



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6005

FAX (562) 570-6068

March 3, 2016

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Receive and file the 2015 Housing Element Annual Report and instruct the Director of Development Services to submit the Annual Report to the City Council, State Office of Planning and Research, and the California Department of Housing and Community Development. (Citywide)

APPLICANT: Amy J. Bodek, Director
Department of Development Services
City of Long Beach
333 W. Ocean Boulevard
Long Beach, CA 90802

DISCUSSION

On January 7, 2014, the City Council adopted the 2013-2021 Housing Element, one of seven mandated elements in the City's General Plan. On April 5, 2014, State of California Department of Housing and Community Development (HCD) certified the 2013-2021 Housing Element for consistency with State law. Housing Element Law [§65400] mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. Moreover, California law requires that all cities and counties submit to their legislative bodies and the State of California Housing and Community Development Department (HCD) an annual report on the city's achievements in meeting the goals and Regional Housing Needs Assessment (RHNA) targets embodied in its adopted Housing Element. The intent of this statute is to ensure that the Housing Element remains an effective guide for allocating limited housing resources at the local level.

In 2013, the Southern California Association of Governments (SCAG) developed its RHNA based on growth forecasts. These growth forecasts were then assigned to Long Beach and its fair share of State mandated affordable and market rate housing goals were allocated. In allocating the City's future housing needs, SCAG considered the following: 1) market demand for housing, 2) type and tenure of housing units, 3) employment opportunities, 4) commuting patterns and 5) suitable sites and public facilities. The City of Long Beach was allocated 7,048 total housing units for the time period covered by the 2013-2021 Housing Element. It should be noted, however, that this RHNA allocation does not require the City to

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produce any housing units; rather, it requires that the City identify adequately zoned sites for such development to occur.

On March 27, 2010, the HCD adopted guidelines and forms for the preparation of the Housing Element Annual Reports. (Previous to that time, jurisdictions made up their own report formats.) These reports are now due back to the State on April 1 of each year. Pursuant to this requirement, the 2015 Annual Report for the 2013-2021 Housing Element has been prepared for your review and consideration, and is attached hereto. (Exhibit A – 2015 Housing Element Annual Report).

As indicated in the Housing Element Annual Report for 2015, the City has made progress in implementing the programs outlined in the 2013-2021 Housing Element. For calendar year 2015, building permits were issued for the construction of 150 new units. Of these, 111 units were made affordable for very-low income households and 8 more units were made affordable for low-income households.

In calendar year 2015, the Long Beach Housing Development Corporation provided \$14.276 million in long-term financing to assist in developing the Anchor Place at Century Villages of Cabrillo (120 units) and The Beacon at Long Beach Boulevard and Anaheim Street (160 units). In addition, the City's Housing Authority also provided project-based vouchers for the 75 new units at the Anchor Place.

Respectfully submitted,



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

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Attachment: Exhibit A - 2015 Housing Element Annual Report