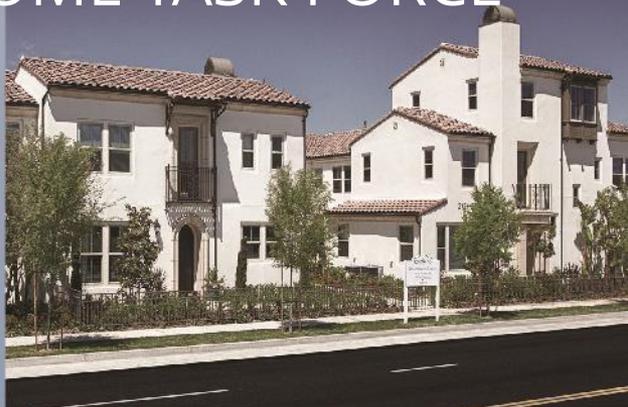
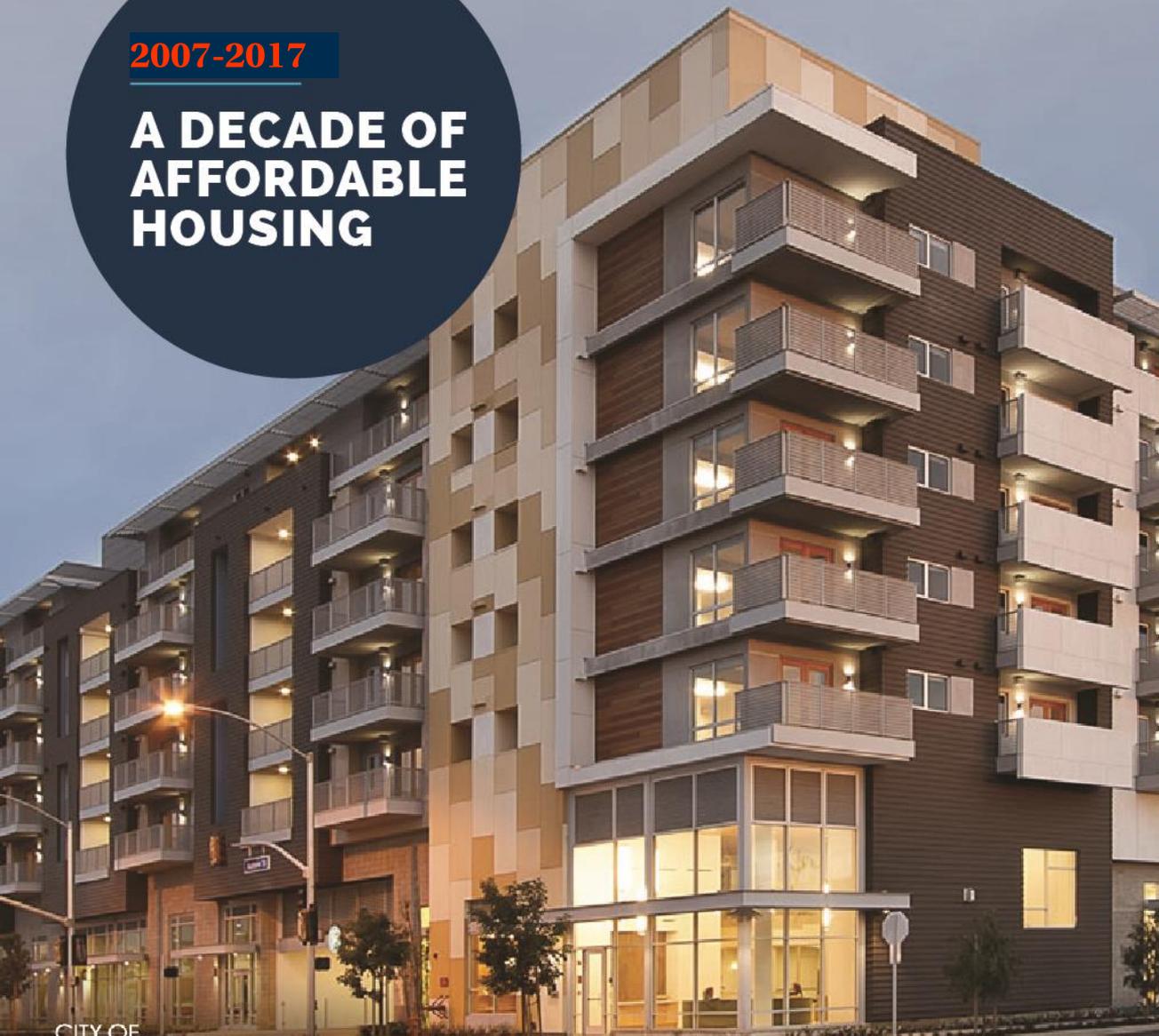


2007-2017

**A DECADE OF  
AFFORDABLE  
HOUSING**



## CITY OF LONG BEACH

- Receives Federal funds
- Receives One-Time Housing Successor funds
- Seeks additional housing funding
- Provides Developer Impact Fee Waivers
- Offers a Density Bonus Program

## THE LONG BEACH COMMUNITY INVESTMENT COMPANY

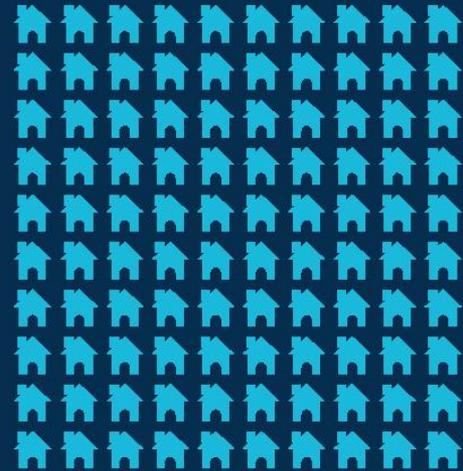
- Administers housing programs
- Acts as Housing Successor to former Redevelopment Agency
- Approves developer loans
- Approves homeowner/homebuyer loans/loan programs

# OVER THE PAST DECADE

**1,694**  
New  
affordable  
units

**1,957**  
Existing  
units  
preserved

**367**  
Existing  
units  
rehabilitated



**335 SILENT SECOND MORTGAGES**  
PROVIDED TO LOW- AND  
MODERATE-INCOME FIRST-TIME HOMEBUYERS



Invested in the  
production of new  
affordable housing  
units between  
2007 and 2017

**\$146,295,055**  
CITY/LBCIC FINANCING



**\$414,382,145**  
ADDITIONAL FINANCING

THE CITY'S INVESTMENT HAS LEVERAGED \$414,382,145 IN ADDITIONAL FINANCING FOR AFFORDABLE HOUSING, REPRESENTING AN INVESTMENT OF OVER A **HALF BILLION DOLLARS** IN AFFORDABLE HOUSING IN LONG BEACH OVER THE PAST DECADE

# OPPORTUNITIES MOVING FORWARD

**799**

## AFFORDABLE UNITS CURRENTLY IN PIPELINE

**9**

Nearing  
Completion

**226**

Units Under  
Construction

**255**

Units Approved

**309**

Units Proposed &  
Upcoming

---

**\$40,247,520**

**CITY/LBCIC FINANCING**



**\$359,364,480**

**TOTAL DEVELOPMENT COST**

**\$319,386,960**

**LEVERAGED FUNDS**

# HOMELESS HOUSING UNITS



**281**

**HOMELESS UNITS  
PRODUCED  
2008-2018**

**98**

**HOMELESS UNITS  
UNDER  
CONSTRUCTION**

**137**

**HOMELESS UNITS  
APPROVED OR  
PROPOSED**

**516**

**TOTAL HOMELESS  
UNITS**



# PROJECTS UNDERWAY, APPROVED & PROPOSED

# THE BEACON – UNDER CONSTRUCTION



## **New Construction – Senior and Homeless Veterans Rental -1245 Long Beach Blvd.**

### **Developer**

Century Affordable Development, Inc.

### **Total LBCIC Financial Assistance**

\$12.3 Million

### **Total Development Cost**

\$80.4 Million

### **Unit Mix**

#### ***Beacon Pointe***

121 Units  
1-Bedroom: 110  
2-Bedroom: 11

#### ***Beacon Place***

39 Units  
1-Bedroom: 30  
2-Bedroom: 9

### **Affordability**

Extremely Low: 26  
Very Low: 72  
Low: 60  
Manager: 2

# BEACHWOOD APARTMENTS – UNDER CONSTRUCTION

## Preservation – Special Needs (Disabled) – 475 W. 5<sup>th</sup> St. and 505 W. 6<sup>th</sup> St.

### Developer

Century Affordable Development, Inc.

### Unit Mix

45 Units

1-Bedroom: 32

2-Bedroom: 13

### Affordability

Very Low: 6

Low: 38

Manager: 1

### Total LBCIC Financial Assistance

\$2.1 Million

### Total Acquisition Cost

\$8.8 Million



# LAS VENTANAS APARTMENTS – APPROVED

## New Construction – Family & Homeless Rental – 1795 Long Beach Blvd.

Developer  
AMCAL

**Total LBCIC Financial Assistance**  
\$3.75 Million

**Total Development Cost**  
\$42 Million

Unit Mix  
102 Units  
1-Bedroom: 50  
2-Bedroom: 26  
3-Bedroom: 26

Affordability  
Extremely Low: 18  
Very Low: 22  
Low: 61  
Manager: 1

15  
HOMELESS  
UNITS



# THE SPARK AT MIDTOWN - APPROVED



## **New Construction – Family & Homeless Rental – 1900 Long Beach Blvd.**

### **Developer**

LINC Housing

### **Total LBCIC Financial Assistance**

\$3 Million

### **Total Development Cost**

\$41.4 Million

### **Unit Mix**

95 Units

1-Bedroom: 47

2-Bedroom: 23

3-Bedroom: 25

### **Affordability**

Extremely Low: 66

Very Low: 10

Low: 18

Manager: 1

**47**  
**HOMELESS**  
**UNITS**

# VISTAS DEL PUERTO – APPROVED

## New Construction – Family & Homeless Rental – 1836-1850 Locust Ave.

Developer

Clifford Beers Housing

Total LBCIC Financial Assistance

**\$2.825 Million**

Total Development Cost

**\$24.5 Million**

Unit Mix

48 Units

1-Bedroom: 22

2-Bedroom: 13

3-Bedroom: 13

**20**  
HOMELESS  
UNITS



# 469 WEST APARTMENTS – PROPOSED

## New Construction – Homeless Rental – 469 W. PCH, 1720-1770 Magnolia Ave. and 469 W. 17<sup>th</sup> St.

### Developer

LINC Housing

### Total LBCIC Financial Assistance

\$2.0 Million

### Total Development Cost

\$25.4 Million

### Unit Mix

56 Units

1-Bedroom: 55

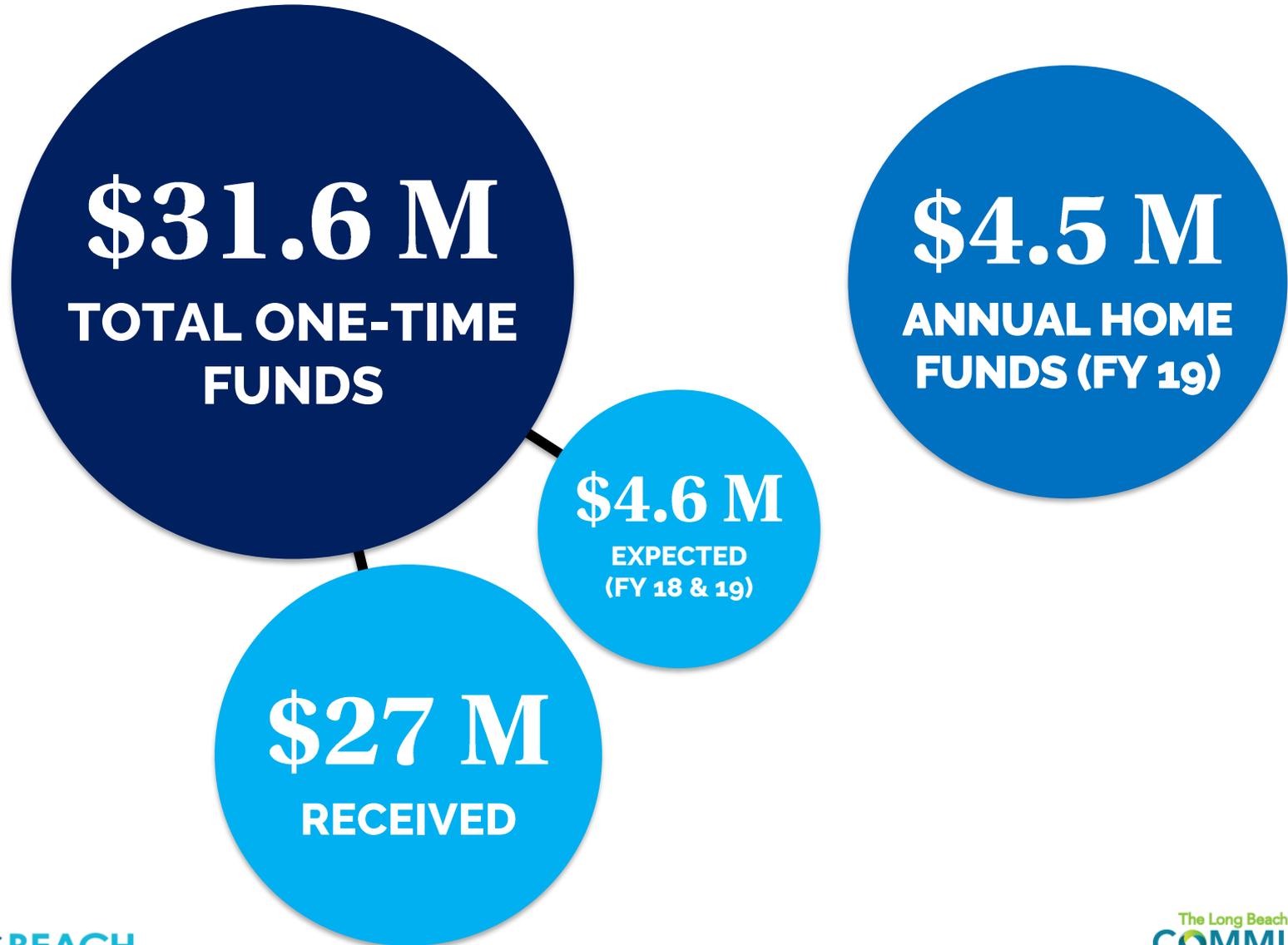
2-Bedroom: 1

55

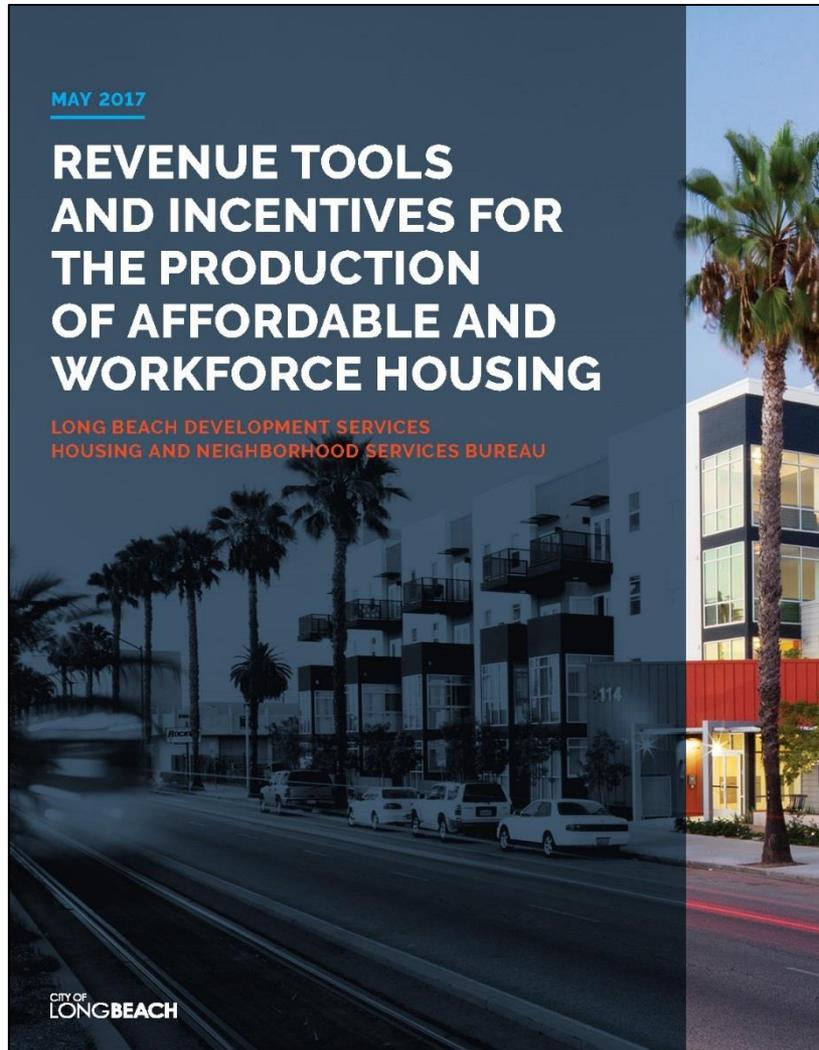
HOMELESS  
UNITS



# HOUSING FUNDING RESOURCES



# LOCAL HOUSING PRODUCTION INITIATIVES



VIEW FULL  
REPORT AT  
[WWW.LBDS.INFO](http://WWW.LBDS.INFO)

# LOCAL HOUSING PRODUCTION INITIATIVES

## SHORT-TERM POLICIES

All Short-Term Policies Addressed  
Implementation Ongoing

## MID-TERM POLICIES

Accessory Dwelling Unit Ordinance Adopted

Reduced Parking Requirements Implemented

Coastal Zone In-Lieu Fee Update Pending

Condominium Conversion Ordinance Update Pending

## LONG-TERM POLICIES

Local Bond Measure

Short-Term Rental Policy

Inclusionary Housing Policy

# TENANT PROTECTION INITIATIVES

**On January 16, 2018, the City Council directed the City Manager, through the Department of Development Services and the Housing Authority to conduct research and prepare findings on:**

- Tenant and senior protection programs
- Expanded relocation programs
- Senior relocation and rental assistance programs
- Additional code enforcement tools
- Housing preservation strategies
  
- Include stakeholder engagement

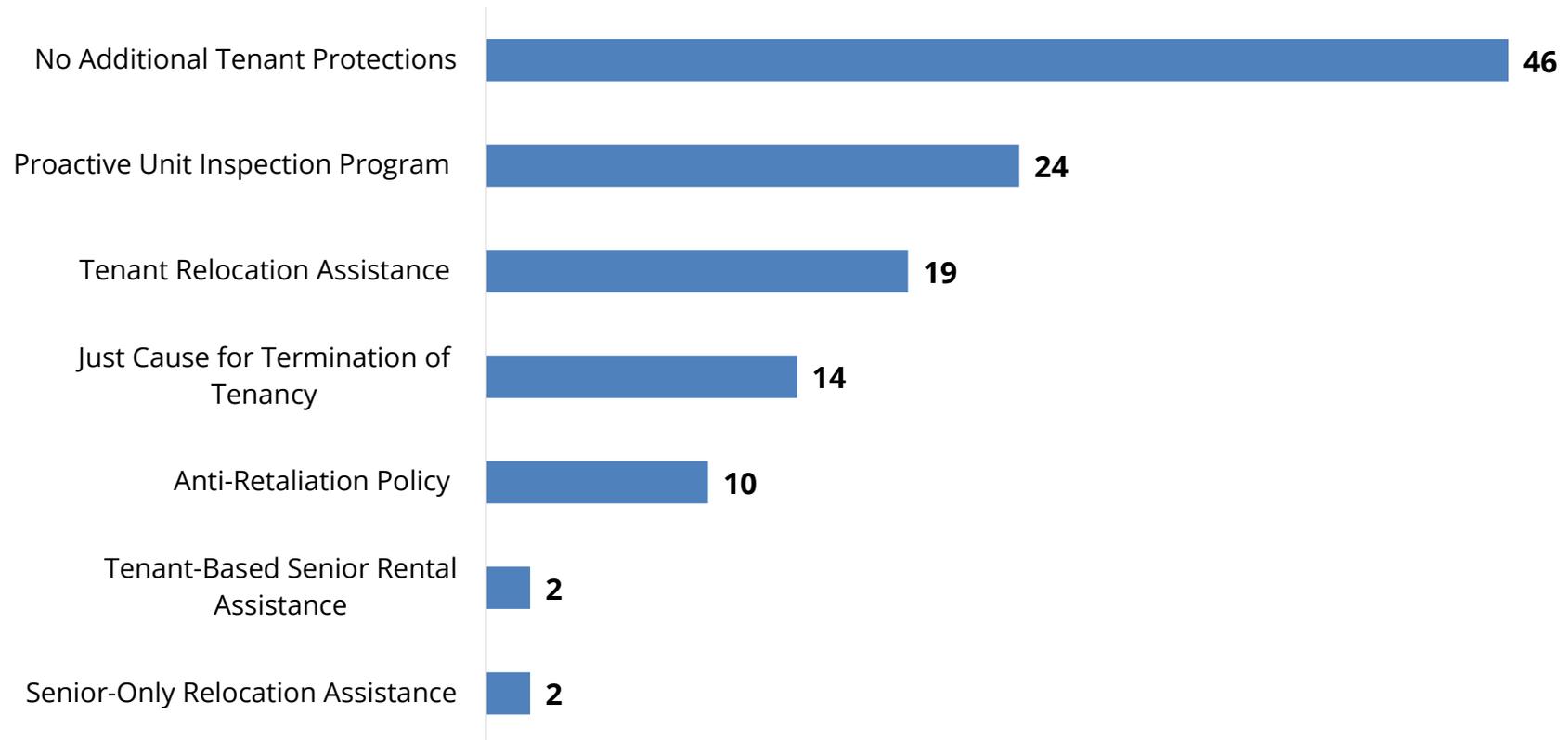
# TENANT PROTECTION INITIATIVES



# TENANT PROTECTION INITIATIVES

## TENANT PROTECTION POLICIES ADOPTED BY 100 LARGEST CALIFORNIA CITIES\*

(Number of Cities)



*\*Note: Some cities fall into one or more of these categories.*

# TENANT PROTECTION INITIATIVES – NEXT STEPS

## **Host a Series of Stakeholder Engagement Meetings August/September 2018:**

- Affordable Housing/Tenant Advocates
- Apartment Owner/Manager Advocates

## **Incorporate stakeholder input into draft report:**

**Complete the report and present it to the City Council in October 2018 with a recommendation to prepare a Tenant Protection Ordinance**

# PRODUCTION - POLICY- HOMELESS PREVENTION

