



# Housing & Neighborhood Services Bureau Overview

**Board of Examiners, Appeals, & Condemnation**

**October 21, 2024**

# Housing and Neighborhood Services (H&NSB): What We Do

## Housing Development Division

Assists with the **preservation and development of affordable housing** and offers a variety of **programs benefitting lower income residents**

## Operations Division

**Administers** the City's U.S. Department of Housing and Urban Development (HUD) **entitlement funding** and supports HNSB with **non-HUD grant administration related to strategy, finance, compliance and reporting**

## Neighborhood Improvement Division

Offers a variety of innovative **neighborhood and community improvement programs**

# Housing Development

## The Long Beach Community Investment Company (LBCIC)

- Governed by a 7-member board of directors appointed by the Mayor and confirmed by the City Council.
- The LBCIC Board administers the City's affordable housing production and rehabilitation programs and is authorized to enter into agreements utilizing the City's housing funds.
- Staff present projects to the Board to recommend the award of funding to promising projects after a competitive solicitation

- If approved by the Board, an Agreement to Negotiate Exclusively is executed to give the developer and City time to determine if the proposed project is financially and physically feasible.



# Housing Development

## Notice of Funding Availability

- Federal and State funds are awarded to the City and then developers compete for the funds after the City issues a Notice of Funding Availability (NOFA) twice per year.
- The NOFA may specify if funds are for new construction, rehabilitation, acquisition, etc.
- NOFA may also specify an underserved demographic such as seniors, people with disabilities, veterans, people who have experienced homelessness, etc.

- A multi-departmental evaluation committee reviews and scores the proposals relative to these criteria:
  - Developer experience
  - Project budget
  - Leveraging of funds
  - Geographic area ("High Resource")
  - Project readiness
  - Overall scope of development



# Housing Development

## City Funds are "First-In"

- Usually, our funds are the first to be committed to a proposed project because it helps strengthen the developer's other funding applications by showing local support.
  - Our funds allow developers to leverage additional funds needed for the project.
  - A financial gap analysis is conducted to ensure that the funds we commit are truly needed for the project to be feasible.
- Once a developer has a funding commitment from a local source they will typically apply for Federal, State and/or County funding sources and then tax credits to finance the bulk of the cost of the project.
  - Operational subsidies are occasionally offered by the Housing Authority of Long Beach or the County via a similar NOFA process. These funds help demonstrate the projects long-term feasibility after construction.

# Housing Development

## Loan Terms

- Repayment in the form of Residual Receipts
- Balance of loan due in 55 years
- Interest rate no higher than 3%
- Loan immediately due upon sale, refinancing or transfer of the property
- Balloon payments are not allowed in loans senior to our loans
- Replacement and operating reserve requirements
- 55-year affordability covenants



# Housing Development



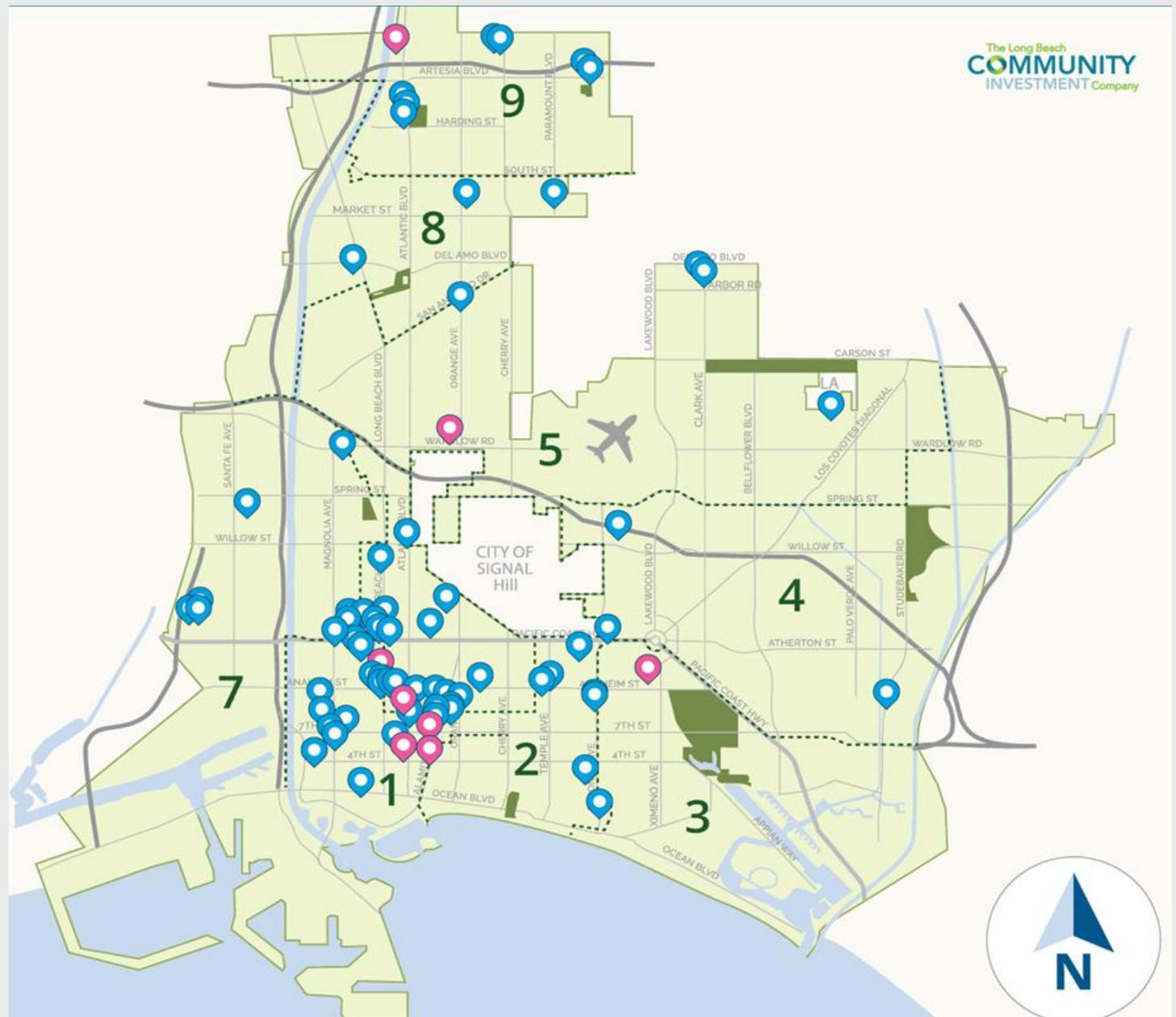
# Housing Development



# Long Beach Affordable Housing Projects

## LEGEND

-  Completed Affordable Rental Properties
-  Approved Affordable Rental Properties



## Affordable Housing Compliance Monitoring

- This process is vital for maintaining the integrity and availability of affordable housing.
- It ensures that properties funded by the City/LBCIC comply with various federal, state, and local regulations.
- City staff currently monitors a total of **3,925** units annually across 124 properties.
- Ensure that HOME-funded units comply with health and safety code standards by conducting on-site inspections, guaranteeing they are safe and habitable for occupancy.

## PROGRAMS AND POLICIES



# First-Time Homebuyer Assistance Program



---

**Grants up to \$25,000 for eligible first-time homebuyers**

---

---

**Household income must not exceed 200% of the Los Angeles County Area Median Income**

---

---

**Must be first generation homebuyer**

---

---

**Created 34 homeownership opportunities since January 2023 inception**

---

---

**Applications still being accepted**

---

# Home Improvement Roof Grant Program



---

Grant for re-roof – no payback required

---

Homeowners must have a very low-income and live in a CDBG area

---

30 roofs completed

---

60 homeowners in application process

---

Applications still being accepted

# Backyard Builders-ADU Pilot Loan Program

---

Applications being accepted now  
until Nov. 30, 2024

---

10 ADUs

---

\$250,000 max loan

---

Free technical assistance

---

Must rent to someone with a housing  
voucher or low income for 5-7 years



# ADU Loan Pilot Program

Term	Interest Rate
Construction Term	0%
Affordability Term	0%
After Affordability Term	3%

# Commercial Façade Improvement Program

---

\$25,000 grant per storefront for lighting, signage, paint, etc.

---

Must be in priority area of the city and serve low-income community

---

Must have current licenses and no open code enforcement cases

---



# Commercial Façade Improvement Program



Before



After

# Inclusionary Housing Policy

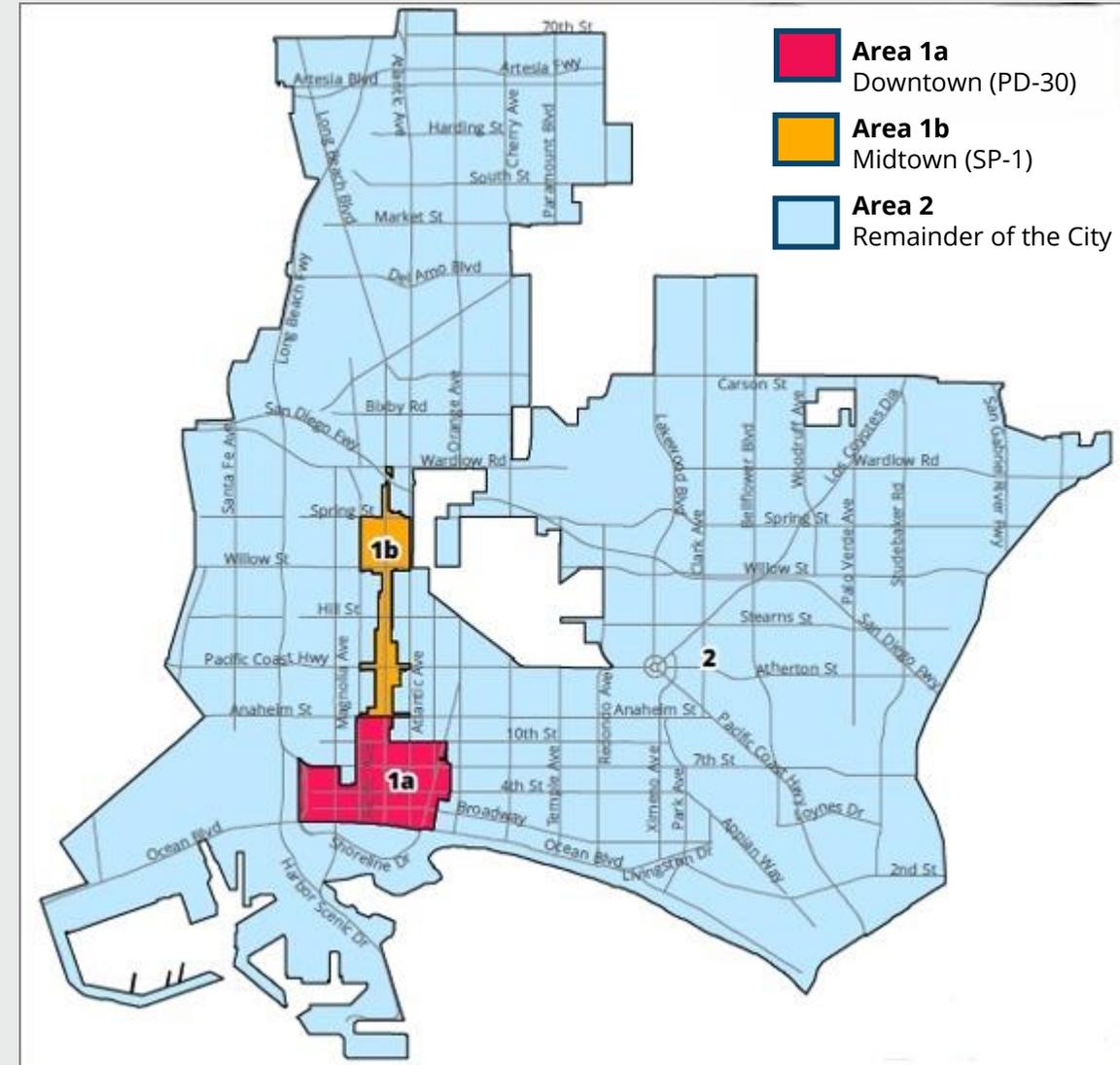
- Designed to facilitate the production of mixed-income housing by requiring developers to include affordable housing units in new market-rate residential developments.
- Rental Units: 11% must be affordable to very low-income households
- Ownership Units: 10% must be affordable to moderate-income households
- Restricted as affordable for minimum of 55 years.



The Mosaic development in Downtown will include 54 Inclusionary affordable housing units

# Inclusionary Housing Policy

- Working with Planning Bureau to update the Policy:
  - Citywide expansion
  - Changes to affordability requirements
- Study sessions with Council, Housing Committee, and Planning Commission
- Community outreach
- Present to Planning Commission and City Council at public hearings in late Fall 2024.



## Just Cause for Termination of Tenancies (LBMC 8.99)

Provides tenants with protection against arbitrary evictions by requiring landlords to have a “just cause” for evictions.

- Staff provides eviction information and referral services to tenants facing eviction.
- Staff provides information to landlords on their rights and responsibilities.
- Staff tracks Substantial Remodel just cause eviction data and connects tenants with resources to ensure their rights are not violated.

## Right to Counsel

- The City contracts with Los Angeles County for the provision of legal services through Stay Housed LA.
- Stay Housed LA's Right to Counsel program offers free legal representation to income-qualified tenants facing eviction in Long Beach.
- Stay Housed LA's services can help tenants understand their rights, respond to eviction notices, negotiate with landlords, and potentially avoid eviction altogether.



# Operations Division

Administration of HUD Funding

Strategy

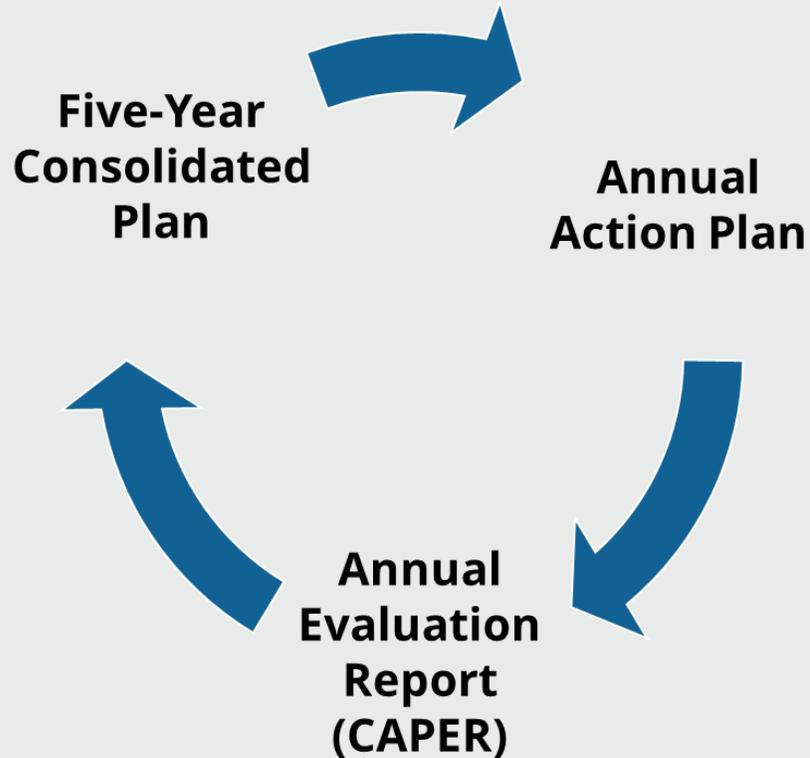
Finance

Compliance

Reporting



## Plans and Reports for Funding

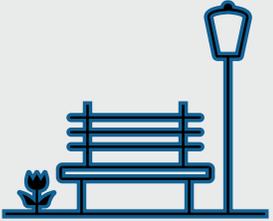


October 1, 2022 – September 30, 2027

The cycle is for **three** grant programs:

- Community Development Block Grants (**CDBG**)
- HOME Investment Partnerships Program (**HOME**)
- Emergency Solutions Grant (**ESG**)

# Operations Division - HUD Grants



## CDBG

- The **Community Development Block Grant (CDBG) program** can be used for both housing acquisition and community development activities, including those that revitalize neighborhoods, improve public facilities, infrastructure and provide services in low-moderate income communities.



## HOME

- The **HOME Investment Partnerships (HOME) program** primarily supports the rehabilitation, preservation, and development of affordable housing units, as well as rental Security Deposit assistance to low-income residents.



## ESG

- The **Emergency Solutions Grant (ESG)** provides funding for programs that support individuals and families experiencing homelessness. Funding helps operate shelters, provide essential services to shelter residents, rapidly re-houses homeless individuals, and prevent families and individuals from becoming homeless.

# Operations Division - HUD Grants

## Current Accomplishments

- After School Weekend Recreation (20,908 youth served), Senior Services (22,141 seniors provided meals) and Mural Restoration (1,187 murals conserved)
- Emergency Shelter (409 assisted), Street Outreach (902 individuals assisted), Homeless Prevention (29 households assisted), and Security Deposit Assistance
- Fair Housing Services (1,716 persons assisted)
- Graffiti Removal (196,072 tags removed) and Sidewalk Replacement (40,712 square feet replaced)
- Small Business Technical Assistance (939 businesses assisted)
- Park Facilities (Admiral Kidd Park Playground replaced)



# Neighborhood Services Division

Neighborhood  
Resource Center  
Leadership Program  
Clean-up Assistance Program  
Micro-Grant Program



# Neighborhood Improvement Programs

## Neighborhood Resource Center

- Assistance to neighborhood associations, neighborhood-serving business associations, and homeowner associations (HOAs)
- Neighborhood publication assistance for newsletters, meeting flyers, event flyers
- Grant technical assistance & project assistance
- Workshop series
- Neighborhood problem solving
- Community outreach and information

# Neighborhood Services

## Neighborhood Resource Center



# Neighborhood Services

## Neighborhood Resource Center



 AOC7 Neighborhood Organization Presents

# READING IN THE LB SEA™

## 10TH ANNUAL LITERACY FAIR

Saturday, May 18th, 2024  
11am to 2pm  
1175 E. 11th Street Long Beach, Ca 90813

### SPONSORSHIP OPPORTUNITIES

 <http://tinyurl.com/AOC7LiteracyFair>  
Sponsorship and Vendor Form Here

 <b>LEVEL 1: ABALONE</b> <b>\$1000</b> <i>Abalone Sponsor Benefits:</i> Social Media Spotlight, Guest Reader, Logo on Event T-Shirt, Logo on Event Totebag, Logo on Flyer	 <b>LEVEL 2: STARFISH</b> <b>\$800</b> <i>Starfish Sponsor Benefits:</i> Guest Reader, Logo on Event T-Shirt, Logo on Event Totebag, Logo on Flyer
 <b>LEVEL 3: SAND DOLLAR</b> <b>\$500</b> <i>Sand Dollar Sponsor Benefits:</i> Logo on Event T-Shirt, Logo on Event Totebag, Logo on Flyer	 <b>LEVEL 4: COWRIE SHELL</b> <b>\$200</b> <i>Cowrie Shell Sponsor Benefits:</i> Logo on Event Totebag, Logo on Flyer

**All sponsors will be featured on the official Literacy Fair Flyer**  
For more information, contact Rocio at [addy1412lbc@gmail.com](mailto:addy1412lbc@gmail.com)

# Neighborhood Improvement Programs

## Neighborhood Resource Center

**AOC7's Winter wonderland**  
10TH STREET TREE DECORATION  
SATURDAY, DECEMBER 2ND, 2023  
MEETING PLACE:  
CRAFTSMAN VILLAGE PARK  
FROM 8:30 AM - 10:00 AM  
Come & Enjoy  
Hot Cocoa and Cookies  
You are welcome to bring your own decorations  
For more information, please call Rocio at 562-882-3326  
Everyone is welcomed  
Brought to you by:  
Kriber Parents Association, Albertsons, Vons, Pwllions, Nourishing Neighbors

**Las maravillas de invierno**  
DECORACIÓN DE LOS  
ÁRBOLES DE LA CALLE 10  
SÁBADO 2 DE DICIEMBRE DE 2023  
PUNTO DE REUNIÓN:  
EL PARQUE DE CRAFTSMAN VILLAGE  
8:30 AM - 10:00 AM  
Ven y disfruta  
Chocolate caliente y galletas  
Pueden traer tus propias decoraciones.  
For more information, please call Rocio at 562-882-3326  
Todos son bienvenidos  
Traído a usted por:  
Kriber Parents Association, Albertsons, Vons, Pwllions, Nourishing Neighbors

**Las maravillas de invierno**  
DECORACIÓN DE LOS  
ÁRBOLES DE LA CALLE 10  
SÁBADO 2 DE DICIEMBRE DE 2023  
PUNTO DE REUNIÓN:  
EL PARQUE DE CRAFTSMAN VILLAGE  
8:30 AM - 10:00 AM  
Ven y disfruta  
Chocolate caliente y galletas  
Pueden traer sus propias decoraciones.  
For more information, please call Rocio at 562-882-3326  
Todos son bienvenidos  
Traído a usted por:  
Kriber Parents Association, Albertsons, Vons, Pwllions, Nourishing Neighbors

# Neighborhood Services

## Neighborhood Leadership Program

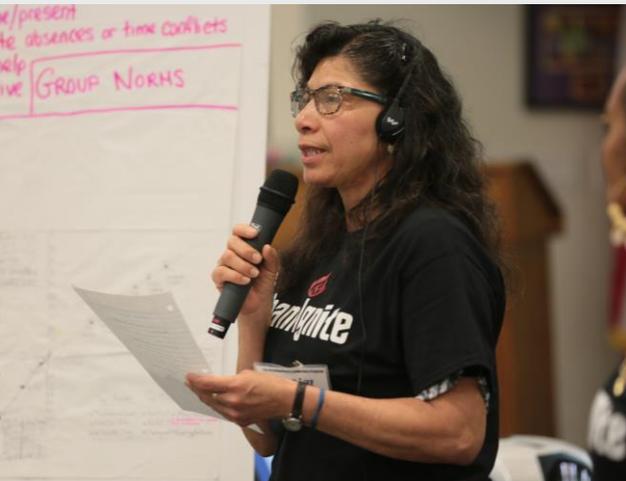
**Program Goal:** To provide Long Beach residents the skills, knowledge and resources they need to improve the quality of life in their community.



# Neighborhood Leadership Program

## Program Components

- Public Speaking
- Grant Writing
- Event Planning
- Effective Communication



# Neighborhood Leadership Program



800+  
Graduates  
since 1992



National and  
International  
Recognition



30<sup>th</sup>  
Anniversary  
Milestone



Local  
Leadership



# Neighborhood Improvement Programs

## Neighborhood Clean-Up Assistance Program

- Assists neighborhood associations to host clean-ups
- Free dumpster, tools, and supplies
- Dumpsters available for Saturday morning events
- 2024 Mayor's Citywide Spring Cleaning Initiative
- In FY 23-24:
  - 2,202 volunteers hosted
  - 97 clean-ups and
  - removed 810 tons of trash and debris in their neighborhoods

# Neighborhood Improvement Programs

## Neighborhood Clean-Up Assistance Program



PLEASE JOIN YOUR NEIGHBORS FOR OUR MONTHLY

### CRAFTSMAN VILLAGE HISTORIC DISTRICT NEIGHBORHOOD CLEAN-UP

PLEASE DONATE 1/4 HOUR OF YOUR TIME TO PICK UP TRASH IN OUR NEIGHBORHOOD AND PARK. BROOMS, GLOVES, RAKES, TRASH BAGS, SHOVELS AND A LARGE DUMPSTER ARE AVAILABLE FOR YOUR USE **FREE**.

PLEASE DISPOSE OF LARGE ITEMS AT THE ADDRESS BELOW OR CALL ENVIRONMENTAL SERVICES FOR A SCHEDULED PICK UP AT 570.2876. THIS MONTH PLEASE BRING ALL LARGE ITEMS TO THE DUMPSTER AND SMALL E-WASTE. KEEP PARKWAYS CLEAN AND CLEAR OF ITEMS.

**DATE: Saturday, November 11<sup>th</sup>**

**TIME: 8:30 – 11:30 AM**

**ADDRESS: 810 Orange Ave**

SMALL E-WASTE MAY BE DISPOSED OF EVERY CLEANUP IN THE SMALL E-WASTE BIN NEXT TO THE DUMPSTER. BATTERIES AND LIGHT BULBS.

**ITEMS NOT ACCEPTED IN THE LARGE DUMPSTER:** AEROSOL CANS, CHEMICALS, SPRAYS OR PESTICIDES, TIRES, PAINT, OIL, FLUORESCENT BULBS.

**NO ELECTRONICS** – FLAT SCREENS, TVS, COMPUTER MONITORS, PRINTERS, MICROWAVES, BUSINESS WASTE.

CALL COUNTY OF LOS ANGELES PUBLIC WORKS DEPT AT (888) 253.2652  
Contact CVHD Co-Chair Michelle Arend-Ekhoff at 562.294.3198 OR visit the  
Craftsman Village Facebook or Instagram pages.






City of Long Beach Services  
**HOT LINES (562)**

LB Refuse / Lg items	570-2876
CODE Enforcement	570-2633
	570-CODE
Graffiti	570-2773
LB Police	435-6711/911
LBPD South	570-7576
LB Fire	570-2537/911
District 1 Office	570-6919
Animal Care Service	570-PETS
CoLB INFO Line	570-6555
Homeless Response	570-4550
Neighborhood Services	570-6866
Nuisance Noise	570-4126
Parking Enforcement	570-2866
Historic Preservation Plng	570-6194
Parkway Tree Maintenance	570-2770
Public Works	570-2700
Yard Sales	570-YARD

# Neighborhood Improvement Programs

## Neighborhood Clean-Up Assistance Program

**HELLO NEIGHBORS!**  
IT'S TIME TO SHOW  
SOME LOVE FOR WHERE WE LIVE!  
JOIN RIDGEWOOD/BIXBY KNOLLS  
CLEAN STREETS  
2ND/4TH SATURDAYS

LET'S CLEAN OUR NEIGHBORHOOD LET'S  
KEEP OUR WATERWAYS, GARDENS  
AND STREETS FREE OF TRASH,  
DEBRIS, AND PLASTICS

MEET UP: 4555 ORANGE AVENUE  
(ORANGE & SAN ANTONIO)  
SATURDAY, 8/24/24-8:30-9:30AM

WE WORK FOR ONE HOUR ONLY ALL TOOLS/EQUIPMENT PROVIDED  
FOUNTAIN DRINKS/COFFEE REWARDS COURTESY OF 7-11  
DONUTS TOO!

PRACTICING #NEIGHBORSHIP  
#STEPPINGUPNOTOVER

SPONSORED BY: RIDGEWOOD TRIANGLE NA  
RIDGEWOODTRIANGLE@GMAIL.COM  
562-221-7957



# Neighborhood Improvement Programs

## Neighborhood Clean-Up Assistance Program

**CLEAN-UP  
COOLIDGE  
TRIANGLE!**



Join us in making a difference in our neighborhood!

**SATURDAY, JUNE 8  
8:00 AM - 12:00 PM**

MEET AT 300 E. SCOTT ST.

BRING YOUR NON-HAZARDOUS, UNWANTED  
HOUSEHOLD ITEMS (I.E. FURNITURE, MATTRESSES,  
E-WASTE - TOASTERS, RADIOS, MICROWAVES,  
COMPUTER MONITORS, TELEVISION, VCR, ETC. )



BROOMS, SHOVELS, RAKES, TRASH  
BAGS & GLOVES WILL BE PROVIDED



Materials Not Accepted: Hazardous waste, Paint, Batteries, Fluorescent lights, Household cleaners, Aerosol cans, Concrete. For more information, contact us at [coolidgetriangle.pam@gmail.com](mailto:coolidgetriangle.pam@gmail.com)



# Neighborhood Improvement Programs

## Neighborhood Clean-Up Assistance Program



### PACIFIC AVE CLEANUP

Sun. May 5 @ 9:30 AM

Come out and help get Pacific Avenue cleaned up in advance of a huge power washing project. We'll pull weeds, pick up trash, and get the area ready to sparkle. All supplies will be provided.

Northgate Market - 2120 Pacific Ave

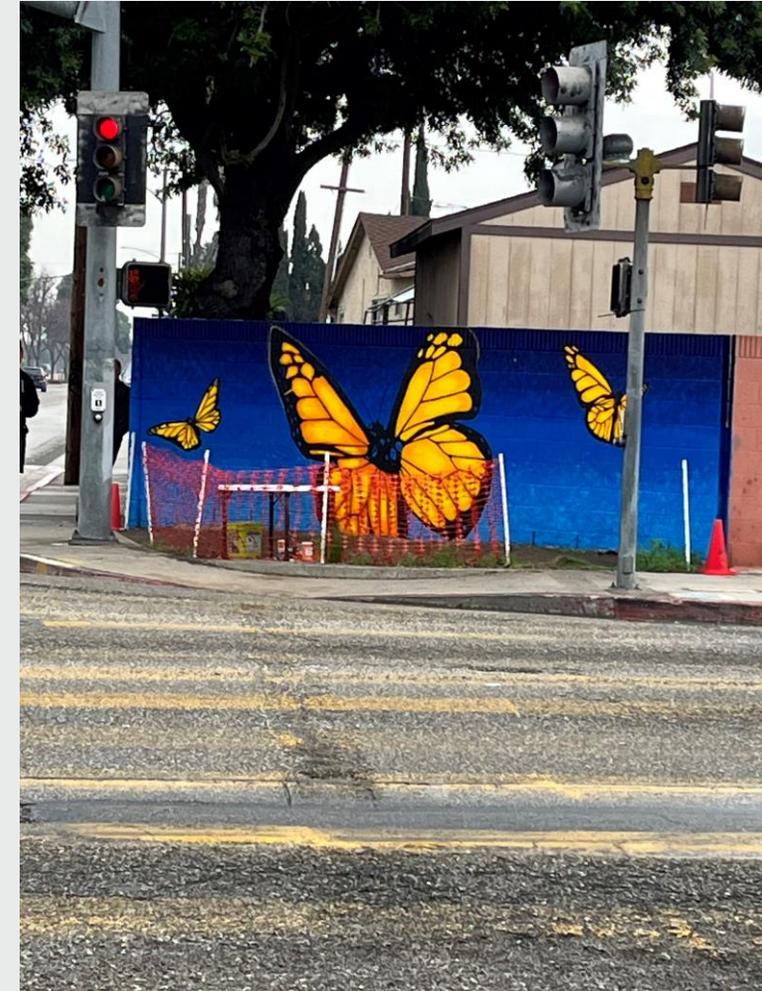
# Neighborhood Improvement Programs

## Neighborhood Micro Grant Program

- \$5,000 grants to neighborhood associations
- Neighborhood events
  - 4th of July block parties
  - Halloween carnivals
  - Literacy fairs
- Neighborhood projects
  - Food pantries
  - Murals
- Volunteer project management

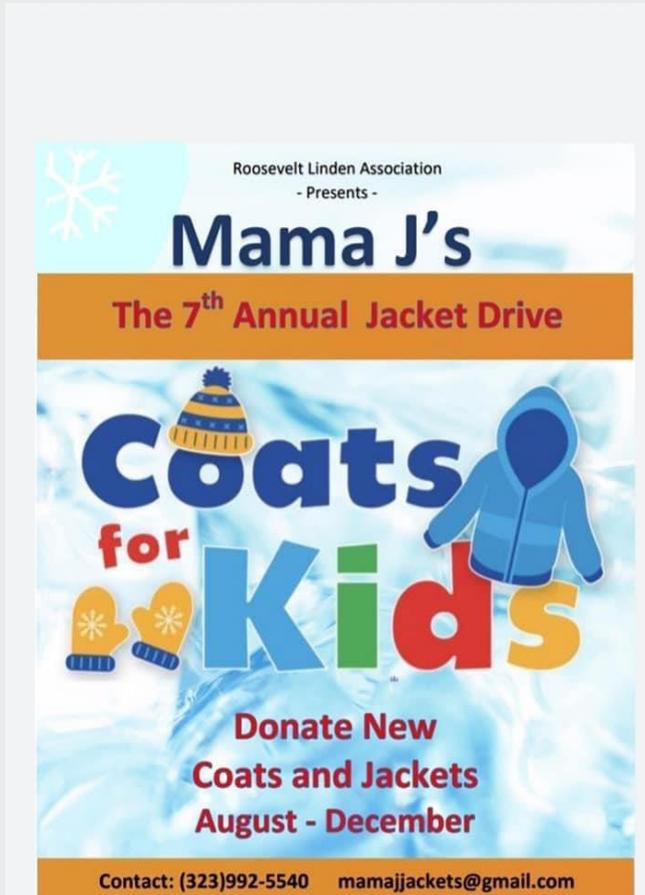
# Neighborhood Improvement Programs

## Neighborhood Micro Grant Program



# Neighborhood Improvement Programs

## Neighborhood Micro Grant Program



# Neighborhood Improvement Programs

## Neighborhood Micro Grant Program



# Neighborhood Improvement Programs

## Neighborhood Micro Grant Program



KINDLY JOIN US FOR A

*Community Dinner*

HONORING

*Dave San Jose  
&  
Patricia Long-San Jose*

Saturday, May 18 | Coolidge Park  
6-8:30 pm\* | 352 E. Neece Street

\*First sitting: 6- 7 pm | Second sitting: 7- 8 pm  
45 guests allowed for each sitting.

*The Coolidge Triangle Neighborhood Association  
invites you to celebrate and honor  
David San Jose & Patricia Long-San Jose  
for their years of service to the community.*

*Please RSVP by May 11 to:  
CoolidgeTriangle.Pam@gmail.com*





**Thank you**

**Meggan Sorensen**

Manager, Housing & Neighborhood Services Bureau  
Community Development Department  
[Meggan.Sorensen@longbeach.gov](mailto:Meggan.Sorensen@longbeach.gov)