



## An Interview with Pat West, Director of Community Development



**Q:** As Director of Community Development, you manage nine Bureaus, including Housing Services. What is your vision for the housing services component, and how does it fit into your larger vision for community development in the City of Long Beach?

**A:** I believe that a critical objective of any community is to provide a suitable living environment for everyone. It is a privilege to meet the needs of our City by enhancing the quality of life for its residents. Housing should be affordable on all levels, and when you have limited resources, they should be leveraged to the greatest extent possible to meet the needs of the community.

**Q:** In your opinion, what are some of the best practices that the City can implement and is currently implementing to address challenges to affordable housing?

**A:** I would emphasize more rehabilitation of the existing housing stock. The cost to rehabilitate a market rate unit is so much less than the cost of constructing new units. New construction needs land, and Long Beach does not have an abundance of available land. When you add the cost of purchasing and demolition to the cost of producing new units, that cost becomes prohibitive. We can be much more efficient by adding amenities to existing housing which would preserve our available affordable housing stock and ultimately clean up our neighborhoods.

**Q:** How important is it for cities to have an active role in affordable housing development? How do you believe affordable housing adds to the quality of life, specifically for the residents of Long Beach?

**A:** I drive into a neighborhood and do what I call a windshield inspection, to see what's needed, whether it's landscaping, lighting, etc. I come back to the office and share the information with my staff to see how we can improve what's there or correct any deficiencies. For example, let's take a look at the Pacific City Lights affordable housing development on Pacific Avenue. The alley in back of that development was in poor condition and was a problem for the new development and adjacent properties. My staff worked with the developer and the City's Public Works Department to get it fixed. It is important for cities to provide services that are responsive to the needs of the whole community.

**Q:** What do you think is necessary to positively impact public opinion about affordable housing and its benefits to communities?

**A:** The Housing Services Bureau, under the guidance of The Long Beach Housing Development Company, takes a proactive approach and is involved in the tenant selection process for new developments and in monitoring their activities after completion. We will continue to work with our neighborhood associations and community-based organizations, listen to their suggestions, and be sensitive to their concerns. Whenever an affordable housing development is built in our City, we hold community meetings to provide a forum for their questions and input. We need to do our job right. Whenever we touch a neighborhood, we need to leave it better than we found it.

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## Another Groundbreaking Addition to Long Beach Affordable Housing



City Officials, including Mayor Bob Foster and Councilmember Tonia Reyes Uranga, homeless service agencies, and community members joined LBHDC and Century Housing for the groundbreaking of the Villages at Cabrillo's Phase III project.

On April 12, Century Villages at Cabrillo broke ground on Phase III of its newest project on a 1.43-acre parcel located on the Villages at Cabrillo campus. Phase III will add three new developments to the Villages: the Cabrillo Family Commons, the Elizabeth Ann Seton Family Shelter, and a new entry gate. The new developments will add 95 new housing units, with communal facilities that will also house on-site resident services (see chart).

Local and state representatives gathered for the groundbreaking ceremony, sharing words and proclamations to celebrate commencement of construction for the three new Cabrillo developments. Partnering with Century Housing on the project, The Long Beach Housing Development Company will have contributed nearly \$10 million by the completion of all of the project phases and additions.

INSIDE the VILLAGES AT CABRILLO PHASE III	
<b>Cabrillo Family Commons</b>	<ul style="list-style-type: none"> <li>• 81 housing units for formerly homeless families</li> <li>• Long-term, transitional housing</li> <li>• Administered by People Assisting the Homeless</li> </ul>
<b>Elizabeth Ann Seton Family Shelter</b>	<ul style="list-style-type: none"> <li>• 14 housing units</li> <li>• Recreational, dining, and counseling centers</li> <li>• Funded by two Emergency Housing Assistance Program grants (authorized by Prop. 46)</li> <li>• Administered by Catholic Charities</li> </ul>
<b>A New Entry Gate</b>	

The project represents another collaborative effort between The Long Beach Housing Development Company and Century Housing to make housing affordable and available to all of the City's residents. The Villages at Cabrillo is the largest, most comprehensive residential social service complex of its kind in the nation; more than 4,000 homeless veterans, men, women and children are served each year by over a dozen programs in a comprehensive continuum of care, on a beautifully designed 26-acre facility in Long Beach.

## Grand Re-Opening of Cerritos Court



Cerritos Court residents were welcomed back home, as the City and The Long Beach Housing Development Company collaborated to renovate apartments almost destroyed by water damage.



On March 15, The Long Beach Housing Development Company officially re-opened Cerritos Court Apartments, a residential affordable housing development located on Cerritos Avenue. With a ribbon-cutting ceremony attended by City and housing



officials, community members and residents, the event celebrated the renovation and refurbishment of the 23-unit affordable housing development, located at 842-858 Cerritos Avenue. This project proved especially exciting because this important source of affordable housing was nearly lost due to rain and flooding that rendered it uninhabitable, and forced residents to temporarily move out of their apartments.

(l to r) Long Beach Housing Development Company Chair Richard Green, Vice-Mayor Bonnie Lowenthal, DECRO Long Beach L.P. President Jim Shaner, President of Walton Construction Services Tom Gibson, and Community Development Director Pat West.

The project is one of several multi-family housing sites being rehabilitated throughout Long Beach that will provide affordable rental housing to low-income families and seniors, and is one of several collaborations with the DECRO Group. Decro has been working on 12 projects located in three Long Beach council districts and, once completed, will provide 320 housing units that will remain affordable for 55 years.



### A Look at New Affordable Housing Developments in the City of Long Beach

#### Neo Zoe at Pine

1500 Pine Avenue, Long Beach, CA 90813 ♦ Interest Line: (310) 294-9898



*\*Anticipated Completion: August 2007\**

Neo Zoe at Pine features 22 two-story attached town homes (10 are affordable housing units) available for home ownership purchase. The Long Beach Housing Development Company offers second mortgage assistance to qualified low- and moderate-income first-time buyers.

**Community Features:**

- Private Patios
- Underground parking
- Lush landscaping

**Unit Info:**

- 2-bedroom/ 2-bath units
- 3-bedroom/ 2-bath units

#### Pacific City Lights

1601 Pacific Avenue, Long Beach, CA 90813 ♦ Interest Line: (562) 599-5230



*\*Anticipated Completion: July 2007\**

Pacific City Lights is a new rental development of 42 workforce housing units for large families, located in Central Long Beach. The development will also include a variety of facilities for residents.

**Community Features:**

- Private Patios
- Underground parking
- Sports facilities
- Computer Room
- Tot Lot
- On-site resident services

**Unit Info:**

- 3-bedroom/ 2-bath units
- 4-bedroom/ 2-bath units

#### Puerto del Sol Apartments

745 W. 3rd Street, Long Beach, CA 90802 ♦ Interest Line: (562) 259-1929



*\*Anticipated Completion: October 2007\**

Puerto del Sol Apartment Homes is a 64-unit four-story building. The rental development includes community features offering a variety of on-site services and facilities for residents.

**Community Features:**

- Clubhouse
- Computer Learning Ctr
- Tot Lot
- 3 On-Site Laundry Facilities
- Underground parking
- On-site resident services

**Unit Info:**

- 2-bedroom/ 2-bath units
- 3-bedroom/ 2-bath units
- 4-bedroom/ 2 & 3-baths
- 1- & 2-Story units available



www.lbhdc.org  
 Long Beach, CA 90802  
 110 Pine Avenue, 12<sup>th</sup> Floor  
 The Long Beach Housing Development Company



### Did You Know...

...the City of Long Beach provides a special service for Bulky Trash pick-up? The City will pick up your bulky trash items (**e.g. furniture, yard debris, appliances, etc.**) at your request or if you call to report dumped items. Every Long Beach resident with City refuse service receives two free special trash pick-ups each year.

To schedule a collection, call 570-2876.

## LBHDC EVENTS CALENDAR

### May 2007

- 5/16 LBHDC Board Meeting**  
4:00 – 6:00 p.m.  
City Hall, 3<sup>rd</sup> Floor,  
Large Conference Room
- 5/26 First-Time Homebuyers Seminar**  
9:00 a.m.-5:00 p.m.  
Bixby Park  
130 Cherry Avenue, Long Beach

### June 2007

- 6/7 LBHDC Programs Committee Meeting**  
9:00- 10:30 a.m.  
City Hall, 2nd Floor Conference Room
- 6/16 Post-Purchase Seminar**  
9:00 a.m.-1:00 p.m.  
Recreation Park  
4900 E. 7th Street, Long Beach
- 6/20 LBHDC Board Meeting**  
4:00 – 6:00 p.m.  
City Hall, 3<sup>rd</sup> Floor Large Conference Room
- 6/30 First Time Homebuyers Seminar**  
9:00 a.m. – 5:00 p.m.  
Silverado Park  
1545 W. 31st Street, Long Beach

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

### 'Solutions for Living'

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