

MEMORANDUM



The
**Long Beach
Housing
Development
Company**

DATE: March 17, 2010
TO: Board of Directors
The Long Beach Housing Development Company
FROM: Ellie Tolentino, Vice President
PREPARED BY: Silvia Medina, Community Development Analyst
SUBJECT: Stage I Design Review for the Washington
School Housing Action Plan Focus Area
Scattered Sites Development

RECOMMENDATION

Approve Stage I of the Design Review Process for the Washington School HAP Focus Area Scattered Sites Development as submitted by Habitat for Humanity Greater Los Angeles (CD1).

BACKGROUND

On October 21, 2009, The Long Beach Housing Development Company (LBHDC) approved a loan of up to \$534,700 to Habitat for Humanity Greater Los Angeles to provide gap financing for the construction of three new homes and rehabilitation of an existing property in the Washington School HAP Focus Area.

The LBHDC will provide the land at no cost, and provide the gap funding in the form of a zero interest development loan for construction. Habitat and the LBHDC are working together to provide four new homeownership opportunities for lower income households.

As part of the Design Review Process, staff and Habitat have been working with Studioneleven at Perkowitz+Ruth Architects to finalize conceptual plans for the development.

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

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AGENDA ITEM NO. 4

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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.

PROJECT DESCRIPTION

The proposed development consists of the rehabilitation of the existing three-bedroom, two bath single-family home at 1650 Magnolia, and the construction of three new four-bedroom, two bath homes on 1495 Chestnut, 1486 Henderson, and 1494 Henderson, which are currently vacant lots. The rehabilitation of 1650 Magnolia consists of the removal of the existing stucco, which will be replaced by hardiboard siding, complete electrical and plumbing upgrade, major roof repair, new kitchen/appliances, and two new baths. The new homes will be high quality and built in authentic craftsman style, and will include fencing and drought tolerant landscaping. The homes will also be built to meet Energy Star™ standards, and will likely meet LEED silver standards. A sample rendering of one of the homes is attached (Exhibit B). The following chart summarizes the existing and proposed use of the properties:

Address	Current Use	Proposed Use
1650 Magnolia	3-Bedroom / 2-bath Home	Rehabilitated 3-Bedroom/ 2 bath Home
1495 Chestnut	Vacant Lot	New 4-Bedroom / 2 bath Home
1486 Henderson	Vacant Lot	New 4-Bedroom / 2 bath Home
1494 Henderson	Vacant Lot	New 4-Bedroom / 2 bath Home

Habitat will be the building contractor for the project and will utilize volunteer labor in the construction of the homes. Additionally, the families selected to purchase each new home will be required to contribute 500 hours toward the construction of their home and/or other Habitat homes. The family selected to purchase 1650 Magnolia (rehabilitation unit) will be required to contribute 100 hours towards construction.

At its meeting on March 9, 2010 the Projects Committee reviewed all pertinent materials and recommends the full Board's approval of Design Stage I for the proposed development.

ET:PU:sm

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Attachments: A. Site Plan
B. Elevations/Floor Plans
C. Material Board