



July 16, 2020

Dear Neighbor/ Querido vecino/ Mahal na Kapitbahay/ អ្នកជិតខាងជាទីស្រឡាញ់,

We are writing to inform you that final plans for Long Beach Senior will be reviewed at the Long Beach Planning Commission on **August 6th, 2020**. Planning Commission approval is a major milestone for the development which will provide much needed safe, affordable housing for seniors, and which is the result of continuous dialogue between Mercy Housing, the City of Long Beach, residents, and local organizations.

The Mercy Team has been engaged with neighbors and community representatives since October 2019 when the first community meeting was held at St. Mary Tower. Since then we have met with a variety of community groups, local institutions, and individuals. We are grateful for your feedback and have worked to incorporate this input into the development. The final Planning Commission design submission, including specific elements which evolved because of community input, can be viewed on the project website (**longbeachsenior.org**). Included with this mailing is a summary of the most Frequently Asked Questions (FAQs) and their responses, which can also be found on the website in Spanish, Khmer, and Tagalog.

Finally, we are very grateful for any additional support you can provide for Long Beach Senior. If you would like to submit a letter of support, you can find letter templates and instructions to submit them at **longbeachsenior.org**.

Thank you and we look forward to keeping you updated.

Le escribimos para informarle que los planes finales para Long Beach Senior serán revisados en la Comisión de Planificación de Long Beach el **6 de agosto de 2020**. La aprobación de la Comisión de Planificación es un logro importante para el desarrollo que proporcionará viviendas asequibles y seguras tan necesarias para las personas de la tercera edad y que es el resultado del diálogo continuo entre Mercy Housing, la ciudad de Long Beach, los residentes y las organizaciones locales.

El equipo de trabajo Mercy Team ha participado con los vecinos y los representantes de la comunidad desde octubre de 2019 cuando se celebró la primera reunión con la comunidad en St. Mary Tower. Desde entonces, nos hemos reunido con diversos grupos de la comunidad, instituciones locales y personas. Agradecemos sus comentarios y hemos trabajado para tomarlos en cuenta en el desarrollo. Puede ver la presentación del diseño final de la Comisión de Planificación, incluyendo elementos específicos que evolucionaron gracias a los comentarios de la comunidad, en el sitio web del proyecto (**longbeachsenior.org**). En este correo, se incluye un resumen de las preguntas más frecuentes (FAQs) y sus respuestas y que también puede encontrar en español, jemer y tagalo en el sitio web.

Finalmente, agradecemos cualquier apoyo adicional que pueda dar a Long Beach Senior. Si le gustaría enviar una carta de apoyo, puede encontrar plantillas de cartas e instrucciones de cómo presentarlas en **longbeachsenior.org**.

Muchas gracias y esperamos mantenerlo informado.

Sumulat kami upang ipaalam sa iyo na susuriin ang mga panghuling plano para sa Long Beach Senior sa Long Beach Planning Commission sa **ika-6 ng Agosto, 2020**. Ang pag-apruba ng Planning Commission ay isang mahalagang pangyayari para sa pagtatayo na magbibigay ng kinakailangang ligtas at abot-kayang pabahay

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para sa mga matanda, at na resulta ng patuloy na pag-uusap sa pagitan ng Mercy Housing, Lungsod ng Long Beach, mga residente at mga lokal na organisasyon.

Mula pa Oktubre 2019 nakikipag-ugnayan na ang Mercy Team sa mga kapit-bahay at mga kinatawan ng komunidad noong ginanap ang unang pagpupulong ng komunidad sa St. Mary Tower. Simula noon, nakipagpulong kami sa iba't ibang mga grupo sa komunidad, mga lokal na institusyon at mga indibiduwal. Nagpapasalamat kami sa iyong feedback at pinagsumikapang isama ang mungkahing ito sa pagtatayo. Ang panghuling pagsusumite ng disenyo ng Planning Commission, kasama ang mga partikular na elemento na nabuo dahil sa mungkahi ng komunidad, ay maaaring makita sa website ng proyekto (**longbeachsenior.org**). Kasama sa mailing na ito ay isang buod ng pinaka Madalas na Itanong (Frequently Asked Questions, mga FAQ) at ang kanilang mga tugon, na makikita rin sa website sa Espanyol, Khmer at Tagalog.

Kung gusto mong magsumite ng sulat ng pagsuporta, maaari mong makita ang mga template ng sulat at mga instruksiyon para isumite ang mga ito sa **longbeachsenior.org**.

Salamat at inaasahan naming panatilihin kang updated.

យើងខ្ញុំសូមជម្រាបអ្នកឱ្យបានជ្រាបថា នឹងមានការពិនិត្យមើលឡើងវិញលើផែនការផ្តាច់ព្រ័ត្រសម្រាប់គម្រោងជំនួយដល់មនុស្សចាស់នៅទីក្រុងឡងប៊ិចនៅគណៈកម្មការផែនការនៃទីក្រុងឡងប៊ិច នាថ្ងៃទី **6 ខែសីហា ឆ្នាំ 2020**។ ការអនុវត្តរបស់គណៈកម្មការផែនការគឺគោលដៅជួយសម្រាប់ដំណើរការអភិវឌ្ឍន៍ដែលនឹងផ្តល់លំនៅដ្ឋានមានមានសុវត្ថិភាព និងតម្លៃថោកសមរម្យ ដែលចាំបាច់ត្រូវការខ្លាំងសម្រាប់មនុស្សចាស់ និងដែលជាលទ្ធផលនៃការចរចាជាបន្តបន្ទាប់រវាង **Mercy Housing**, ទីក្រុងឡងប៊ិច, និវាសនជន, និងអង្គការមូលដ្ឋាននានា។

ក្រុមការងាររបស់ **Mercy** ទទួលបានការអនុញ្ញាតឱ្យចូលរួមពាក់ព័ន្ធជាមួយអ្នកជិតខាង និងអ្នកតំណាងសហគមន៍ចាប់តាំងពីខែតុលា ឆ្នាំ 2019 នៅពេលកិច្ចប្រជុំថ្នាក់សហគមន៍ លើកទីមួយត្រូវបានធ្វើនៅអគារ **St. Mary Tower**។ ចាប់តាំងពីពេលនោះមក យើងបានជួបប្រជុំជាមួយនឹងក្រុមការងារសហគមន៍ គ្រឹះស្ថានតាមមូលដ្ឋាន និងបុគ្គលនានា ជាច្រើន។ យើងខ្ញុំសូមអរគុណយ៉ាងជ្រាលជ្រៅចំពោះមតិរបស់អ្នក និងបានធ្វើការបញ្ជូនរូបភាពនូវការរួមចំណែកនេះទៅក្នុងដំណើរការអភិវឌ្ឍន៍នេះ។ គេអាចមើលការបញ្ជូនគម្រោងផែនការ ផ្តាច់ព្រ័ត្ររបស់គណៈកម្មការផែនការដែលមានជាអាទិ៍ បណ្តាញជាប់លាប់ដែលបានវិភាគដោយសារការចូលរួមចំណែករបស់សហគមន៍នៅលើវិបសាយរបស់គម្រោងនេះបាន (**longbeachsenior.org**)។ សេចក្តីបញ្ជូនក្នុងការផ្ញើសំបុត្រនេះ គឺជាសេចក្តីសង្ខេបអំពីសំណួរជាធម្មតា (FAQs) ច្រើនបំផុត និងចម្លើយតបរបស់ពួកគេដែល លើសពីនេះគេអាចមើលឃើញនៅលើវិបសាយនេះជាភាសាអេស៉្បាញ, ខ្មែរ, និងភាសាច្បាច្នាច្នា។

ជាទីបញ្ចប់ យើងសូមថ្លែងអំណរគុណយ៉ាងជ្រាលជ្រៅចំពោះជំនួយគាំទ្របន្ថែមណាមួយដែលអ្នកអាចផ្តល់កម្មវិធីជំនួយមនុស្សចាស់នៅទីក្រុងឡងប៊ិច (**Long Beach Senior**)។ បើអ្នកចង់បញ្ជូនសំបុត្រអំពីជំនួយគាំទ្រ អ្នកអាចនឹងរកឃើញព័ត៌មានបន្ថែម និងសេចក្តីណែនាំបញ្ជូននៅលើវិបសាយ **longbeachsenior.org** បាន។

សូមអរគុណ ហើយយើងខ្ញុំសង្ឃឹមថានឹងមានជម្រាបជូនអ្នកនូវព័ត៌មានបច្ចុប្បន្នដែលថ្មីៗបំផុត។

Gratefully/agradecido/mapasalamat/នឹងគុណ

The Mercy Housing Team





## 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

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**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](http://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.

