THE CITY’S ROLE IN AFFORDABLE HOUSING PRODUCTION

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

$560,677,200 - 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.
<table>
<thead>
<tr>
<th>Description</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nearing Completion</td>
<td>9</td>
</tr>
<tr>
<td>Units Under Construction</td>
<td>226</td>
</tr>
<tr>
<td>Units Approved</td>
<td>255</td>
</tr>
<tr>
<td>Units Proposed &amp; Upcoming</td>
<td>309</td>
</tr>
</tbody>
</table>

799 Affordable Units Currently in Pipeline

- City/LBCIC Financing: $40,247,520
- Total Development Cost: $359,364,480
- Leverage Funds: $319,386,960
HOMELESS HOUSING UNITS

- 516 TOTAL HOMELESS UNITS
- 281 HOMELESS UNITS PRODUCED 2008-2018
- 98 HOMELESS UNITS UNDER CONSTRUCTION
- 137 HOMELESS UNITS APPROVED OR PROPOSED
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

<table>
<thead>
<tr>
<th>Beacon Pointe</th>
<th>Beacon Place</th>
</tr>
</thead>
<tbody>
<tr>
<td>121 Units</td>
<td>39 Units</td>
</tr>
<tr>
<td>1-Bedroom: 110</td>
<td>1-Bedroom: 30</td>
</tr>
<tr>
<td>2-Bedroom: 11</td>
<td>2-Bedroom: 9</td>
</tr>
</tbody>
</table>

Affordability
Extremely Low: 26
Very Low: 72
Low: 60
Manager: 2
Preservation – Special Needs (Disabled) – 475 W. 5\textsuperscript{th} St. and 505 W. 6\textsuperscript{th} St.

<table>
<thead>
<tr>
<th>Developer</th>
<th>Unit Mix</th>
<th>Affordability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Century Affordable Development, Inc.</td>
<td>45 Units</td>
<td>Very Low: 6</td>
</tr>
<tr>
<td></td>
<td>1-Bedroom: 32</td>
<td>Low: 38</td>
</tr>
<tr>
<td></td>
<td>2-Bedroom: 13</td>
<td>Manager: 1</td>
</tr>
</tbody>
</table>

Total LBCIC Financial Assistance
$2.1 Million

Total Acquisition Cost
$8.8 Million
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

**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. 17th 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

[Image of proposed apartments]
HOUSING FUNDING RESOURCES

- **$31.6 M**
  - Total One-Time Funds

- **$27 M**
  - Received

- **$4.6 M**
  - Expected (FY 18 & 19)

- **$4.5 M**
  - Annual Home Funds (FY 19)
LOCAL HOUSING PRODUCTION INITIATIVES

MAY 2017

REVENUE TOOLS AND INCENTIVES FOR THE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING

LONG BEACH DEVELOPMENT SERVICES
HOUSING AND NEIGHBORHOOD SERVICES BUREAU

VIEW FULL REPORT AT 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
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 POLICIES ADOPTED BY 100 LARGEST CALIFORNIA CITIES**

(Number of Cities)

- No Additional Tenant Protections: 46
- Proactive Unit Inspection Program: 24
- Tenant Relocation Assistance: 19
- Just Cause for Termination of Tenancy: 14
- Anti-Retaliation Policy: 10
- Tenant-Based Senior Rental Assistance: 2
- Senior-Only Relocation Assistance: 2

*Note: Some cities fall into one or more of these categories.*
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
Affordable Housing Production

Supportive Services

Homeless Units

Tenant Protection Policy