Grainger	Rehab	2	2	2 @ 80%	Sale	Long Beach Affordable Housing Coalition	No city funds used	NA	NA	NA	N	Developer	Original 4 unit building was converted to 2 units, and has been sold to a low income buyer. Recorded CC&R's contain a 10- year affordability restriction.
(16)	633 West 5th Street	1	Cent	Robin Grainger	Rehab	6	6	2 @ 50% 4 @ 60%	Rental	Rojero	\$552,000	\$92,000	\$552,000	\$92,000	Y	HOME	Rehab loan approved by Programs Committee on 4/3/08. Project began 10/20/08. Rehabilitation has been completed.
(17)	1909 Locust Ave	6	Central	Robin Grainger	Rehab	1	1	1 @ 80%	Sale	Long Beach Affordable Housing Coalition	No city funds used	NA	NA	NA	N	Developer	Rehabilitated single-family dwelling has been sold to a low-income buyer. Recorded CC&R's contain a 10- year affordability restriction.
(18)	333-339 East 19th Street	6	Cent	Robin Grainger	Rehab	2	2	2 @ 60%	Rental	Amsberry	\$29,950	\$14,975	\$29,950	\$14,975	N	Set-aside	Rehabilitation was completed in mid April.

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Housing Services Bureau
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Summary of Projects
10/19/2011

	Project Name & Address	C. Dist	Redev	Bureau/ Project Manager	New Const/Re hab	# of Units Total	# of Restrict Units	Restrictions	Sale or Rental	Developer	Total City Subsidy *	Total City Subsidy/ Unit	Total Project Cost **	Total Project Cost Per Unit	Section 3	Source of Funds City Other	Status
(19)	430 St. Louis Avenue	2	Central	Robin Grainger	Rehab	9	9	2 @ 50% 7 @ 60%	Rent	Fregoso	\$312,000	\$34,667	\$312,000	\$34,667	N	HOME	Rehabilitation completed 1/18/08 (4/8/08).
(20)	483 Gaviota Ave.	2	None	Robin Grainger	Rehab	1	1	1 @ 80%	Sale	Habitat	\$120,000	\$120,000	\$120,000	\$120,000	N	HOME	Rehabilitation has been completed. Dedication ceremony of the "Mayor's Home Build Project" was held on May 24, 2007.
(21)	1961 Pine Avenue	6	Central	Robin Grainger	Rehab	4	4	4 @ 60%	Rent	Williams	\$59,995	\$14,999	\$59,995	\$14,999	N	HOME	Rehabilitation completed 4/5/08 (4/8/08).
(22)	2240 Olive Avenue	6	Cent	Robin Grainger	Rehab	2	2	2 @ 60%	Rental	Kirkpatrick	\$79,990	\$39,995	\$79,990	\$39,995	N	HOME	Rehabilitation was completed on 9/4/08.
(23)	3301 Santa Fe #48	7	None	Robin Grainger	Rehab	1	1	1 @ 80%	Sale	Habitat	\$78,181	\$78,181	\$78,181	\$78,181	N	HOME	Habitat for Humanity selected as developer. Rehabilitation has been completed; First-time Homebuyers being sought by Habitat (8/2/07). No qualified buyer yet. Permission being sought from Human Resources to advertise the unit to all City Employees through pay check package (2/14/08). Flyers were put on display to City Employees on 2/26/08 and there have been about 6 inquiries that were referred to Habitat for Humanity. A First-time Homebuyer purchased the property and escrow closed on June 6, 2008.
(24)	6769 Cherry Avenue	9	North	Robin Grainger	Rehab	7	7		Rental	Moreno	\$104,990	\$14,998	\$104,990	\$14,998	N	Set-aside	Loan was approved by Programs Committee on 6/16/08. Rehabilitation was completed on 9/3/08.
(25)	1501 South Street	9	North	Robin Grainger	Rehab	6	6	2 @ 50% 4 @ 60%	Rental	Cyr	\$89,900	\$14,983	\$89,900	\$14,983	N	Set-aside	Rehabilitation was completed on 10/10/08.
(26)	442 Cedar Avenue	1	Cent	Robin Grainger	Rehab	22	22	5 @ 50% 17 @ 60%	Rental	Barncard	\$879,978	\$39,990	\$879,978	\$39,990	Y	HOME	Rehab loan approved 11/1/07. Additional funding approved 2/7/08. Project Status: Began 01/14/08. Rehabilitation has been completed.
(27)	473 East 57th Street	8	North	Robin Grainger	Rehab	3	3	3 @ 60%	Rental	Stephens	\$45,000	\$16,633	\$49,900	\$16,633	N	Set-aside	Rehabilitation has been completed.
(28)	547 East Dayman Street	6	Central	Marie Nguyen	Rehab	10	10	8 @ 65% 2 @ 50%	Rental	Dalbey	\$395,365	\$39,536	\$395,365	\$39,536	Y	HOME	Rents must remain affordable for 10 years. Project has been completed.
(29)	67 Alamitos Avenue	2	Central	Marie Nguyen	Rehab	10	19	8 @ 65% 8 @ 50%	Rental	Ocean Structures	\$620,000	\$62,000	\$620,000	\$62,000	Y	HOME	Loan Approved 4/14/10. Project completed.
(30)	1880 Pine Avenue	6	Central	Marie Nguyen	Rehab	12	12	11 @ 65% 1 @ 50%	Rental	Ocean Structures	\$612,500	\$51,042	\$612,500	\$51,042	Y	HOME	Loan approved 7/8/10. Located in the Pine/Locust Pilot Area, eligible for 30% subsidy after expiration of 15 year affordability period. Rehabilitation is complete.
(31)	329 East 19th Street	6	Central	Marie Nguyen	Rehab	4	4	4 @ 60%	Rental	Nget	\$171,000	\$42,750	\$171,000	\$42,750	Y	HOME	Loan approved 7/8/10. 10 year affordability. Rehabilitation is complete.
(32)	1971 Pasadena Avenue	6	Central	Marie Nguyen	Rehab	2	2	2 @ 65%	Rental	Johnson	\$29,900	\$14,950	\$29,900	\$14,950	N	HOME	Loan Approved 4/14/10. Rehabilitation has been completed.
(33)	2284 Long Beach Boulevard	6	Central	Marie Nguyen	Rehab	12	11	8 @ 65% 3 @ 50%	Rental	Ocean Structures	\$625,000	\$56,818	\$679,285	\$56,607	Y	HOME	Loan approved 11/4/10. 15 year affordability. Rehabilitation is complete.

Completed - RDA Managed, Monitored by Housing Services

(1)	Artist Live/Work 405-429 Alamitos	1	Cent	David White	Rehab	8	8	8 @ 120%	Rent	Peterson Family Trust	\$310,480	\$38,810	\$310,480	\$38,810		Set aside	Construction is completed on the remaining four live/work units at this location. Developer repaid loan. Restrictions retired.
(2)	Lofts on 4th 4th & Alamitos	1	Cent		New	34	8	8 @ 120%	Sale	Team Design	\$572,000	\$71,500	\$7,000,000	\$205,882		Developer Set aside	Construction complete. All market rate units have been sold. All 8 restricted units have closed escrow and are owner-occupied (8/11/05).
(3)	Lyon West Gateway Broadway/Chestnut	1	Down	Patrick Ure	New	291	26	26 @ 80%	Rental	Lyon Realty	\$5,600,000	\$215,385	\$94,000,000	\$323,000	N	Set-Aside	On 6/20/07 Board approved participation in the Lyon West Gateway Project, which includes purchasing 55-year low-income affordability covenants on 26 units. Ground breaking ceremony held May 6, 2008. Construction complete. Lease-up in process. Grand opening held on August 26, 2010.

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