



Approve a \$400,000 Increase to the Loan with AMCAL Multi-Housing, Inc. for the Acquisition of 946 Linden Ave

Long Beach Community Investment Company – November 20, 2024

Background Information

- On April 19, 2023, the Long Beach Community Investment Company (LBCIC) approved a loan to AMCAL Multi-Housing, Inc. (AMCAL) in the amount of \$3.6 million using Community Development Block Grant (CDBG) funds for the acquisition of 946 Linden Ave.
- The total purchase price was \$4 million.
- AMCAL acquired the site by entering into a \$400,000 seller carryback loan which will mature on June 30, 2025.
- The carryback loan is zero interest until January 1, 2025, at which point interest will begin to accrue at 6 percent per annum.

Summary of the Proposed Housing Development

“Linden Apartments” will provide:

- 99 rental housing units affordable to households earning between 30 percent and 80 percent of the area median income;
- One two-bedroom unit for an onsite manager;
- Community and computer rooms;
- Fitness area;
- Tot lot; and
- Courtyard and BBQ area.

Rendering of Proposed Project



Linden Apartments

Project Financing Update

Sources and Status of Funding Received to Date

- LBCIC provided \$3.6 million in acquisition funds last year;
- Project was recently awarded \$28.2 million in Affordable Housing Sustainable Communities funds from the California Department of Housing and Community Development (HCD).

Sources and Status of Upcoming Funding Applications

- Application for Federal Tax Credits will be submitted in early 2025;
- Application for HCD's SuperNOFA will be submitted in Spring 2025.

Recommendations

Approve a \$400,000 increase to CDBG loan to AMCAL to complete the acquisition of 946 Linden Ave;

**Authorize the President to negotiate an amendment to the Affordable Housing Loan Agreement with AMCAL;
and**

Authorize the President or designee to negotiate and execute any and all documents necessary related to the Loan Amendment.



Thank you

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