

Affordable Housing for All



The LBHDC Chairman Pat Brown



Meet The Long Beach Housing Development Company (LBHDC) Chairman Pat Brown

What do you see as the most pressing housing issues facing our City?

We need to provide a wide range of housing that's affordable to all our citizens. For example, our senior citizens and special needs population is steadily increasing. Even more critically, we have a substandard, deteriorating housing stock which needs to be rehabilitated.

Why is it so important that Long Beach provide affordable housing?

Affordable and workforce housing play key roles in sustaining the City's economic vitality. The cost of housing impacts the ability of employers to attract and retain a diverse labor pool, especially in health care, hospitality, education and public safety. Everybody in the community benefits when we have housing which is decent, safe, sanitary, and affordable to all our citizens.

So why not leave it to the private sector to build affordable housing?

It's not financially feasible. There are too many factors such as the shrinking supply of available land, the rising cost of acquiring land, the continuing increase of construction and labor costs that make it all but impossible for a private developer to build affordable housing without public subsidies.

What is inclusionary housing?

Inclusionary housing requires developers to set aside a certain percentage of the units they build for affordable housing. If they can't build the units, then they have to pay in-lieu fees for affordable housing.

What can LBHDC do to help people of modest means afford home ownership?

We offer several programs that have proven very successful in helping citizens afford home ownership. We have a First-Time Homebuyers Program that incorporates a Second Mortgage Assistance Program. The California Housing Finance Agency offers a low interest rate first mortgage program and a variety of down payment assistance programs to eligible first-time

Focus on:

The LBHDC Chairman Pat Brown

What's Inside:

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Then & Now

Then ...



The site was comprised of a few blighted homes and vacant, unimproved land.

& Now



The beautiful Puerto Del Sol apartments houses 64 families at affordable rents. Just one example of how the LBHDC improves neighborhoods and lives!

Puerto Del Sol Grand Opening

Moving In & Moving Up



Puerto Del Sol is the newest rental affordable housing development assisted by the City and its non-profit arm, The Long Beach Housing Development Company (LBHDC). The housing community is conveniently located across the street from Cesar E. Chavez Elementary School and The Children's Health Clinic, and is adjacent to Cesar E. Chavez Park.

Jamboree Housing Corporation's innovative design features a four-story, 64-unit development complex with two-, three-, and four- bedroom townhomes and flats for families. All units include wiring for high-speed internet access, personal security systems, private balconies, energy efficient appliances, and carpet and window coverings throughout. Additional amenities include: a community center with a kitchen, activity rooms, recreation areas, a tot lot, a computer-learning center, laundry rooms, and ample parking in an underground garage.

Puerto Del Sol represents a classic private-public partnership between the LBHDC and Jamboree Housing Corporation. These rental units will provide quality, decent, and safe housing to families earning between 40% to 50% of the area median income. More importantly, the Puerto Del Sol project has begun the transformation of downtown, as it is the first phase of the West Gateway project, a multi-site plan aimed at revitalizing the blighted nine-block area. Development of this area will improve the image of Downtown Long Beach while providing much-needed affordable housing.

The LBHDC contributed \$11.8 million to the \$26.4 million project, using housing set-aside funds which deed restricts the units to affordable covenants for 55-years. Renters who qualify will pay \$599 - \$749 a month.

Affordable Housing Week 2008

Affordable Housing Bus Tour attendees receiving information on services at Villages at Cabrillo.



Affordable Housing Forum, two residents navigating the new LBHDC website.



Opportunity Condo that was sold to a Long Beach resident.



Puerto Del Sol Grand Opening.



Affordable Housing Week 2008 was a success!

During the week of July 7 - 11th, The Long Beach Housing Development Company and the City of Long Beach successfully engaged residents, city officials, and housing advocates in a series of events and activities that raised awareness about the importance of affordable housing.

Featured events included open houses and tours of affordable housing developments, a grand opening celebration for Puerto Del Sol, a comprehensive Affordable Housing Forum, and an opportunity drawing to purchase an affordable one-bedroom condo unit.

The message was loud and clear: affordable housing is needed by all, from small business owners, teachers, police officers, firefighters, court clerk, and service industry workers, to those working in our hospitals and university. It is no wonder that The Long Beach Housing Development Company is committed to facilitating the availability of decent and affordable housing for Long Beach residents and workforce.

Spotlight on the Community



Long Beach residents listening to panelists at the Affordable Housing Forum

Fast Track:

Three Easy Ways to Find Affordable Housing

1. Housing Choice Vouchers Program
www.haclb.org (562) 570-6985

2. Privately Owned Affordable Housing
Go to the web site below for the telephone numbers of affordable privately owned rental units.
www.lbhdc.org

3. Housing Hotline Numbers:

Housing Authority (562) 570-7328

First-Time Home Buyers Program
Hotline (562) 570-6855

The Long Beach Housing Development Company Events Calendar

Saturday, September 20, 2008 10:00 a.m. - 1:00 p.m.	Homeownership Preservation Fair Long Beach Convention & Entertainment Center
Wednesday, September 24, 2008 6:00 p.m.	"Inside Long Beach" Sneak Preview Arts Theater, 2025 W. 4th Street
Tuesday, September 25, 2008 9:00 a.m. - 10:30 a.m.	Programs Committee Meeting City hall, 2nd Floor Large Conference Room
Friday, September 26, 2008 8:00 a.m. - 7:00 p.m.	2008 Annual SCANPH Conference Wilshire Grand Hotel, Los Angeles
Saturday, September 27, 2008 9:00 a.m. - 5:00 p.m.	First-Time Homebuyer Seminar McBride Park, 1550 Martin Luther King Avenue
Saturday, September 27, 2008 10:00 a.m.	Demolition Ceremony 116 and 124 W. 14th Street
Wednesday, October 1, 2008 3:30 p.m.	Executive Review Committee Meeting City Hall, 3rd Floor Large Conference Room
Thursday, October 2, 2008 5:00 p.m.	Planning Commission Study Session regarding Housing Element City Hall, Council Chambers
Wednesday, October 15, 2008 3:00 p.m.	Legislative/Advocacy Committee Meeting City Hall, City Council Lounge
Wednesday, October 15, 2008 4:00 p.m.	LBHDC Board Meeting City Hall, 3rd Floor Large Conference Room

'Solutions for Living'

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