



LBHDC/DECRO provide 190 units of affordable housing

Local residents have traded up – with the help of The Long Beach Housing Development Company (LBHDC).

The LBHDC has completed more than half of its venture with DECRO, a local non-profit, to renovate 12 Long Beach apartment buildings, which accommodate a total of 320 low-income and very low-income households. The rehabilitation is being completed in phases and 190 apartment units have been restored to date. Former tenants were temporarily relocated during the process and have started to move back in.

September 24th marked the grand re-opening of 1843-49 Cedar Avenue, the most dilapidated of the apartment buildings. Residents, community members, 6th District Councilwoman Laura Richardson, LBHDC board members, and staff came out for the celebration. All 320 units are scheduled to be ready for occupancy by April 2007.

The total project will cost \$45 million and the LBHDC is providing \$14.35 million for rehabilitation. Under the terms of the loan agreement, DECRO will continue to rent the apartments to low-income families for the next 55 years. The renovation consists of extensive exterior and interior upgrades, which in some cases required complete removal and replacement of stucco and drywall components. The common

areas will be repaired, new landscaping and irrigation systems will be installed, and façade upgrades will also be included at all of the sites. The goal of the renovation is not only to extend the life of the affordable rental units, but also to encourage renters and owners in the surrounding neighborhood to maintain and improve their properties.



Pat West (Community Development Director), Councilwoman Laura Richardson, Rosalinda Villasenor (DECRO Resident), Jim Shaner (Executive Director of DECRO), and Richard Green (LBHDC Board President)



1843-49 Cedar Avenue (Before)



1843-49 Cedar Avenue (After)

Inside...

Section 3 Opportunities for low income businesses, individuals LBHDC/Habitat For Humanity

page 2

Atlantic Avenue Then & Now page 3
Upcoming Events page 4





Section 3 Opportunities for low-income businesses, individuals



Pacific City Lights is a 42-unit rental development that is scheduled to be completed by December 2006.

The Housing Services Bureau has various affordable housing developments under construction, such as Pacific City Lights and DECRO apartments. Both of these projects receive qualifying funding through the Department of Housing and Urban Development (HUD), which triggers Section 3 requirements. The Section 3 program was designed to maximize contracting opportunities for small businesses and provide jobs for qualified low-income workers.

In order for the City of Long Beach to meet its Section 3 requirements, the Diversity and Economic Opportunity Division (D&EO) conducts outreach and the Workforce Development Bureau provides job training and job opportunities. The

DECRO rehabilitation has employed 30 Long Beach Section 3 residents and subcontracted with two Section 3 businesses since construction began in 2004. In addition, Pacific City Lights has employed 20 Section 3 employees since it began construction in February 2005. The Housing Services Bureau is currently meeting its HUD Section 3 goal in which Long Beach low-income residents make up at least 30% of new hire hours.

For more information about how to participate in the Section 3 program, please contact Patrice Henderson at Patrice_Henderson@longbeach.gov.

LBHDC/Habitat For Humanity help family reunite

A local Long Beach family will soon live together under one roof with the help of The Long Beach Housing Development Company (LBHDC) and Habitat for Humanity of Greater Los Angeles (HFH GLA). The two non-profits are currently working together on the rehabilitation of a 1920s craftsman bungalow in order to help provide a low-income family, who currently live in two separate residences, a safe and decent place to live.

The Nuñez family consists of father Gabino, daughters Sandra and Lizbhet, and son Antonio. The family used to live together in a converted garage up until several years ago when the family suffered a tragic car accident, which caused the death of the children’s mother and left Antonio physically and mentally disabled. Antonio now lives in a residential care facility and plans to move back with his family once the house is completed.

The single-family home was sold to the LBHDC by the Department of Housing and Urban Development for \$1 under the condition that the house would be reconveyed to a low-income family. The LBHDC is contributing \$120,000 for rehabilitation costs. HFH GLA is working to keep as many historic touches as possible, however there will be one important modern addition. An elevator will allow Antonio to access both floors with his wheelchair.

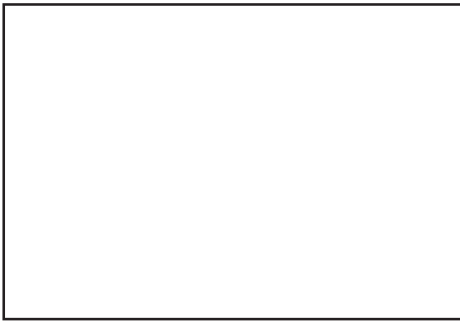
Lizbhet and Sandra both attend Long Beach City College and work. Even though they have busy schedules, they intend to contribute approximately 500 hours of “sweat equity” to the house by the time they move in, which is tentatively scheduled for this winter. This project marks the 32nd time that the LBHDC has partnered with HFH GLA.



Former Mayor Beverly O’Neil, Gambino Nuñez, Sandra Nuñez, Lizbhet Nuñez, Antonio Nuñez (not pictured). The groundbreaking, which took place last May and was called the Mayor’s Build, honored O’Neill’s commitment to affordable housing.



Atlantic Avenue - Then and Now...



Atlantic Villas

Years of escalating real estate costs have priced many people with decent jobs in Long Beach out of the market. Many working families, including nurses, police officers, and teachers, have had to raise their families in crowded apartments, or even in areas outside of the City where it is affordable.

The Long Beach Housing Development Company (LBHDC) strives to provide affordable housing options to residents. So in July, the LBHDC partnered with Brookfield Homes to build 48 townhouses on the west side of Atlantic Avenue between Hill and 20th streets. It plans to break ground on the Atlantic Avenue Workforce Housing Development in Spring 2007. That means more chances for working families with moderate incomes to buy homes in Long Beach.



2200 Atlantic Avenue

The LBHDC will assist families with moderate incomes to purchase the homes. For example, a Long Beach family of four with an annual income between \$55,450 and \$67,400 would be eligible to purchase a townhouse in the new development.

HISTORY

The Atlantic Avenue Workforce Housing development is the latest in Long Beach's effort to provide home ownership opportunities and revitalize the Atlantic Avenue corridor. Since the 1990s, the LBHDC has been working with other city departments as well as for-profit and non-profit developers to improve Atlantic Avenue and its surrounding areas.



635 E. Hill Street

In 1995, the LBHDC built Atlantic Villas at Atlantic Avenue and Dayman Street. The 15-townhouse development was sold to families with low to moderate incomes.

In 2000, the LBHDC worked with Habitat for Humanity to build two affordable single-family homes near the intersection of Atlantic Avenue and Hill Street. That year also marked the completion of Renaissance Walk, which included 40 single-family homes and a child care center, through the partnership of the Olson Company and the LBHDC. The houses – located across the street from the planned Atlantic Avenue Workforce Housing Development - were sold at low, moderate and market rates.



Renaissance Square

In 2004, the Redevelopment Agency constructed Renaissance Square, a 12,000 square foot retail/service center at 1900 Atlantic Avenue. The development contains Union Bank and the Center for Working Families – a one-stop career center operated by the City of Long Beach's Workforce Development Bureau.



Renaissance Walk

The City of Long Beach has added a total of 57 new homeownership opportunities on Atlantic Avenue since 1990. The LBHDC has ensured that 30 of those units are affordable and will add 48 more units with the completion of the Atlantic Avenue Workforce Housing Development. As this spring's groundbreaking approaches on the latest Atlantic Avenue development, the LBHDC is encouraged by past successes and excited for the future of the Atlantic Avenue corridor.



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Did You Know...

The LBHDC assists homeless individuals and families in securing stable, long-term housing through the HOME Security Deposit Program. Funds are used to assist those who have sufficient income to pay rent, but cannot afford "upfront costs", such as security and utility deposits.

HOME SECURITY DEPOSIT PROGRAM (FY 2005-06)

TOTAL HOUSEHOLDS: 40

TOTAL EXPENDED: \$64,860

LBHDC EVENTS CALENDAR

December 2006

- 12/2 First Time Homebuyer Program** 1/3
9:00 a.m. – 5:00 p.m.
Silverado Park/Long Beach
1545 W. 31st Street
- 12/6 LBHDC Board Meeting**
Buster's Beach House
168 N. Marina Drive
6:00 p.m. - 6:30 p.m.
RSVP requested!
- 12/7 Programs Committee Meeting**
2:00 – 3:30 p.m.
City Hall, 2nd Floor
Large Conference Room

January 2007

- 1/3 Executive Review Committee Meeting**
3:30 – 5:00 p.m.
City Hall, 3rd Floor Large Conference Room
- 1/4 Programs Committee Meeting**
9:00 – 10:30 a.m.
City Hall, 2nd Floor Conference Room
- 1/17 Projects Committee Meeting**
8:00 – 10:00 a.m.
City Hall, 3rd Floor Large Conference Room
- 1/17 Legislative/Advocacy Committee Meeting**
3:00 – 4:00 p.m.
City Hall, Council Lounge (Lower Level)
- 1/17 LBHDC Board Meeting**
4:00 – 6:00 p.m.
City Hall, 3rd Floor Large Conference Room

Please confirm meetings by calling (562) 570-6949.

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This newsletter is available in an alternate format. Contact Patricia Parga at (562) 570-6359 for additional information.