



FREQUENTLY ASKED QUESTIONS Long Beach Senior

History of the Development

Q. Why is Mercy pursuing this development?

A. Through a city-initiated process, Mercy Housing was awarded the parcel located at 924-945 E. Pacific Coast Highway by the City of Long Beach. Mercy Housing is committed to working with the City to develop affordable rental apartment homes to serve seniors, as well as seniors and senior veterans who have experienced homelessness, and includes a neighborhood-serving space on the ground floor.

During the proposal process for the city-owned parcel, Mercy Housing reached an agreement with the adjacent property owner in order to purchase the site (901 – 917 E PCH) to the west, enabling Mercy Housing to propose a larger development spanning the two sites (901-945 E. PCH).

Planning Process

Q. What is the planning process for this development?

A. Mercy Housing will seek planning approval and entitlements through the City of Long Beach. Long Beach Senior will require a Site Plan Review, Zone Change, and Conditional Use Permit, all of which are processed through the Planning Commission and City Council. This development also qualifies for the State Density Bonus. The State Density Bonus allows developments that exceed a certain base level of affordability to increase density, reduce the amount of required parking, and request waivers from certain development standards. While Long Beach Senior is not requesting an increase above the permitted density, it will be seeking reduced minimum parking requirements and waivers from development standards under the State Density Bonus Law.

Design

Q. Who are the architects working on this development?

A. The design team for Long Beach Senior is [Studio One Eleven](#). Studio One Eleven is an architecture, landscape, and urban design firm dedicated to repairing cities. Located in downtown Long Beach, the firm's work includes affordable housing and community focused developments. A sampling of their work includes:

Children Today

2951 Long Beach Blvd, LB, CA 90806

Long Beach Airport Concessions

4100 Donald Douglas Drive, LB, CA 90808

Senior Arts Colony, Senior affordable housing

200 E Anaheim St, LB, CA 90813

The Annex, Senior affordable housing

225 East 12th Street, LB, CA 90813

Mercy Housing California

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mercyhousing.org

Mercy Housing is sponsored by communities of Catholic Sisters

LIVE IN HOPE





Ronald McDonald House
500 E 27th, LB, CA 90806

Lakewood YMCA
5835 E Carson St, Lakewood, CA 90713

Collage, Family affordable housing
1905 Pine Avenue, LB, CA 90806

The Court, Senior affordable housing
1044 Maine Avenue, LB, CA 90813

Q. How is the development designed to address the privacy concerns of the neighbors across the alley?

A. Long Beach Senior is designed to be highly sensitive to the neighboring properties. The building massing steps down to the north towards the alley and most of the building massing is to the south along Pacific Coast Highway. Additionally, the courtyard is located along the north façade and has been changed to one-story to reduce the building frontage on the alley. The courtyard space also provides for a large landscaped hedge along the alley which, along with taller landscape on the ground floor, will reduce views from the courtyard space into nearby residences. The alleyway will also be widened by five feet to create more space between the new building and neighboring properties.

Q. What other design changes were made as a result of community input?

A. The Mercy team made several changes after receiving feedback from the community. Some of these changes include the addition of public art on the building, making the design consistent with Long Beach design tradition, and putting more activity along the Pacific Coast Highway frontage. The full list and illustration of these changes can be found at: <https://www.longbeachsenior.org/info>.

Management and Resident Services

Q. Who are the anticipated residents of Long Beach Senior?

A. The future residents will be seniors, aged 62 and over, with limited incomes, as well as seniors and senior veterans who have experienced homelessness.

Q. What is the management staffing at the property?

A. There will be a full-time property manager, assistant property manager, janitorial staff member, and maintenance technician, who will work at the property. A member of the management team will also live on site.

Q. What is the resident services staffing at the property and what services will be provided for the residents?

A. There will be one full time Resident Services Coordinator and one part time Activity Coordinator to provide programming throughout the day in the areas of health and wellness, financial literacy, art and cooking, and other activities developed with the seniors living at Long Beach Senior. The resident services coordinator will also connect residents with organizations and additional services throughout the Long Beach community. There will be two case managers who will interact with residents who have experienced homelessness and will work one-on-one with those residents to help them achieve their





goals and advocate on their behalf. Case managers will provide referrals for addiction treatment and mental health support, as well as assistance with medication compliance.

Q. How will property management handle any issues that may arise?

A. The property manager is responsible for responding to neighborhood concerns regarding the property and the impact residents or guests are having in the community. Neighbors will have contact information for the property manager and will be encouraged to share their concerns.

Q. What is the leasing/screening process?

A. The leasing process includes requests for information on credit history and landlord history, as well as other indicators that the applicant will be able to live successfully in the community. All members of the household will sign the lease obligating them to the conditions of the lease and all lease addenda. In addition, Mercy Housing contracts with a third party to conduct criminal background checks on all applicants for the properties in its portfolio. This is to determine that neither the resident nor any household member will have a record of misdemeanor convictions within the past 3 years or a record of felony convictions in the past 4 years. No applicant or household member who is subject to the national sex offender lifetime registration will be admitted under any circumstance.

Q. How can I apply to live in these apartments?

A. The lease up process will begin in Winter 2021 for an approximate move-in period of Spring 2022. Please check www.longbeachsenior.org in Fall 2021 for application information.

Parking and Traffic

Q. Will there be parking for residents/staff/visitors?

A. There will be 38 parking spaces. These spaces will be shared between residents, staff, and visitors on a first-come, first-served basis, and they will be supervised by the management staff.

Q. Will this development have a significant impact on traffic in the neighborhood?

A. A traffic study conducted for the development found that the new building will have an insignificant impact on traffic in the neighborhood. Additionally, the residents of Long Beach Senior will have access to high quality bus service along Pacific Coast Highway and secure bike parking inside the building. Mercy Housing has also found that at similar senior housing sites residents take fewer trips and those trips tend not to be at peak hours.

Volunteer Opportunities

Q. Will there be opportunities for the community to be involved with the property?

A. Yes! Volunteers, both individuals and groups, are welcome at all Mercy properties. There will be opportunities for volunteers to help with many different events and activities, as well as holiday celebrations. Residents are also encouraged to volunteer in the community, so suggestions of opportunities are gratefully received.

