



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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May 16, 2013

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Receive and file the 2012 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 California Department of Housing and Community Development. (Citywide)

APPLICANT: City of Long Beach
Department of Development Services
333 West Ocean Boulevard
Long Beach, CA 90802

DISCUSSION

On May 19, 2009, the City Council adopted the 2008-2014 Housing Element. The Housing Element is one of the seven mandated elements of the City's General Plan. 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 mandates that all cities and counties submit to their legislative bodies and the State of California Department of Housing and Community Development (HCD) an annual report on a city's achievements in meeting its goals and Regional Housing Needs Assessment (RHNA) contained in its Housing Element. The intent of this statute is to ensure that the Housing Element remains an effective guide for allocating limited housing resources.

In 2007, 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 conditions: 1) market demand for housing, 2) type and tenure of housing, 3) employment opportunities, 4) commuting patterns and 5) suitable sites and public facilities. The City of Long Beach was allocated 9,583 housing units for the 2008-2014 time period covered by the City's Housing Element. Please note that the RHNA allocation does not require the

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City, or any jurisdiction, to produce any housing units, but does mandate 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. Pursuant to the requirements, the 2012 Annual Report for the Housing Element has been prepared for your review and advisement (Exhibit A – 2012 Housing Element Annual Report).

As indicated in the Housing Element Annual Report, the City has made progress towards implementing the programs outlined in the 2008-2014 Housing Element. For this reporting period, 25 new residential units were permitted for construction. Of these dwelling units, 2 were multi-family dwelling units and 23 were single-family dwelling units. However, the dissolution of the Redevelopment Agency has had, and will continue to have, a significant impact on total unit production, especially income-restricted units. For example, last year the City reported 14 income-restricted housing units constructed at the Villages at Cabrillo. However, for this reporting period, the number dropped to 0. In reality, a significant portion of the City's new income-restricted units is achieved through rehabilitation of single family and multi-family dwelling units, as the City is nearing the end of its participation in a multi-year, federally-funded Neighborhood Stabilization Program (NSP). Through the NSP, the City utilized nearly \$25 million in federal funds over the past few years to rehabilitate approximately 100 income-restricted units. Unfortunately, the majority of these rehabilitation projects do not count toward the City's RHNA goals because these units are not considered "substantially rehabilitated" by State law, which requires the units to be red-tagged and uninhabitable prior to rehabilitation in order to be counted. Consequently, Table B in Exhibit A does not necessarily reflect the total number of new income-restricted units produced during this reporting period.

Respectfully submitted,



DEREK BURNHAM
PLANNING ADMINISTRATOR



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:DB:JW

Attachment: Exhibit A: 2012 Housing Element Annual Report