



LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

October 2, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve a Resolution adopting a Replacement Housing Plan for the proposed Washington School Housing Action Plan Project. (Central – District 1)

DISCUSSION

On June 1, 2004, the City Council adopted a five-year Housing Action Plan (HAP) for Fiscal Years 2005-2009 to serve as the framework for developing affordable housing in the City of Long Beach. The HAP allocated a total of at least \$69 million over a five-year period for affordable housing programs. Sixty-five percent (65%) of these funds were allocated to three focus areas: Washington School, Central, and North King School.

The primary goals of the HAP are to 1) maximize investment towards providing quality affordable housing to as many City residents with the greatest housing needs as possible; and 2) revitalize and stabilize Long Beach neighborhoods. Following the adoption of the HAP, a detailed needs assessment of the selected neighborhoods was undertaken in order to determine strategies that would address the specific needs of each neighborhood. Based on this assessment, preliminary strategies for each neighborhood have been developed to further the goals of the HAP.

One of the recommended strategies is to acquire parcels that are currently vacant or have substandard improvements and, in certain instances, some properties adjacent to these parcels. On October 19, 2005, the Long Beach Housing Development Company (LBHDC) authorized the purchase of four parcels for future housing development projects in the Washington School Focus Area (Exhibit A – Site Map). On December 12, 2005, the Agency, in executive session, agreed to acquire the properties on behalf of the LBHDC. The Agency and/or the LBHDC may eventually demolish the existing residential structures to prepare sites for new development.

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Under California State Law, a redevelopment agency removing housing units occupied by low- and moderate-income households must adopt a Replacement Housing Plan that discusses how these housing units will be replaced within the community. The Replacement Housing Plan (Plan) prepared for the Washington School Focus Area properties contains the following items:

- The number of dwelling units housing persons and families of low- or moderate-income to be removed and replaced by construction or rehabilitation;
- The general location of housing to be rehabilitated, developed, or constructed pursuant to California Health and Safety Code Section 33413;
- An adequate means of financing such rehabilitation, development, or construction;
- The timetable for meeting the Plan's relocation, rehabilitation, and replacement housing objectives; and
- A finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution.

The Plan, which is attached to the Resolution, has been available for public review and comment for the past two weeks on the LBHDC website and at the Office of the City Clerk within City Hall. A notice referencing the availability of the plan was also published in the Press Telegram during the week of September 18, 2006.

Adopting a Resolution approving the Replacement Housing Plan for the Washington School Focus Area will provide development sites to accommodate the area's need for quality affordable housing, while encouraging neighborhood revitalization and stability.

SUGGESTED ACTION:

Approve recommendation.

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Respectfully submitted,



PHW
PATRICK H. WEST
EXECUTIVE DIRECTOR

PHW:CAB:MM:mm

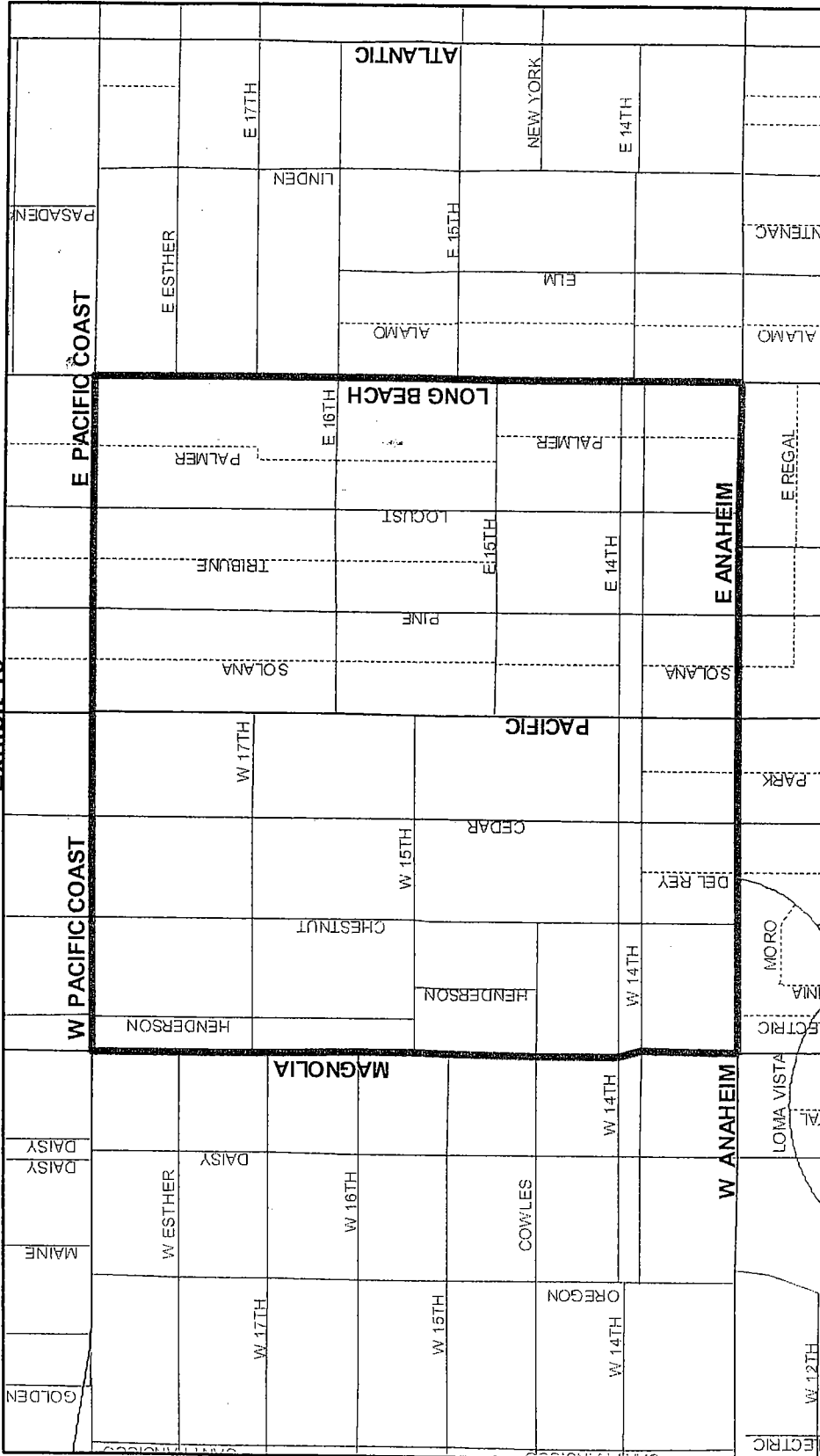
APPROVED:




GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
Redevelopment Agency Resolution


Exhibit 16



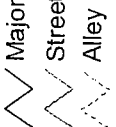


City of Long Beach
Dept. of Technology Services
& Dept. of Planning & Building


**City of Long Beach
Housing Services Bureau
Washington School Focus Area**



N



Major Street
Street
Alley



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