

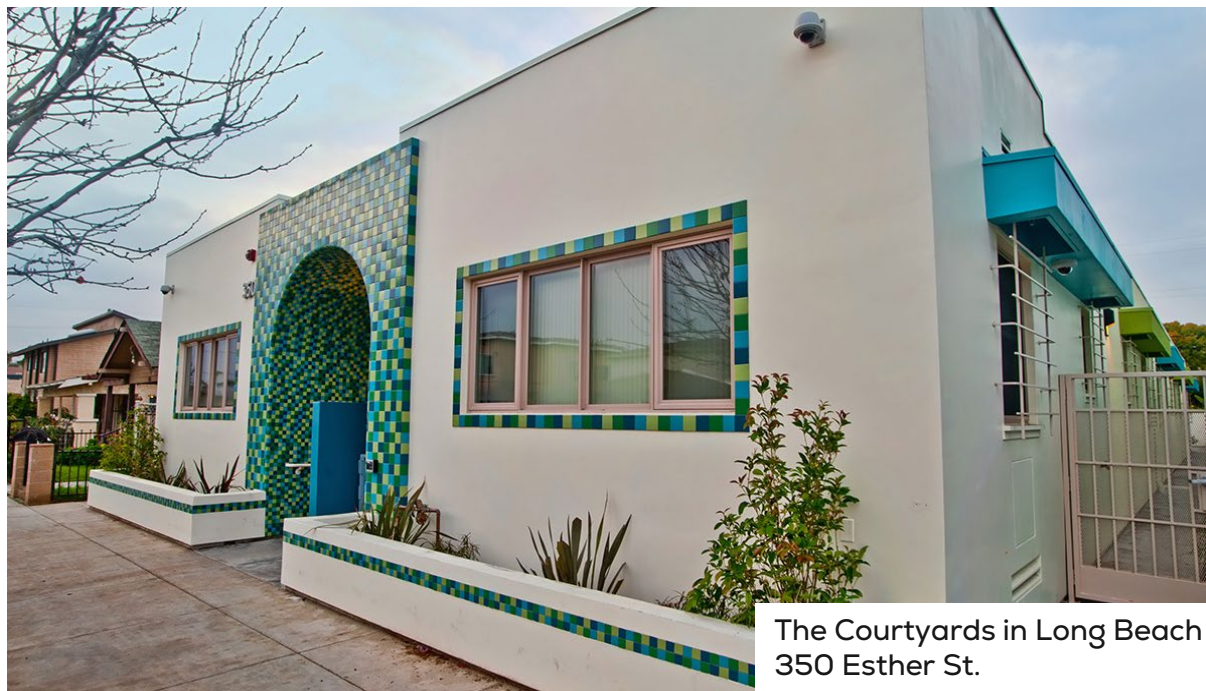
Denali

521 & 527 E. 4th Street
Long Beach, CA 90802

Presented By

Audrey Peterson, Housing Director
Yulisa Chavez, Assistant Project Manager





The Courtyards in Long Beach
350 Esther St.



The Courtyards in Long Beach
Studio Unit



Vistas del Puerto
1836 Locust Ave.



Vistas del Puerto
Community Square



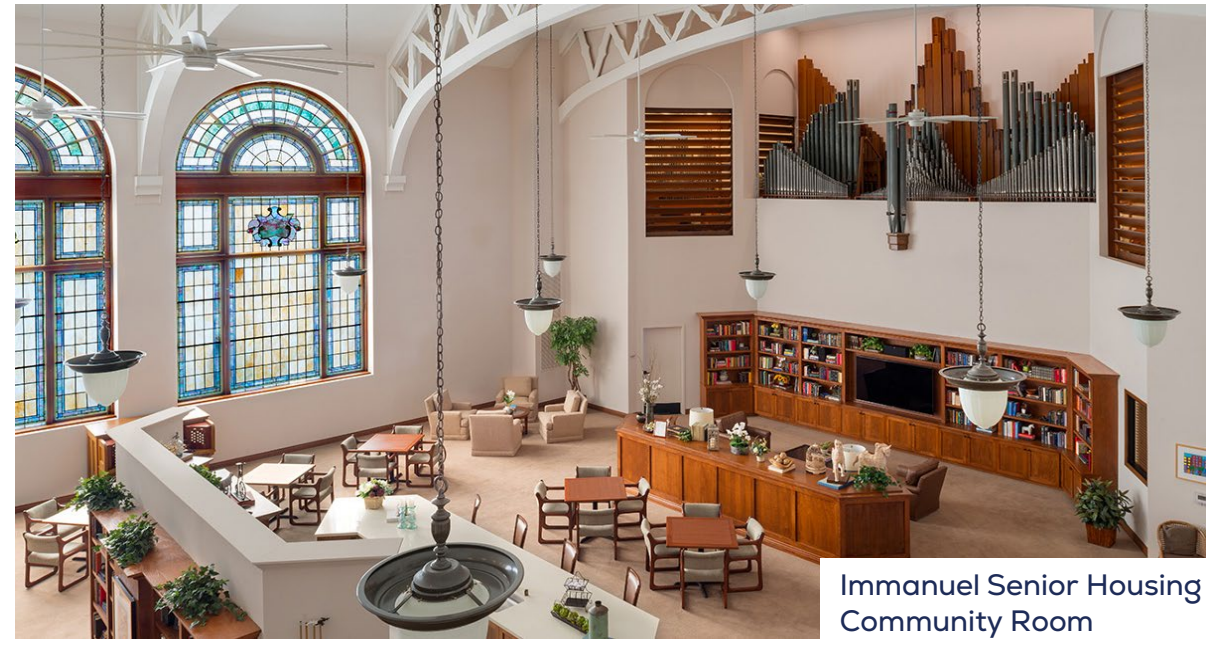
Elm Ave. Apts
530 Elm Ave.



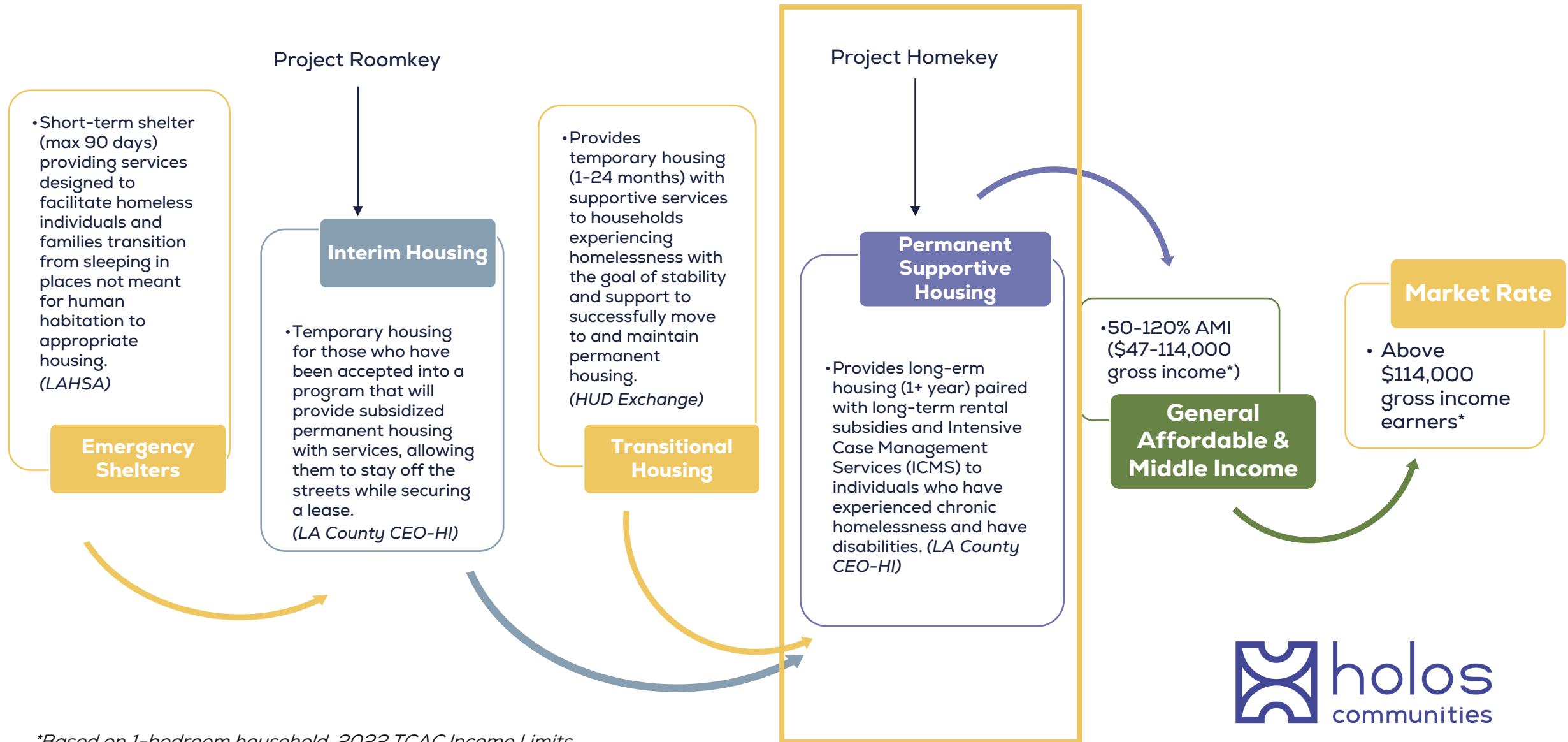
Elm Ave Apts
Foyer



Immanuel Senior Housing
3215 3rd Street



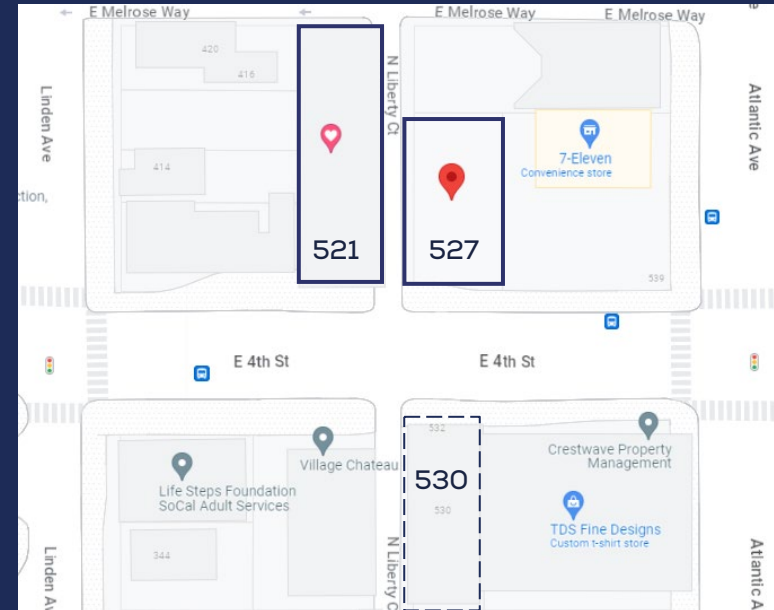
Immanuel Senior Housing
Community Room



*Based on 1-bedroom household, 2022 TCAC Income Limits

Project Overview

- **Project Address:** 521 and 527 E. 4th St.
 - Holos also owns 530 E 4th St.
- Former Long Beach Housing Authority Building and adjacent parking lot
- Made possible by AB 2345, AB 2097 and the LB Downtown Plan (PD-30)



Project Overview

- Project Height: 14 stories, 168 feet
- Community Room Space: 1,606 sq ft
- Commercial Space: 1,200 sq ft
- Unit Count: 103 1-bedroom units
 - 76 units of Permanent Supportive Housing
 - 25 units of General Affordable Housing
 - 2 units set aside for on-site Property Management



Safety & Security

- 24/7 Property Management, managers will live on-site
- Tenants sign year-long lease & House Rules at lease-up
- Security cameras, secured entryways
- On-Site Supportive Services (MHALA)
 - 4-5 Case Managers for PSH units
 - 1 Resident Service Coordinator for GA units
- 2 On-Site Property Managers (LMG)



Measures of Success

1. Stable Households: 764 people housed across our portfolio
2. Housing Retention: 91%
3. Job Creation: 1,390 jobs created through the development of our projects
4. Completion of projects on time and within budget

Timeline



Thank you! Questions?

Contact Information:

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Please visit our website at
holoscommunities.org/spaces
to keep up to date on Denali!

