

AFFORDABLE HOUSING SUCCESS STORY



1401 LONG BEACH BOULEVARD

1401 LONG BEACH BOULEVARD, LONG BEACH, CA 90813

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KEY STATS

Developer: Century Affordable Development

Architect: BSB Design

Contractor: LENA Construction

Financing: \$24.3M in state cap-and-trade funds, along with investment from LISC, PLHA, CDBG, LHTF

Income Range: 30% to 60% AMI

Total Units: 153

PROJECT OVERVIEW

1401 Long Beach Boulevard represents a transformative investment in equitable, transit-oriented development in the heart of Long Beach's Washington neighborhood. Spearheaded by Century Affordable Development, Inc., in partnership with the City of Long Beach, this six-story, 100% affordable housing community will deliver 153 total units (74 one-bedroom, 40 two-bedroom, and 39 three-bedroom apartments) serving households earning between 30% and 60% AMI. It's ideally located adjacent to the Metro A Line and embodies smart growth principles by integrating housing with sustainable transportation. It includes 80 vehicle parking spaces, 77 bicycle parking spots, and extends the 14th Street greenway, enhancing pedestrian and cyclist connectivity. The development also features 7,600 square feet of outdoor common space and 5,095 square feet of private outdoor areas, fostering community interaction and resident well-being.

Recognizing the evolving needs of the community, the project design shifted from permanent supportive housing to family-oriented units based on resident feedback, ensuring alignment with local priorities. This responsiveness underscores a commitment to inclusive development that honors the voices of existing residents to create a lasting positive impact.

COMMUNITY IMPACT

The affordable housing community at 1401 Long Beach Boulevard is a catalyst for equitable growth, community resilience, and thoughtful urban revitalization.

At its core, 1401 Long Beach Boulevard is a story of partnership and responsiveness to the needs of the Washington neighborhood. Originally envisioned as permanent supportive housing, the project pivoted to family-oriented units based on direct community feedback. That kind of flexibility and accountability should be the standard for how we build inclusive neighborhoods, and this project proves it can be done successfully.





The development's design and location demonstrate a best-in-class model for sustainable, transit-oriented affordable housing. With 153 units across a diverse unit mix, the community will meet the needs of a wide renter demographic, from singles to large families. Located directly adjacent to the Metro A Line and the expanding 14th Street greenway, residents will benefit from seamless access to public transit, reducing auto dependence and enhancing quality of life.

The project's scale enhances its layered impact. The inclusion of outdoor community spaces and bicycle parking supports resident wellness and connectivity. An \$80 million investment, backed by \$24 million in state funds from the Affordable Housing and Sustainable Communities program, confirms the project's alignment with California's climate and housing goals.

Perhaps most importantly, 1401 Long Beach Boulevard sets a precedent for what community-centered affordable housing should look like. It integrates place-based design, sustainability, and socioeconomic inclusion, all while respecting the character and needs of the local community. By expanding access to high-quality, family-focused housing near jobs, schools, and transit, it builds the kind of community every neighborhood deserves.

SOLVING CHALLENGES

The 1401 Long Beach Boulevard project has already overcome a number of significant challenges. From the earliest stages of development, this project was shaped by an ambitious vision: to bring 153 units of deeply affordable, transit-oriented housing to the heart of Long Beach's Washington neighborhood. But translating vision into reality required overcoming design complexity, evolving community needs, and a competitive funding landscape.

Shifting the focus from permanent supportive housing to family-oriented units allowed the project to more accurately serve the families most in need while maintaining affordability levels. This substantial redesign added cost and logistical hurdles, but the team navigated them to ensure the final product matched community priorities.

Navigating the CEQA process was another key milestone. The infill site is adjacent to a Metro A Line station and overlays existing urban infrastructure. Successfully aligning the site plan with both CEQA guidelines and city planning goals required intensive coordination with stakeholders, including the City of Long Beach, Metro, and neighborhood residents.

The project's focus on sustainability and connectivity posed further challenges. Expanding the 14th Street greenway and integrating bicycle and vehicle parking spaces within a constrained site footprint demanded creative design strategies. The final layout includes 7,600 square feet of outdoor common space and 5,095 square feet of private open space, striking a rare balance between density and quality of life.

