

MEMORANDUM



The
**Long Beach
Housing
Development
Company**

DATE: November 17, 2010

TO: Board of Directors
The Long Beach Housing Development Company

FROM: Projects Committee

PREPARED BY: Norma C. Lopez, Development Project Manager

SUBJECT: **Approval of Stages I and II Design Review for
Evergreen Apartments (CD4 and CD9)**

RECOMMENDATION

Approve Stages I and II of the Design Review Process for the rehabilitation of Evergreen Apartments located at 1801 and 1823 E. 68th Street, and 1528 Freeman Avenue.

BACKGROUND

On July 21, 2010 the Long Beach Housing Development Company (LBHDC) approved financial gap assistance of \$1,920,000 to Abode Communities (Abode, previously called Design Center Development Corporation) for the rehabilitation of three buildings collectively known as Evergreen Apartments. The developer is proposing to rehabilitate 69 two-bedroom and 12 three-bedroom apartments for a total of 81 units. A staff report providing details is included as Attachment A.

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

**MAKING
AFFORDABLE
HOUSING
HAPPEN**

AGENDA ITEM NO. 3

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

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 DESIGN

Substantial upgrades are planned; however, the planned rehabilitation does not increase density or involve changes in land use. Abode proposes to substantially rehabilitate the buildings. Exterior improvements will include new roofs; installation of gutters and downspouts; repair of existing water damage; waterproofing and deck resurfacing; replacement of stucco and siding; replacement of deteriorated vehicular gates; installation of enhanced landscape and hardscape; and slight architectural enhancements to improve street appearance such as new porches and balconies, enhanced entries, and updated materials. Interior improvements include full renovation of kitchens and bathrooms, including replacement of all cabinetry, countertops, appliances, bathtubs, toilets and sinks; new flooring throughout units; replacement of doors and windows; major plumbing repairs; new hot water boilers; and replacement of HVAC systems and addition of central HVAC. Common area improvements will include conversion of a maintenance shop to a service coordinator office at 1528 Freeman Avenue; and renovations of the community rooms and addition of a bathroom at both 1823 and 1801 E. 68th Street.

Staff has met with Abode's project manager and architect and has determined that all requirements for Stages I and II have been met. A site map is included as Attachment B, and renderings, elevations and as built plans are included as Attachment C.

The Projects Committee has reviewed this item on November 9, 2010, and recommends the Board's approval.

Attachments:

- A - Staff Report—July 21, 2010
- B - Site Maps
- C - Renderings, Elevations, As Built Plans

ET:PU:NCL

R:\LBHDC\Staff Reports\2010\November\Evergreen Design Stage I and II Review.doc

MEMORANDUM



The
Long Beach
Housing
Development
Company

DATE: July 21, 2010

TO: Board of Directors
The Long Beach Housing Development Company

FROM: Ellie Tolentino, Vice President *Patricia [Signature]*

PREPARED BY: Meggan Sorensen, Development Project Manager

SUBJECT: Loan Agreement for the Rehabilitation of
Apartment Buildings located at 1801 and 1823 E.
68th Street and 1528 Freeman Avenue (CD4 and
CD9)

RECOMMENDATIONS

1. Approve a loan of up to \$1,920,000 to a to-be-formed partnership, in which Abode Communities or its affiliate acts as the general partner, for the rehabilitation of the apartment buildings located at 1801 and 1823 E. 68th Street, and 1528 Freeman Avenue, with conditions;
2. Authorize the reconveyance of the existing LBHDC affordability covenants to allow for a new 55-year covenant;
3. Authorize the President or designee to negotiate and enter into a Loan Agreement with a to-be-formed partnership, in which Abode Communities or its affiliate acts as the general partner, and
4. Authorize the President or designee to execute any and all documents necessary to implement the Loan Agreement.

**MAKING
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HOUSING
HAPPEN**

EXECUTIVE SUMMARY

Abode Communities (Abode, previously called Design Center Development Corporation) currently owns the three apartment buildings located at 1801 and 1823 E. 68th Street and 1528 Freeman Avenue and proposes to substantially rehabilitate these buildings. The Long Beach Housing Development Company (LBHDC) originally owned these buildings and sold them to Abode in 1999 which used loans from Bank of America and three separate loans from the LBHDC and the City that now have a balance of about \$1,920,000 million.

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

AGENDA ITEM NO. 2

less residual receipts payments, the outstanding total loan amount is approximately \$1,920,000.

PROPOSED REHABILITATION

Abode proposes to substantially rehabilitate the buildings. Exterior improvements will include new roofs; installation of gutters and downspouts; repair of existing water damage; waterproofing and deck resurfacing; replacement of stucco and siding; replacement of deteriorated vehicular gates; installation of enhanced landscape and hardscape; and slight architectural enhancements to improve street appearance such as new porches and balconies, enhanced entries, and updated materials. See attached Conceptual Exterior Modifications for more details (Attachment B).

Interior improvements include full renovation of kitchens and bathrooms, including replacement of all cabinetry, countertops, appliances, bathtubs, toilets and sinks; new flooring throughout units; replacement of doors and windows; major plumbing repairs; new hot water boilers; and replacement of HVAC systems and addition of central HVAC.

Common area improvements will include conversion of a maintenance shop to a service coordinator office at 1528 Freeman Avenue; and renovations of the community rooms and addition of a bathroom at both 1823 and 1801 E. 68th Street.

REQUEST FOR FINANCIAL ASSISTANCE

The total development cost for the project is estimated at \$22,885,000, or \$282,500 per unit, broken down as follows:

Land Assemblage Costs	\$11,336,000
Direct Costs	\$ 8,880,000
Indirect Costs	\$ 1,709,000
Financing Costs	\$ 960,000
Total Development Costs	\$22,885,000

The total land assemblage cost of \$11,336,000 includes \$10,800,000 for acquisition (based on appraised value), \$4,000 for closing costs and \$532,000 for tenant relocation. The difference between the current appraised value and the existing debt on the properties is approximately \$7,712,000.

In order to maximize available funding sources for the proposed rehabilitation, Abode will sell the properties to a to-be-formed partnership to be comprised of Abode Communities or its affiliate acting as the general partner, and a tax credit investor. At the time of sale, Abode will pay off outstanding Bank of America and LBHDC loans and will provide a Seller Carry Back loan in the amount of \$7,712,000 to the new partnership

- The loan will be structured as a residual receipts loan with a 55-year term and a 3% simple interest rate;
- It is anticipated that 75% of the residual receipts will be applied to the MHP and LBHDC loans, and 25% of the residual receipts will be distributed to the developer. The actual residual receipts disbursement may change as the transaction is negotiated with the other lenders and the tax credit investor.
- Additional conditions relating to property maintenance, and funding and expenditure from reserve accounts will be imposed.

If approved, the existing affordability covenants, which currently have 20-30 years remaining, will be reconveyed, and a new covenant will be recorded which will impose a new 55-year affordability period. The units will remain a mix of very-low, low and moderate income, though the numbers in each category will change as follows:

	Existing Restrictions	Proposed Restrictions
Very-low	10	38
Low	28	17
Moderate	40	23
Unrestricted	3	3

Abode is planning to submit the application for MHP funds in July 2010, and anticipates obtaining all financing by April 2011. Once all financing is secured, rehabilitation of all three buildings is expected to take approximately twelve months.

Attachments:

- A - Site maps and photos
- B - Conceptual Exterior Modifications
- C - KMA Analysis

ET:PU:MS



1528 Freeman Avenue



Disclaimer

DISCLAIMER OF DATA ACCURACY: The services provided on this web site are intended for informational purposes only and the GIS data used is compiled from various sources and is subject to constant change. While reasonable effort has been made to ensure the accuracy of the data, the information provided herein may be inaccurate or out of date.

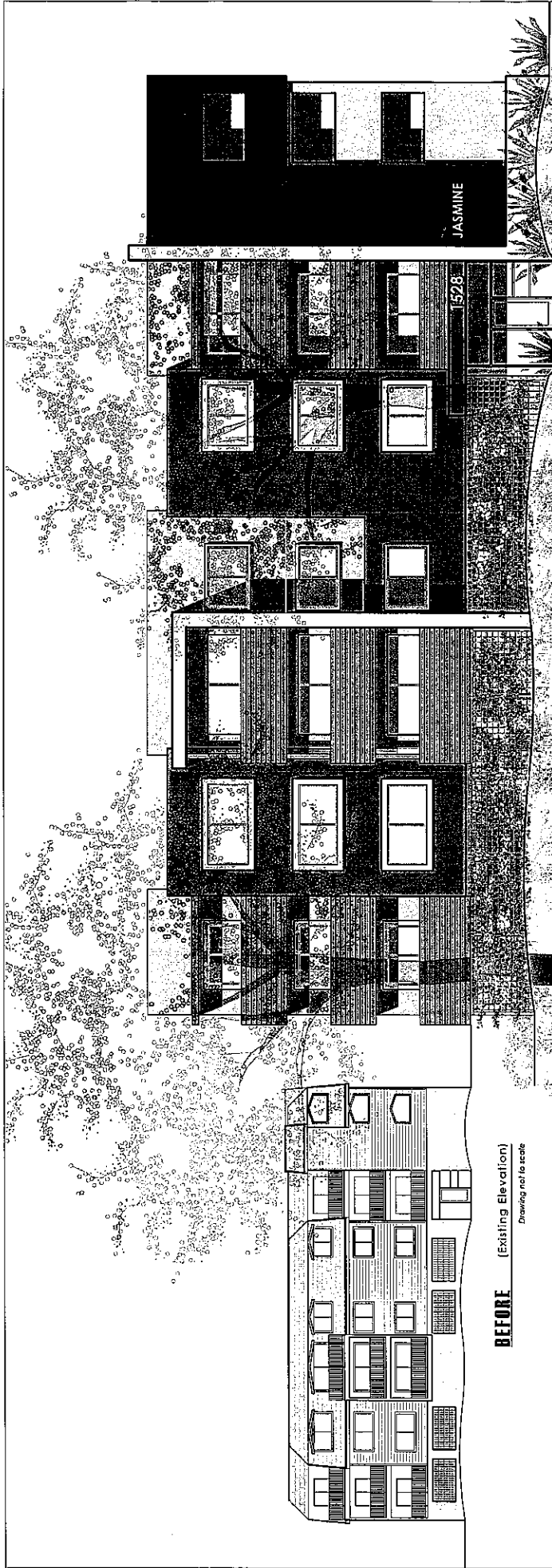


1801



Disclaimer

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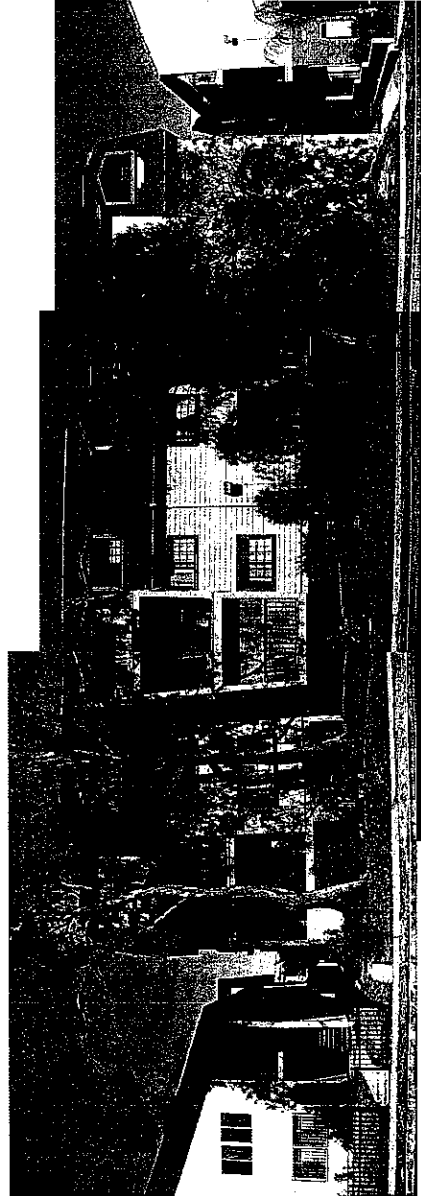


BEFORE (Existing Elevation)

Drawing not to scale

AFTER (Proposed Elevation)

Drawing not to scale



the Jasmine at Evergreen Apartments

1528 N. Freeman Avenue
Long Beach, CA 90804

September 2010





THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

EVERGREEN 3 APARTMENTS

1245 EVERGREEN AVENUE
LONG BEACH, CA 90801



DATE: _____
SCALE: _____
PROJECT: _____

GROUND FLOOR AND 1ST FLOOR PLAN

SCALE: _____
DATE: _____
PROJECT: _____

A2.01

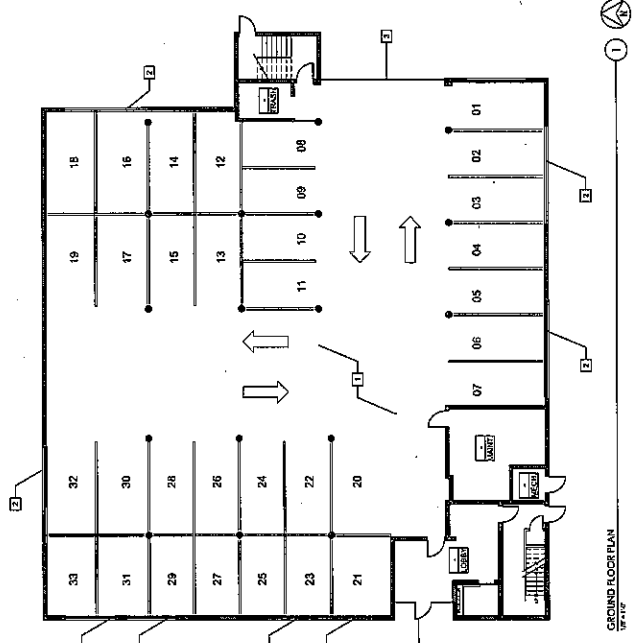
KEYNOTES

- 1. SHOWS DIMENSIONS AND SQUARE FOOTAGE AMOUNTS
- 2. ALL DIMENSIONS AND SQUARE FOOTAGE AMOUNTS SHALL BE VERIFIED BY THE CONTRACTOR TO VERIFY IN FIELD.
- 3. DIMENSIONS IN PARENS
- 4. DIMENSIONS IN BRACKETS
- 5. DIMENSIONS IN SQUARES
- 6. DIMENSIONS IN CIRCLES
- 7. DIMENSIONS IN TRIANGLES
- 8. DIMENSIONS IN DIAMONDS
- 9. DIMENSIONS IN OVALS
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- 11. DIMENSIONS IN SEPTAGONS
- 12. DIMENSIONS IN OCTAGONS
- 13. DIMENSIONS IN NONAGONS
- 14. DIMENSIONS IN DECAGONS
- 15. DIMENSIONS IN UNUSUAL SHAPES
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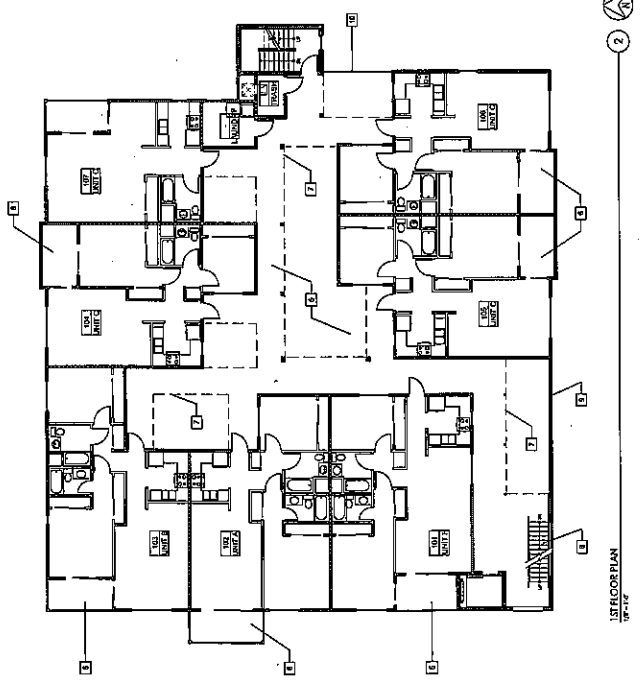
NOTES

- 1. ALL DIMENSIONS AND SQUARE FOOTAGE AMOUNTS SHALL BE VERIFIED BY THE CONTRACTOR TO VERIFY IN FIELD.

NO.	DESCRIPTION	AREA	PERCENT	DATE
1	REVISION			
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5	REVISION			
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37	REVISION			
38	REVISION			
39	REVISION			
40	REVISION			



GROUND FLOOR PLAN
DATE: _____



1ST FLOOR PLAN
DATE: _____



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**EVERGREEN 3
APARTMENTS**

1441 NORTH VERMONT AVENUE
LONG BEACH, CA 90801



22160 EVERETT
SAN FRANCISCO, CA 94134
415.440.2020
22160EVERETT.COM



DATE:	NOV 10 2010
BY:	ARCHITECT
PROJECT:	EVERGREEN 3 APARTMENTS
LOCATION:	1441 NORTH VERMONT AVENUE, LONG BEACH, CA 90801
SCALE:	AS SHOWN

**2ND FLOOR
AND
3RD FLOOR PLAN**

SCALE:	AS SHOWN
DATE:	NOV 10 2010
BY:	ARCHITECT
PROJECT:	EVERGREEN 3 APARTMENTS
LOCATION:	1441 NORTH VERMONT AVENUE, LONG BEACH, CA 90801

A2.02

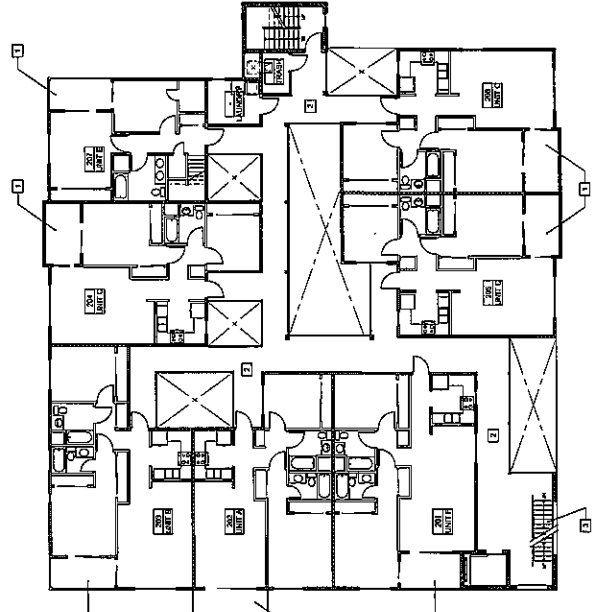
KEYNOTES

- 1. FINISH
- 2. FLOOR FINISH
- 3. CEILING FINISH
- 4. WALL FINISH
- 5. EXTERIOR FINISH

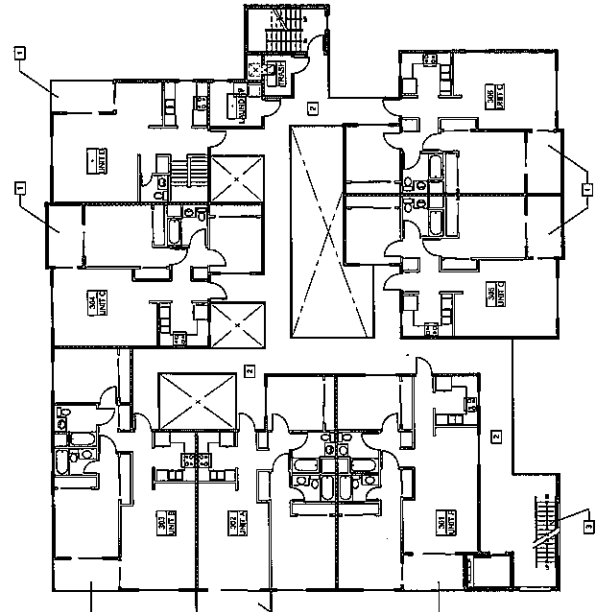
NOTES

- 1. ALL DIMENSIONS AND SQUARE FOOTAGE AMOUNTS ARE APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD.

DATE	DESCRIPTION	INT. AREA	EXTERIOR AREA	TOTAL AREA
11/10/10	FOUNDATION	11,145 SF	11,145 SF	22,290 SF
11/10/10	FOUNDATION	11,145 SF	11,145 SF	22,290 SF
11/10/10	FOUNDATION	11,145 SF	11,145 SF	22,290 SF
11/10/10	FOUNDATION	11,145 SF	11,145 SF	22,290 SF
11/10/10	FOUNDATION	11,145 SF	11,145 SF	22,290 SF
11/10/10	FOUNDATION	11,145 SF	11,145 SF	22,290 SF
11/10/10	FOUNDATION	11,145 SF	11,145 SF	22,290 SF
11/10/10	FOUNDATION	11,145 SF	11,145 SF	22,290 SF
11/10/10	FOUNDATION	11,145 SF	11,145 SF	22,290 SF
11/10/10	FOUNDATION	11,145 SF	11,145 SF	22,290 SF



2ND FLOOR PLAN
11/10/10



3RD FLOOR PLAN
11/10/10

- NOTES**
1. ALL DIMENSIONS AND SQUARE FOOTAGE AMOUNTS ARE APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD.
 2. ALL WINDOW HEIGHTS AND SILL UNLESS NOTED OTHERWISE.
 3. DOOR JAMB ASSEMBLIES ARE ADJUSTED TO THE CORNER OF WALL UNLESS NOTED OTHERWISE.

The name and address information on this drawing is the property of the Architect. It is to be used only for the project and location specified. It is not to be used for any other project or location without the written consent of the Architect. The Architect assumes no responsibility for the accuracy of the information provided on this drawing. The Architect is not responsible for the accuracy of the information provided on this drawing.

EVERGREEN III APARTMENTS

14110 DORSET FERRIS AVENUE
LONG BEACH, CA 90801



4750 WEST 10TH
LOS ANGELES, CA 90024
310.440.1234

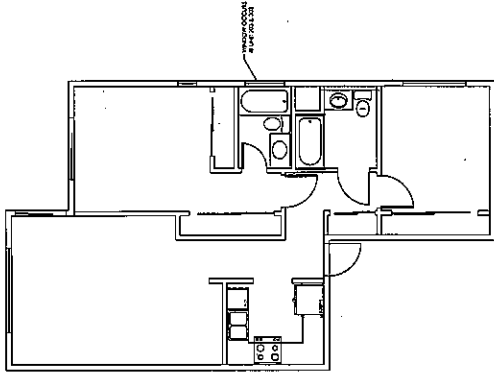


DATE:	NOV 14 2012
BY:	DAVID A. SMITH
CHECKED BY:	DAVID A. SMITH
SCALE:	AS SHOWN

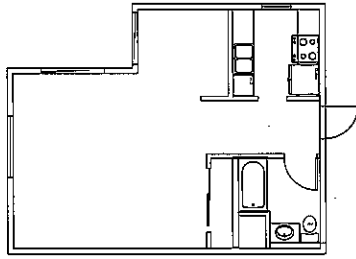
ENLARGED UNIT PLANS

SCALE: 1/8" = 1'-0"
DATE: 11/14/12
BY: DAVID A. SMITH
CHECKED BY: DAVID A. SMITH

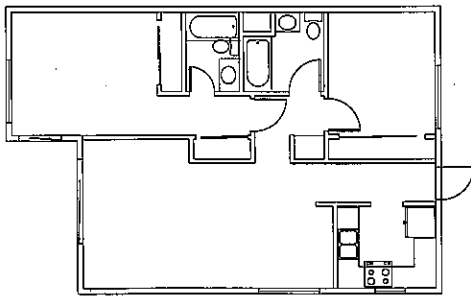
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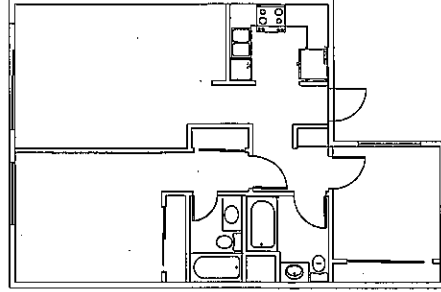
UNIT B (2 BRDM/2 BATH) PLAN: 600 NET S.F.
10' x 12'



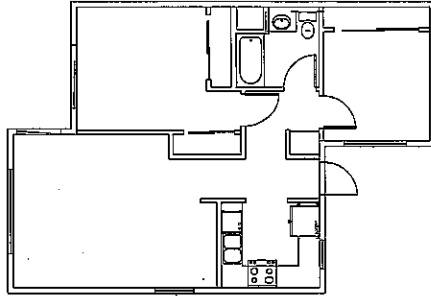
UNIT C (STUDIO / 1 BATH) PLAN: 341 NET S.F.
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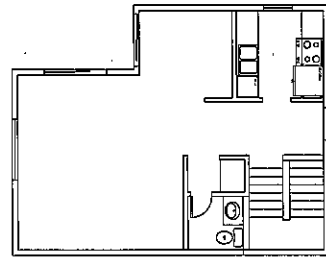
UNIT F (2 BRDM/2 BATH) PLAN: 637 NET S.F.
10' x 12'



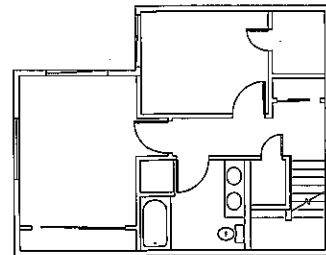
UNIT A (2 BRDM/2 BATH) PLAN: 690 NET S.F.
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UNIT C (2 BRDM/1 BATH) PLAN: 774 NET S.F.
10' x 12'

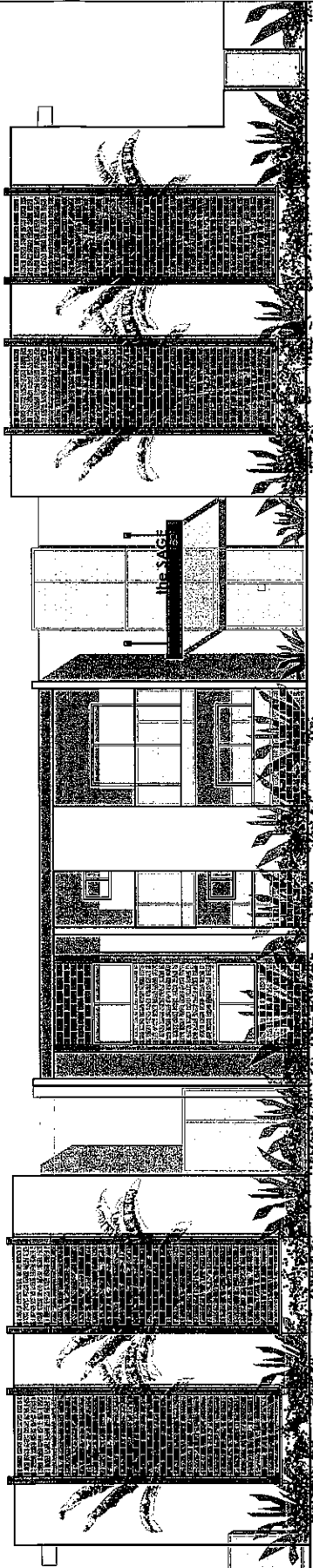


UNIT D (2 BRDM/1.5 BATH) PLAN: 702 NET S.F.
10' x 12'



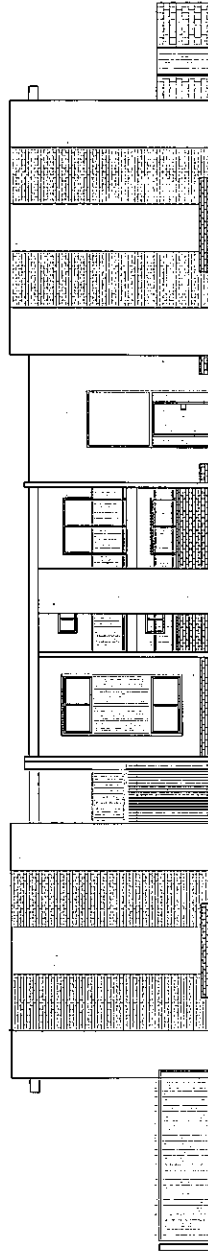
UNIT E (2 BRDM/1.5 BATH) PLAN: 702 NET S.F.
10' x 12'

1801 E. 68TH ST.



AFTER (Proposed Elevation)

Drawing not to scale



BEFORE (Existing Elevation)

Drawing not to scale



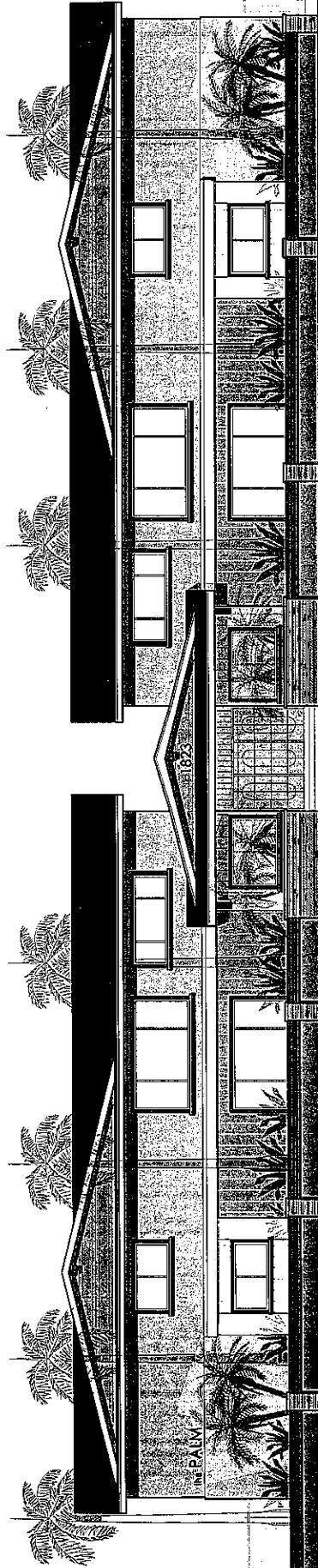
the Sage at Evergreen Apartments

1801 E. 68th Street
Long Beach, CA 90805

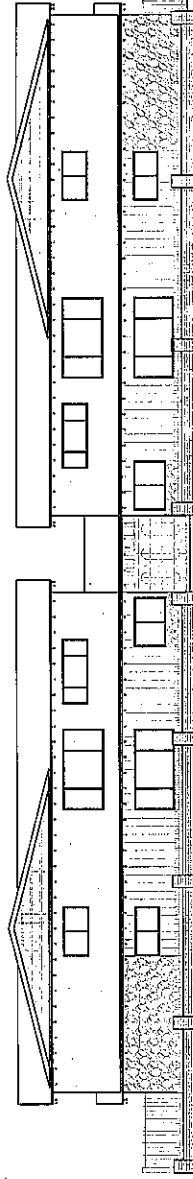
September 2010



1823 E. 68TH ST.



AFTER (Proposed Elevation)
Drawing not to scale



BEFORE (Existing Elevation)
Drawing not to scale



OPTION 2

the Palm at Evergreen Apartments

1823 E. 68th Street
Long Beach, CA 90805
September 2010



LEGEND

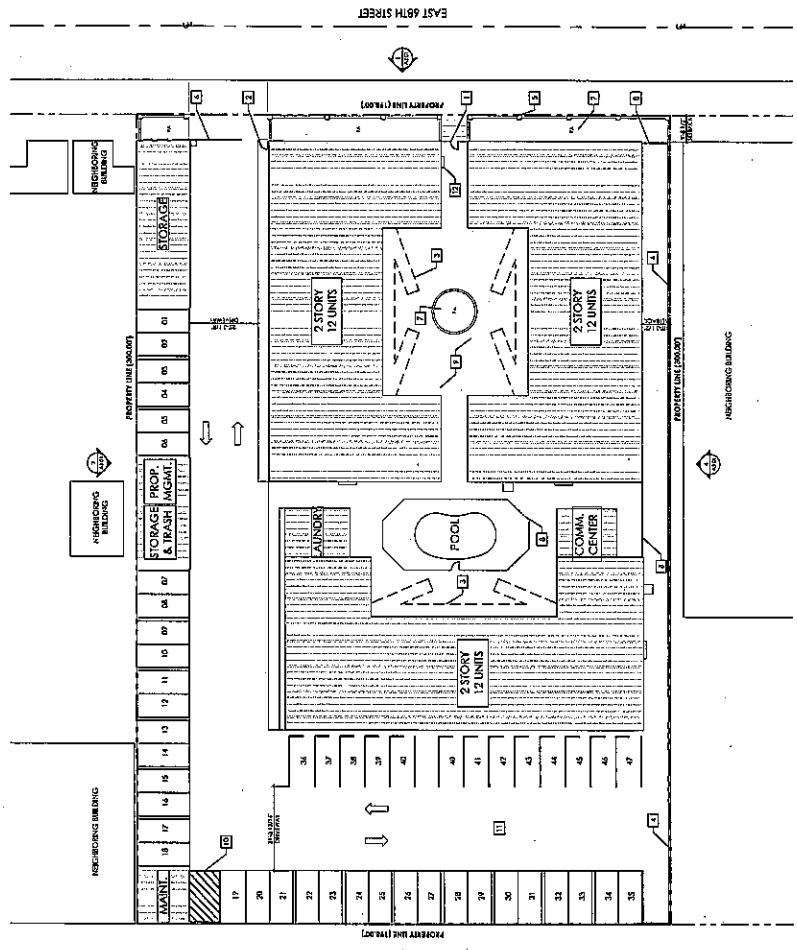
AREA / ROOM	PROJECT NUMBER
FIRST FLOOR	
COMMUNITY ROOM	2001 SF
COMMUNITY OFFICE	200 SF
LAUNDRY ROOM	200 SF
MECHANICAL	100 SF
STORAGE	100 SF
SECOND FLOOR	
RESIDENTIAL	20,000 SF

KEYNOTES

- 1 FRONT ENTRANCE WITH CALLBOX
- 2 GARBI FINISH
- 3 BIE C/1 FINISHES & STAIRS
- 4 6" HIGH HANDICAP WALL AT PROPERTY LINE
- 5 HANDICAP LOW WALL AT PROPERTY LINE
- 6 VEHICLE DRIVE
- 7 LANDSCAPE AREA
- 8 FENCE
- 9 CONCRETE
- 10 BUILDING ONE
- 11 RESIDENT PARKING AREA - 4 PARKING SPOTS
- 12 WALKWAYS

NOTES

1. ALL DIMENSIONS AND SQUARE FOOTAGE AMOUNTS ARE APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD.



SITE PLAN
DATE: 9/10/2010 3:47:05 PM

A1.01



North arrow pointing up. All dimensions and square footage amounts are approximate. Contractor to verify in field.

EVERGREEN I APARTMENTS

HILLIER PARTNERS
LOS ANGELES, CA 90066



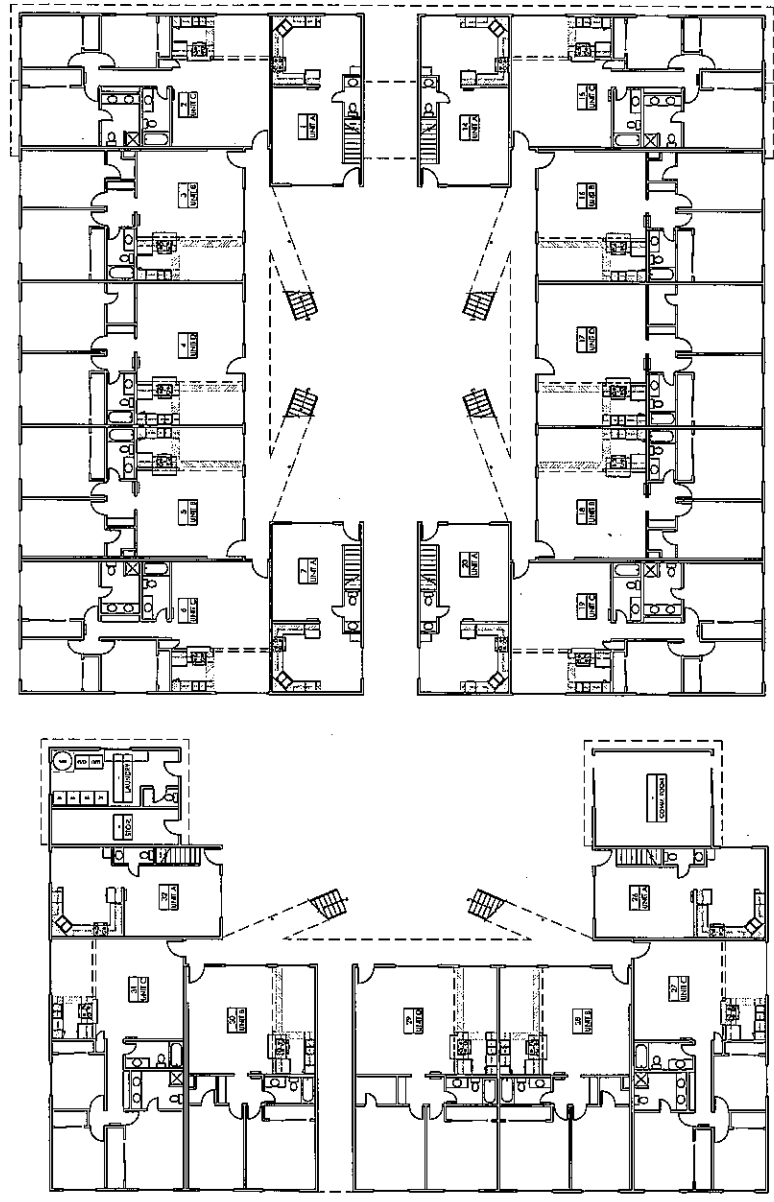
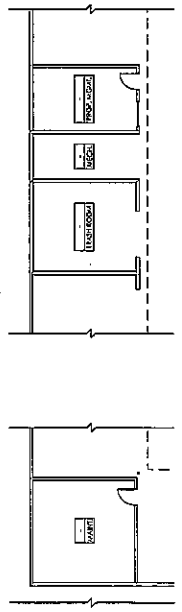
NO.	DATE	REV.

SITE PLAN

SCALE	PERFORMING
1" = 10'	DATE: 9/10/2010

NOTES
 1. ALL DIMENSIONS AND SQUARE FOOTAGE AMOUNTS ARE APPROXIMATE. CONTACT US TO VISIT IN FIELD.

UNIT NUMBER	INTERIOR FINISH	NET AREA	NET AREA	UNIT NUMBER	UNIT NUMBER
A	2-BEDROOM, 1.5-BATH, 10'x12'	120	120	11	11, 12, 13, 14, 15
B	1-BEDROOM, 1-BATH, 10'x12'	100	100	12	16, 17, 18, 19, 20, 21, 22, 23, 24
C	2-BEDROOM, 1.5-BATH, 10'x12'	120	120	13	25, 26, 27, 28, 29, 30, 31, 32, 33, 34
D	1-BEDROOM, 1-BATH, 10'x12'	100	100	14	35, 36, 37, 38, 39, 40, 41, 42, 43, 44
E	2-BEDROOM, 1.5-BATH, 10'x12'	120	120	15	45, 46, 47, 48



FIRST FLOOR PLAN
 1/11/11



**EVERGREEN I
 APARTMENTS**

1000 EVERGREEN DRIVE
 DOWNS TOWN, CA 94028



DATE: 04/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: EVERGREEN I APARTMENTS

**FIRST
 FLOOR PLAN**

SCALE: 1/8" = 1'-0"
 DATE: 04/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]

A2.01

