

MEMORANDUM



The
**Long Beach
Housing
Development
Company**

DATE: March 17, 2010

TO: Board of Directors
The Long Beach Housing Development Company

FROM: *Ellie Tolentino*
Ellie Tolentino, Vice President

PREPARED BY: Dale Hutchinson, Housing Operations Officer

SUBJECT: Affordable Housing Production

RECOMMENDATION

Receive and file.

BACKGROUND

In response to the Board's request at the November 18, 2009 retreat regarding a matrix of projects completed and under construction, staff has prepared the attached Affordable Housing Production Report.

The Report summarizes the units completed since 2006 (the beginning of the current RHNA period), and the ownership and rental units currently in production, by income category and total expenditures. The Report also indicates the percentage of units completed and in production, by income category, in relation to the total number of units produced.

Please note that only those projects that have been reviewed by the Board, as well as LBHDC properties awaiting development, are included in this Report.

ET:dlh

R:\LBHDC\Staff Reports\2010\March\Affordable Housing Unit Production March 2010.doc
Attachment

**MAKING
AFFORDABLE
HOUSING
HAPPEN**

AGENDA ITEM NO. **11**

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**Affordable Housing Units
Completed - Under Construction - Proposed - Future
FY2006-2014**

	Total Aff Units					Total Units	Total Expenditures
RHNA							
		Income Category					
		VL	L	M	AM		
(1) RHNA Allocation FY06-14	5440	2321	1485	1634	4143	9583	
(2) Percentage to Affordable Units		43%	27%	30%			
(3) Percentage to All Units		24%	15%	17%	43%	100%	
(4) Total Completed Since January 2006	567	253	254	60	7	574	\$ 62,765,522
Units in Production							
(5) Ownership		VL	L	M	AM		
(6) Projects Under Construction	48	0	0	48	0	48	\$ 8,872,319
(7) Proposed/Approved Projects	49	8	1	40	130	179	\$ 14,912,554
(8) Ongoing Programs	455	30	346	79	0	455	\$ 52,961,895
(9) Subtotal Ownership Units	552	38	347	167	130	682	
(10) % of Units to Total Ownership Units	88.6%	93%	94%	79%	100%	91%	
(11) Future *							
(12) Barcelona - 1900 Long Beach Blvd	50	3	22	25	0	50	
(13) 14th St.	8	0	0	8	0	8	
(14) Magnolia	13	0	2	11	0	13	
(15) Total Future	71	3	24	44	0	71	\$ 22,786,221
(16) % of Future to Total Own Units	11.4%	7%	6%	21%	0%	9%	
(17) Total Ownership	623	41	371	211	130	753	\$ 99,532,989
(18) Percentage of Ownership to Total Exp							54%
(19) % of Total Ownership to Total Units	36.5%	8%	38%	95%	25%		
(20) Rental		VL	L	M	AM		
(21) Proposed Under Construction	119	58	49	12	278	397	\$ 21,054,000
(22) Proposed Projects	127	69	58	0	120	247	\$ 26,714,000
(23) Ongoing Programs	610	132	478	0	0	610	\$ 7,500,000
(24) Subtotal Rental Units	856	259	555	12	388	1254	
(25) % of Units to Total Rent Units	56.4%	28%	79%	0%	0%	4.1%	
(26) Future *							
(27) Locust (1800 Block)	15	7	8	0	0	15	
(28) 1905-1911 Pine	11	0	11	0	0	11	
(29) Villages At Cabrillo - Phase IV	200	200	0	0	0	200	
(30) Total Future	226	207	19	0	0	226	\$ 28,995,652
(31) % of Future to Total Rental Units	20.9%	44%	3%	0%	0%	15%	
(32) Total Rental	1082	466	604	12	398	1480	\$ 84,263,652
(33) Percentage of Rental to Total Exp							46%
(34) % of Total Rental to Total Units	63.5%	92%	62%	5%	75%		
(35) Total Own/Rental in Production 2009 - Present	1705	507	975	223			\$ 183,796,641
(36) % of Own/Rent Prod Units to Afford Units		30%	57%	13%			
(37) Total Units Completed Jan 2006 - 2009	567	253	254	60	7	574	\$ 62,765,522
(38) Total All Units Comp/In Production 2006 - Present	2272	760	1229	283	0	7	\$ 246,562,163
(39) % of all Units to Total Afford Units		33%	54%	12%			

* Expenditures include acquisition and estimated development costs