



City of Long Beach

Housing Alternatives: Rehabilitation and Adaptive Re-Use

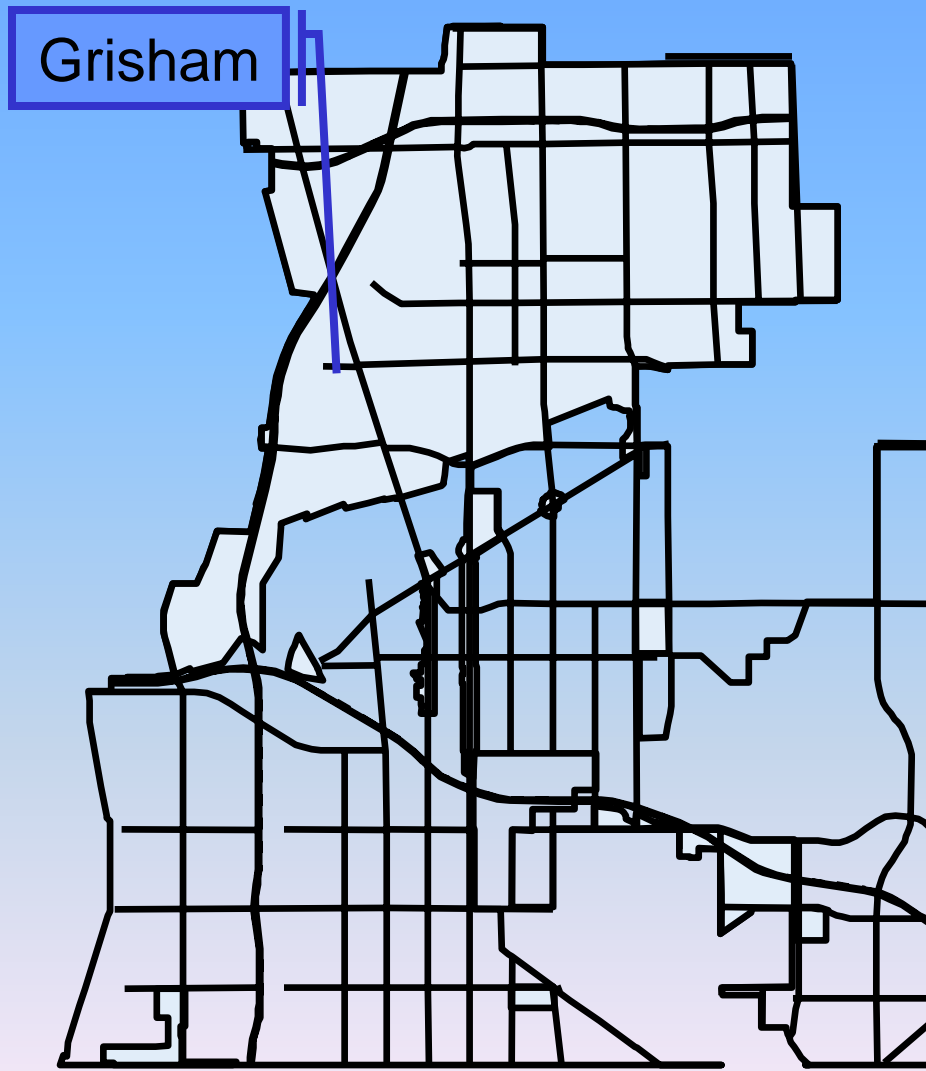
Department of Community Development

www.longbeach.gov



GRISHAM COMMUNITY HOUSING

NORTH LONG BEACH REDEVELOPMENT PROJECT AREA



FOUR-PLEX UNITS ASSOCIATED WITH A PATTERN OF ISSUES

Built 1963

26 buildings

26 properties

8 vacant or foreclosed

24 owners

Identical four-plexes

104 units, 208 bedrooms



GRISHAM NEIGHBORHOOD PRE-EXISTING CONDITIONS



GRISHAM NEIGHBORHOOD AFTER



GRISHAM NEIGHBORHOOD AFTER



Developer

Los Angeles Community
Design Center

Funding Source

Housing Set Aside
CHFA HELP
HOME Funds
City of Industry
Tax Credits
Tax Exempt Bonds

Unit Mix

Total Units:	96
2 bedroom:	66
3 bedroom:	30

Affordability

35% to 50% AMI

Amenities

Childcare Center



East Village Live/Work



East Village Live/Work



MUNSON LIVE/WORK PRE-EXISTING CONDITIONS



MUNSON LIVE/WORK AFTER



MUNSON LIVE/WORK AFTER



Developer

Phil Appleby and
Larry Bott

Funding Source

Housing Set Aside

Unit Mix

Total Units: 4

Affordability

120% AMI

Prior Usage

Auto Repair



JET STUDIOS LIVE/WORK PRE-EXISTING CONDITIONS



JET STUDIOS LIVE/WORK AFTER



JET STUDIOS LIVE/WORK AFTER



Developer

Michael Peterson

Funding Source

Housing Set Aside

Unit Mix

Total Units: 6

Affordability

120% AMI

Prior Usage

Auto Repair





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