



The 101 in Long Beach, CA
What questions were asked at the September 7, 2023 Community Meeting?

1. What is the application process, and who decides who lives at The 101?

The 101 will serve individuals and small families in the area who are currently experiencing or are at risk of experiencing homelessness. Each resident will sign a lease, pay rent, and follow house rules associated with living in an apartment building.

Residents will be referred to the agency through the Los Angeles Homeless Services Authority's Coordinated Entry System (CES). The CES is a consistent, community-wide intake process matching households experiencing homelessness to housing interventions and other community resources that best fit their needs.

Applicants undergo an extensive vetting process from the County but must also go through a background check conducted by the property management team. Applicants convicted of a violent or drug-related crime and registered sex offenders will not be approved for residency.

2. Is this transitional housing?

The 101 is **not** transitional housing and is **not** a shelter. It provides permanent housing and wrap around services to help residents thrive and reach their goals. Walk-up services will not be provided.

3. How does Jamboree intend to keep residents and the community safe?

Jamboree creates a site-specific security plan for each of our properties. This plan incorporates the needs of the residents, staff, visitors, and neighbors.

The 101 plan calls for a secured building entrance and vehicular access along with technological infrastructure that allows for video surveillance, controlled fob access, and "voice-down" security system capabilities. The voice-down security system is a network of security cameras that provide a live stream to an offsite security team. What makes these cameras unique is they allow the professionals watching the stream to communicate directly to those onsite through speakers in the cameras. If the offsite security team witnesses suspicious activity, the staff can speak with those onsite and alert emergency services.

Additionally, Research demonstrates that affordable housing leads to a decrease in neighborhood crime. [A 2022 University of California Irvine study](#) on the effects of affordable housing in Orange County, CA, showed that neighborhoods with new affordable housing experienced fewer aggravated assaults, robberies, and violent crimes. This has been Jamboree's experience in our 30+ years as a nonprofit community developer.

4. Will The 101 have Solar Panels?

Yes. Jamboree incorporates solar panels on all projects when feasible. Our design process takes solar panels into consideration and ensures the roof will be a viable location to house them.

5. Will the community have an opportunity to look at updated designs?

Yes. Jamboree is currently refining the design in collaboration with Y&M Architects and will present the new design at the next community outreach meeting later this fall. Those signed up for [The 101 Good Neighbor Contact List](#) will receive an email with renderings of the new design once they are complete. Jamboree values community feedback and believes it leads to stronger developments that benefit the entire community.

6. Why does the 101 only have one-bedroom apartments?

Many factors determine the number of bedrooms our apartments have. Factors include size, shape, and zoning of the existing land. One of the key factors includes determining the public financing options available that will help us deliver housing to the community. Every financing source has different requirements that detail the types of populations an affordable housing community must serve. The current financing available aims to support individuals and small families.

Site limitations and creating a design that fits the community are also considerations. In the case of The 101, adding units that have more than one bedroom would require an increase in the building's height and additional stories. It would also impact the ratio of residents to parking stalls.

7. Will the bottom floor have any retail space?

No. The bottom floor of The 101 will be used primarily for office, services, and communal space for residents. Since Jamboree and other organizations will provide services onsite, we carefully design our apartment communities to have enough space to administer those services effectively.

8. Will Long Beach residents receive priority?

As Jamboree continues to line up funding sources, the exact makeup of the population who will call The 101 home remains in flux. While our goal is to give preference to Long Beach residents, funding sources dictate whether or not that is possible.

9. What is Jamboree doing to ensure the site is accessible to everyone?

All units at The 101 will be ADA-adaptable or accessible. 15% of the units will have additional mobility features, and 10% will have additional communication features. In addition, Jamboree will work with the City to make streetscape improvements. Anything Jamboree touches during construction must become ADA-compliant.

10. Has the site been tested for ground contamination?

Before Jamboree purchased the land, the City of Long Beach received a "No Further Action" letter from the Department of Health and Human Services, deeming the site safe. In addition, Jamboree completed additional environmental testing on the site to confirm environmental compliance. Many of The 101 funding partners require Jamboree to receive a clean certificate. If any unsafe substances are found before moving forward with construction, Jamboree will mitigate the issue.