CITY OF LONG BEACH
LONG BEACH COMMUNITY INVESTMENT COMPANY
NOTICE OF PROPERTY AVAILABILITY (NOPA)
FOR VERY LOW-INCOME SENIOR HOUSEHOLDS

RELEASE DATE: OCTOBER 10, 2025
DUE DATE: 4:00 P.M. ON NOVEMBER 20, 2025

LONGBEACH
COMMUNITY
DEVELOPMENT

NOPA OVERVIEW AND GENERAL INFORMATION

Opportunity

The City of Long Beach Department of Community Development (City) announces the initial release of this Notice of Property Availability (NOPA) for the Maine Avenue Senior Apartments, an affordable housing development located at 1044 Maine Avenue, Long Beach, CA. The property consists of 11 affordable senior housing units. The City is seeking an established Community Land Trust with a demonstrated commitment to long-term affordability and community stewardship, as well as extensive knowledge of HUD affordable housing programs, to acquire the City-owned property and maintain operations. This opportunity is intended to address the housing needs of extremely low- to very low-income senior households (aged 55+). The City's preference is to select a Community Land Trust that has demonstrated experience and the capacity to implement a project consistent with the City's adopted plans, policies, and affordability restrictions. This NOPA is not a funding opportunity; however, the City will work with the selected organization to identify competitive funding sources for operating or reserve funds as well as any necessary rehabilitation work and provide letters of support for those applications, as applicable.

Available Property

The property made available through this NOPA will be accessible to organizations that meet the requirements of this NOPA made through a competitive process. The City's intent through this NOPA is to identify a Community Land Trust that can demonstrate a firm readiness to proceed in assuming responsibility for both the property and its tenants.

- **Site Address:** 1044 Maine Avenue, Long Beach, CA 90813
- **Assessor Parcel Number:** 7271-021-048
- **Lot Size:** 7,373 Sq. Ft.
- **Structure Type:** Low-Rise Apartment
- **Land Use Designation:** Multi-Family Residential
- **Rent Schedule:** Please see Attachment A

There are no grant funds available under this NOPA; there are six Project Based Vouchers attached to the property. The City intends to convey the property for a nominal purchase price of one dollar ($1) in support of the project's public benefit and long-term affordability goals. Only Community Land Trusts who align with the mission of preserving long-term affordability in the City of Long Beach need apply. The deadline for submitting proposals in response to the NOPA is 4:00 P.M. on Thursday, November 20, 2025. Proposals will be reviewed for compliance with the terms of this NOPA and evaluated according to the established NOPA Evaluation Criteria. The City reserves the right to request additional information and/or to reject any or all proposals.

PROPOSAL SUBMISSIONS PROCESS

The City is seeking a Community Land Trust to take ownership of the Maine Avenue Senior Apartments for the purpose of long-term stewardship and affordability preservation. This opportunity does not involve new construction or the provision of additional City funding. Rather, it is a conveyance of the Maine Avenue Senior Apartments to an entity committed to maintaining affordability, ensuring stable housing for existing residents, and promoting community-centered management.

As this property already operates as affordable housing, the City's primary interest is in selecting a qualified steward that can preserve the long-term affordability of the site, implement thoughtful property management practices, and uphold tenant stability. Accordingly, proposals submitted under this NOPA shall include: (1) a narrative description of the organization's qualifications and proposed stewardship plan, and (2) documentation demonstrating capacity to assume ownership and ongoing operations. The principal steps in the submission and evaluation process are:

1. Applicants must submit one PDF format copy of the proposal. Proposals must include sufficient information to allow for the comprehensive review and evaluation of the organization's readiness and capacity.
2. The City will evaluate proposals with a focus on organizational readiness, financial sustainability, and alignment with the City's mission.
3. Applicants will be notified of the results of the evaluation no later than December 18, 2025.
4. The selected organization will be presented to The Long Beach Community Investment Company (LBCIC) for confirmation and approval by the LBCIC.
5. Questions related to this NOPA must be submitted by email to mary.daou@longbeach.gov by End of Day on Wednesday, November 12, 2025.
6. Completed Proposals should be emailed to: mary.daou@longbeach.gov.

THRESHOLD REQUIREMENTS

Eligible Entities
To be considered under this NOPA, applicants must be a Community Land Trust—a non-profit, mission-driven organization with a demonstrated commitment to affordable housing preservation, community stewardship, and equitable ownership models.

Property Use Requirements
The selected organization will be required to preserve the property as permanently affordable rental housing for low-income seniors. The property must remain affordable to households earning at or below 50% of Area Median Income (AMI), and any future rent increases must comply with applicable affordability covenants and City policies. The Declaration of Covenants, Conditions, and Restrictions (CCRs) can be found in Attachment B. The CCRs require compliance with the provisions of the Neighborhood Stabilization Program (NSP1), which was created by the federal government in response to the 2008 housing crisis. It was established under Title III of the Housing and Economic Recovery Act (HERA) of 2008, and administered by the U.S. Department of Housing and Urban Development (HUD). Key provisions of NSP1 relate to eligible uses, target population, income restrictions, affordability periods, property management and compliance, and fair housing and non-discrimination.

Experience and Capacity
Applicants must demonstrate capacity to own, operate, and maintain affordable housing. This includes:

- Experience managing, or demonstrated capacity to manage, multifamily rental housing
- Familiarity with compliance requirements for income-restricted housing
- Demonstrated financial capacity, or a financial plan, to assume ownership and maintain operations
- A clear plan for long-term affordability and property stewardship
- An ability and agreement to provide a proposed/expected budget and actuals on an annual basis

Site Control Structure
The City intends to convey the property through a sale at a nominal cost (one dollar), with long-term affordability restrictions recorded against the property. The City will collect annual monitoring fees at $182 per unit after three years of operation. Applicants must accept this conveyance structure and agree to the recordation of restrictive covenants and other City-imposed conditions as part of the transfer.

EVALUATION CRITERIA

Applicants will be reviewed and evaluated on a competitive basis to determine organizational capacity and readiness for the operation of low-income housing with recorded Restrictive Covenants and Regulatory Agreements, demonstrated capability to maintain real property and adhere to applicable codes, ordinances, and covenants, demonstrated capability developing annual operating budgets, and demonstrated experience working with and serving the needs of low-income tenants. As such, there will be no points scored as part of the evaluation and City staff will make their selection(s) on a qualitative rather than quantitative basis. Preference will be given to local organizations. All decisions made through this process shall be final and are not subject to further review.

SUBMITTAL REQUIREMENTS

Narrative Stewardship Plan

The proposal must include a narrative stewardship plan, limited to three pages, on official letterhead that provides a narrative description of the organization's mission, experience, and approach to long-term affordable housing stewardship. This should include:

- The organization's history and alignment with community-based housing principles
- Relevant property management experience, particularly with affordable or senior housing, or a summary of the organization's planned property management and operations model
- Commitment to racial equity, resident stability, and community engagement
- Vision for the long-term preservation and operation of the Maine Avenue Senior Apartments

The letter must provide contact information for the person with authority to negotiate on behalf of the organization. The Applicant must certify that the proposal and exhibits are true and correct. An unsigned and/or undated submission will not be considered.

Organizational Qualifications

Provide documentation demonstrating the applicant's organizational and financial capacity to own, operate, and manage income-restricted multifamily housing. This may include:

- Organizational history and mission
- Resumes or bios of key staff
- Description of properties currently owned or managed
- Plan for managing affordability restrictions, rent compliance, and annual reporting
- A brief description of how ongoing operations will be funded
- Identification of funding sources proposed to be used to pay for operational costs

End of Document