



The  
Long Beach  
Housing  
Development  
Company

## MEMORANDUM

**DATE:** January 21, 2009  
**TO:** Board of Directors  
 The Long Beach Housing Development Company  
**FROM:** Ellie Tolentino, Vice President  
**PREPARED BY:** Meggan Sorensen, Development Project Manager  
**SUBJECT:** Stage I Design Review for the Mixed-Use  
 Development Project at Long Beach Blvd. and  
 Anaheim St.

### RECOMMENDATION

Approve Stage I of the Design Review Process for the mixed-use development project at Long Beach Blvd. and Anaheim St. as submitted by Meta Housing Corporation.

### BACKGROUND

On September 19, 2007, The Long Beach Housing Development Company (LBHDC) approved a loan to Meta Housing Corporation (Meta) in the amount of \$5,152,000 to complete land acquisition for a proposed transit-oriented mixed-use development at the southwest corner of Long Beach Blvd. and Anaheim St. With the LBHDC funds and a \$24,400,000 acquisition and predevelopment loan from Century Housing, Meta now owns all of the 132,760 sq. ft. proposed development site.

A key financing element for the project is receipt of State Transit-Oriented Development (TOD) Housing Program funds in the amount of approximately \$17 million. On December 18, 2008, the State announced that publication of the Notice of Funding Availability (NOFA) for the TOD funds will be delayed until the State's budget shortfall is resolved (see Attachment A). The developer, however, spoke with several State representatives and believes that the delay will be short lived. Hence, they have decided to move forward with the predevelopment process as originally planned to ensure the project's readiness whenever the NOFA is issued. This is important because the project must be entitled prior to application submittal in order to earn a winning score. The project was submitted to the Planning Commission at a study session on December 4, 2008, and a hearing is scheduled for January 15, 2009, at which time the project will be presented for approval.

**MAKING  
AFFORDABLE  
HOUSING  
HAPPEN**

**AGENDA ITEM NO. 5B**

Mailing Address:  
110 Pine Avenue  
Suite 1200  
Long Beach, CA 90802  
Tel 562/570-6949  
Fax 562/570-5921

## DESIGN REVIEW PROCESS

In 1998, the LBHDC Board adopted a design review process to evaluate projects it assists. Successful completion of design review is a condition of funding from the LBHDC. The process consists of five stages of review with a milestone approval at the end of each stage. The stages correspond to phases of architectural and artistic design practice, from first concepts to final construction. Comparing the stages to architectural design practice, the first milestone (**Stage I Conceptual Review**) is at the end of Conceptual Design, which can be considered midway through the Schematic Design phase. The second milestone (**Stage II Preliminary Review**) is at the end of the Schematic Design phase. The third (**Stage III Final Review**) is at the completion of the Design Development phase, the point at which all major design and cost decisions should have been made for a project. The milestone for the fourth stage (**Stage IV Design Check**) is at the end of Construction Documents, prior to the City of Long Beach's issuance of a Building Permit. The fifth milestone (**Stage V Construction Check**) is at the end of construction, prior to the City's issuance of the Certificate of Final Completion and Occupancy. The Board reviews and approves Stages I, II, and III of the Design Review Process. Stages IV and V are reviewed by staff.

## CONCEPTUAL DESIGN

Because the proposed project is so large and the location deserving of a landmark project, Housing Services Bureau staff implemented a cross department review team that includes three Redevelopment Agency staff and two Planning Bureau staff members. The team has been working with Meta for approximately 12 months on the site plan and design of the project. Staff contracted with Studio One Eleven for peer review services to address issues such as monotony, building mass, building heights and open space. In October 2008, staff made clear to Meta that the design was still not to the standard necessary for such an important location. Meta promptly hired Studio One Eleven as the working architect. The current plans have taken into consideration comments from staff, residential home sales and retail consultants, and the architect's own peer review.

The proposed development encompasses three mixed-use buildings, a large park like open space for all residents, a quad dedicated to life long learning activities for senior residents, a pool and BBQ area for condo owners, and two rooftop terraces. Two large public courtyard spaces are also provided, one open to Long Beach Blvd. and the other to Anaheim St., allowing for pedestrian friendly retail uses and a vibrant urban corner. In total, the project provides 2.2 acres of open space. The buildings' heights vary significantly, allowing for a dramatic tower element of 13 stories at the corner. A variety of building materials and architectural elements has also been utilized to enhance the building façade. Further details for each building are as follows:

- Building A, facing Long Beach Blvd., ranges in height from three to six stories and consists of approximately 18,000 sq. ft. of retail space, 40 affordable senior rental units and 56 condominium units, of which 20% will be affordable to moderate income homebuyers;
- Building B, at the corner, will range in height from five to thirteen stories and consists of approximately 13,400 sq. ft. of retail space and 110 condominium units, of which 20% will be affordable to moderate income homebuyers;
- Building C, facing Anaheim St., ranges in height from three to six stories and consists of approximately 9,500 sq. ft. of retail and resident activity space, and 145 rental senior housing units, 20% of which are affordable; and,
- Parking will be provided on two subterranean levels, as well as covered grade-level retail parking.

Meta will continue regular meetings with staff to ensure that a highly marketable interior and exterior design is continuously evaluated and implemented. The project will be designed for LEED Certification. Staff plans to return to the Projects Committee in April 2009 for Stage II design review. Staff will also return to the Committee with the final proposed affordability mix and Meta's request for financial gap assistance.

The developer is requesting the Board's approval of Stage I of the Design Review Process. All required materials have been submitted. At its meeting on January 13, 2009, the Projects Committee agreed to recommend approval of Stage I of the Design Review Process to the full Board.

ET:PU:MS

Attachments:

- A. Letter From HCD
- B. Elevations

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF FINANCIAL ASSISTANCE**

1800 Third Street, Suite 390  
P. O. Box 952054  
Sacramento, CA 94252-2054  
(916) 322-1560  
FAX (916) 327-6660



December 23, 2008

**MEMORANDUM FOR:** HCD Customers

**THROUGH:** Lynn L. Jacobs  
Director

**FROM:** Chris Westlake *Chris Westlake*  
Deputy Director

**SUBJECT:** Clarification of Notice on Pooled Money Investment Board Actions

I am writing to clarify our December 18, 2008 notice about the impact on HCD funding programs following the Pooled Money Investment Board's decision to defer all bond expenditures from the Pooled Money Investment Account until the State's budget shortfall is resolved.

In the December 18 notice, we indicated that NOFAs offering funds under HCD's bond funded programs were suspended. To clarify, we are:

1. delaying the release of new NOFAs (e.g. for the Infill Incentive Grant, Multifamily Housing and TOD Housing Programs);
2. not issuing new awards; and
3. continuing to accept and review new applications under existing open NOFAs for the following programs: BEGIN, CalHOME Project, EHAP-CD, LHTE, SERNA Single Family, MHP - Homeless Youth and MHP - Supportive Housing.

Also, please be advised that the NOFAs for MPROP and PDLP, which are not bond-funded, are not affected by the Board's decision. Similarly, activities under federally funded programs are also not affected.

The December 18 notice is posted on our website, [www.hcd.ca.gov](http://www.hcd.ca.gov). As soon as we have additional information, we will post it there and distribute it via e-mail to those on the distribution lists maintained by the affected programs. If you have additional questions, please contact me at 916-322-1560.