

Data on Long Beach Senior Buildings (Currently Active HUD- Subsidized & Expirations)

Data compiled by Dr. Claudia Lopez
For: Long Beach Gray Panthers
February-March 2022

Data gathered from:

- California Housing Partnership
- <https://chpc.net/housingneeds/?view=37.405074,-119.26758,5&county=California,Los+Angeles&group=market&chart=shortfall|current,cost-burden|current,cost-burden-re|current,historical-rents,vacancy,asking-rents|2021,budgets|2021,funding|current,state-funding,>
- 2013-2021 Housing Element, Long Beach
- https://www.longbeach.gov/globalassets/lbds/media-library/documents/orphans/adopted-2013-2021/adopted-housing-element_revised-cover-with-border-a
- National Housing Preservation Database 2020
- <https://preservationdatabase.org/>
 - Filters: HUD Insured; Public Housing
 - City: Long Beach
 - State: CA

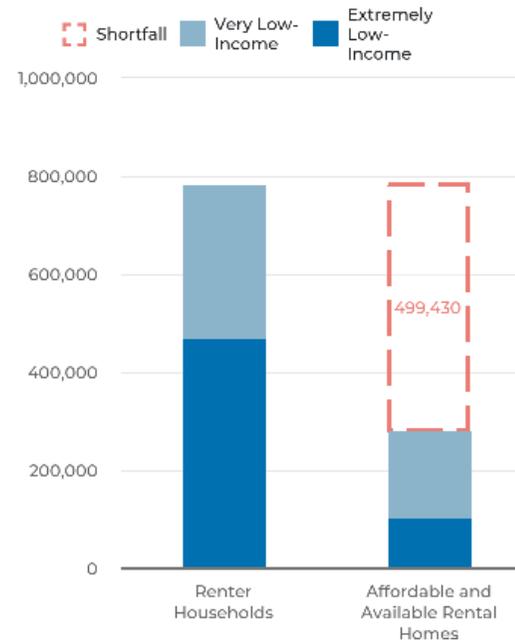
Data gathered from:

- SCAG report, City of Long Beach, August 2020
- https://scag.ca.gov/sites/main/files/file-attachments/longbeach_he_0920.pdf?1603170946
- 2021-2029 Housing Element, Long Beach (Technical Appendices, B-41)
- <https://longbeach.gov/globalassets/lbds/media-library/images/planning/housing-element-update/he-adopted-plan-appendix>

Context of Housing Instability in California

AFFORDABLE HOMES SHORTFALL

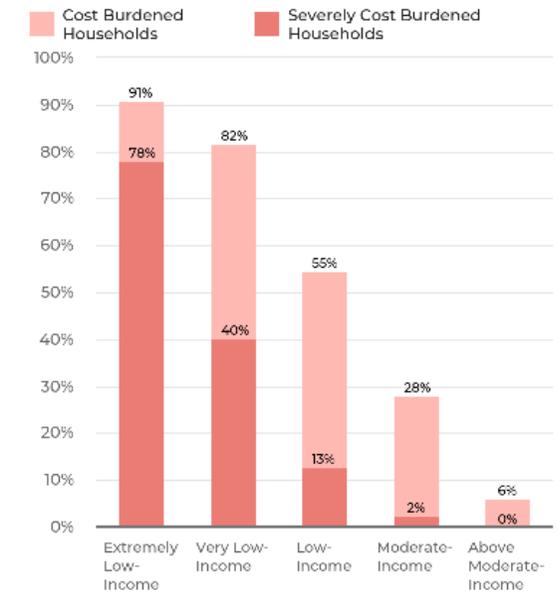
499,430 low-income renter households in Los Angeles County do not have access to an affordable home (2019).



California Housing Partnership | chpc.net/housingneeds

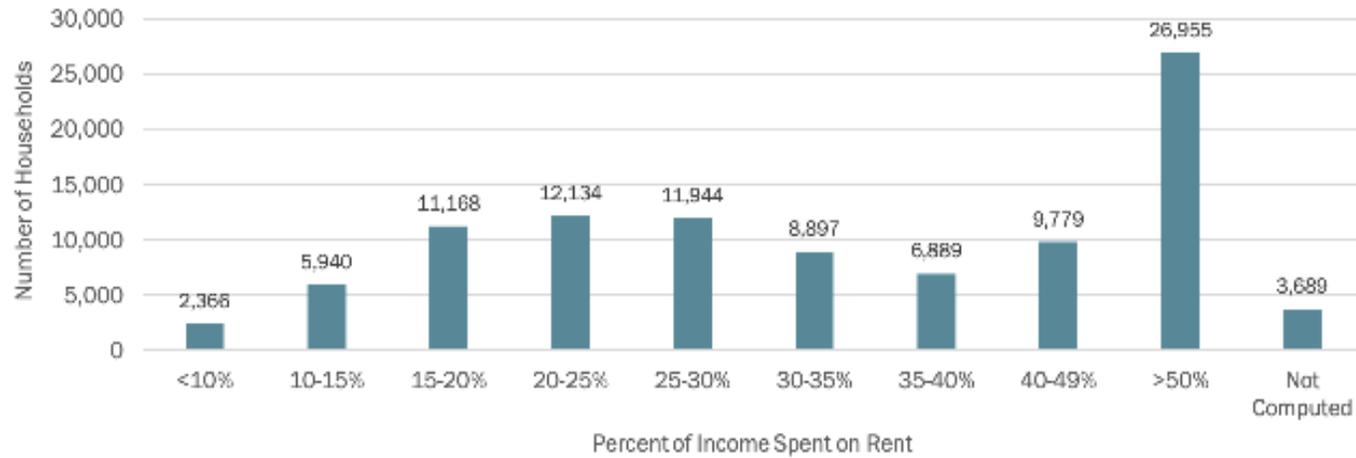
COST BURDENED RENTER HOUSEHOLDS BY INCOME

78% of ELI households in Los Angeles County are paying more than half of their income on housing costs compared to just 2% of moderate-income households (2019).



California Housing Partnership | chpc.net/housingneeds

Spending on Rent



Across Long Beach's 99,761 renter households, 52,520 (52.6%) spend thirty percent or more of gross income on housing cost, compared to 55.3% in the SCAG region. Additionally, 26,955 renter households in Long Beach (27%) spend fifty percent or more of gross income on housing cost, compared to 28.9% in the SCAG region.

**Housing Burden
in Long Beach;
52.6% of
residents spend
30% or more of
gross income
on housing
costs.**

Housing Cost Burden for Elderly Residents in Long Beach ; Renters 65 and older are severely burdened.

Figure 4.2: Cost Burdens are Lowest among Owners without Mortgages

Share of Households by Age Group (Percent)



Notes: Moderately / severely cost burdened is defined as paying 30-50% / over 50% of income on housing.

Source: JCHS tabulations of US Census Bureau, 2014 American Community Survey 1-Year Estimates.

Few older households who rent in Long Beach can not afford long-term care costs.

Figure 4.6: Most Older Households, Though Few Renters, Have Enough Wealth to Afford Average Long-Term Care Costs

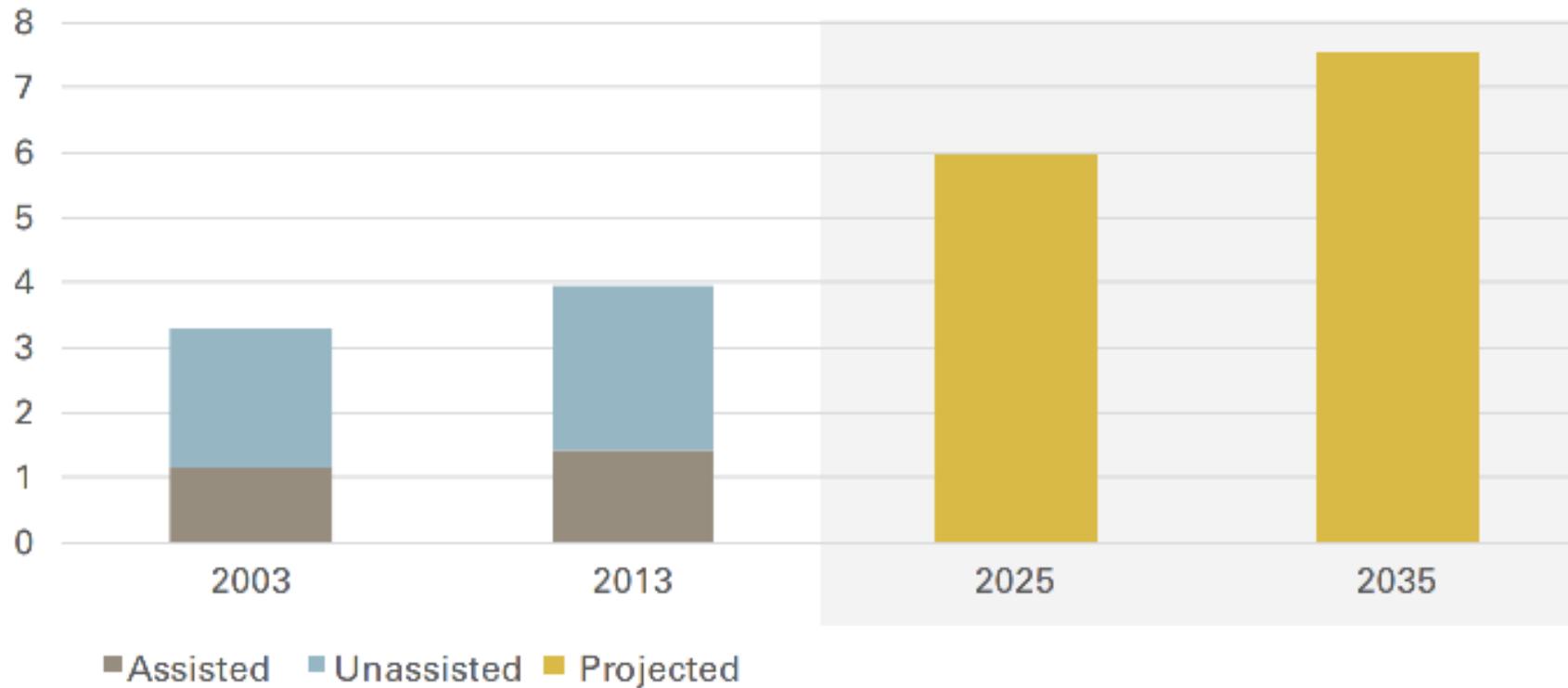
Households Aged 65 and over by Total Net Wealth (Millions)



Notes: The average cost of long-term care for one person aged 65 through end of life is projected to be approximately \$100,000. Calculations are based on 2014 Genworth Cost of Care Survey data and long-term care needs projections from Kemper, P., Komisar, H.L. and Alecxi, L., 2005. Long-term care over an uncertain future: what can current retirees expect? *INQUIRY: The Journal of Health Care Organization, Provision, and Financing*, 42(4), pp.335-350.

Source: JCHS tabulations of US Federal Reserve Board, 2013 Survey of Consumer Finances.

Very Low-Income Renter Households Aged 62 and over (Millions)



Notes: Households eligible for assistance have very low incomes (at or below 50 percent of area median). HUD assisted and unassisted households represent renters with very or extremely low incomes aged 62 and over. To approximate the number of very low-income households aged 62 and over in 2025 and 2035, JCHS estimates take the average of the projected number of very and extremely low-income renter households age 65 and over.

**Low-Income Older Renters Eligible for Housing Assistance
in Long Beach;
Projected to double by 2035**

HUD Senior Buildings in Long Beach

Building	Type	Subsidy Expiration	Assisted Units
1. Park Pacific Tower	Senior/Disabled	3/21/2023	157
2. Brethren Manor	Senior	2024	295
3. Del Almo	HUD-Senior	1/31/2024	230
4. Lois Apartments	Senior	1/25/2031	24
5. Providence Gardens	Senior	6/30/2031	157
6. New Hope Home	Senior	5/31/2031	140
7. Northpointe Apt	Senior/Family	8/31/2032	167 (Sec.8); 526 (City of LB)
8. Casa Corazon	Senior/Disabled	9/1/2034	24
9. Lutheran Towers	Senior/Disabled	1/3/2034	92
10. Seamist Towers	Senior/Disabled	2/28/2035	74

HUD Senior Buildings in Long Beach

Building	Type	Subsidy Expiration	Assisted Units
11. Covent Manor	Senior/Disabled	2/28/2034	100
12. St Mary's Tower	Senior/Disabled	6/30/2036	148
13. Federation Towers	Seniors	4/30/2039	50
14. Plymouth West	Senior	12/31/2039	137
15. Sea Gate Village	Senior/Disabled	2050	44
16. Seabreeze Apts.	Senior	1/1/2061	44
17. Ocean Breeze Senior	Senior	1/1/2061	16
18. Menorah Senior Housing	Senior	1/31/2064	65
19. Senior Artist Colony	Senior/Disabled	7/1/2068	198
20. Ramona Park	Senior/Disabled	12/2069	60

HUD Senior Buildings in Long Beach

Building	Type	Subsidy Expiration	Assisted Units
21. American Gold Star Manor	Senior/Disabled	1/1/2072	139
22. Renaissance Terrace	Senior/Family	Perpetuity	~61
23. Redondo Plaza	Senior/Disabled	Perpetuity	40
24. Magnolia Manor	Senior	Perpetuity	54
25. City Terrace	Senior/Disabled	Perpetuity	93
26. Vintage Senior Apt	Senior	Perpetuity	20
27. Village Chateau	Senior	Perpetuity	28
28. Carmelitos Public Housing	Senior/Family	Perpetuity	713
29. 1542 Orizaba	Senior	Perpetuity	16

HUD Senior Buildings in Long Beach

Building	Type	Subsidy Expiration	Assisted Units
30. 3485 Linden	Senior	Perpetuity	29
31. 3945 Virginia	Senior	Perpetuity	25
32. The Beacon	Senior/Veterans	*Not available	160