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City of Long Beach Revised Draft 2008-2014 Housing Element

CITY COUNCIL HEARING

MAY 19, 2009





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Purpose of the Housing Element

- One of seven required elements in the City's General Plan
- Document that identifies the City's ability to demonstrate capacity for its Regional Housing Needs Assessment (RHNA) assigned by SCAG
- A Housing Element certified by HCD is required in order for the City to apply for State housing funds and grants, such as Prop. 1C and the Housing & Emergency Shelter Trust Fund Act of 2006



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Update of the Housing Element began in 2007

2007

Multiple dates **Outreach conducted with more than 20 community groups**

2008

February 27	Housing Element Workshop
May 15	Planning Commission study session
May 16	Stakeholder Interviews
May 21	LB Housing Development Co. study session
June 2	RDA Board study session
August 28	Draft Housing Element available for review
October 2	Draft Element presented to Planning Commission
October 6	Draft Element presented to RDA Board



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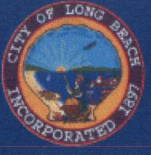
Housing Element Timeline

2008

- October 14** City Council reviewed and commented on Draft Element
- November 11** City Council voted to forward the Draft Element to the California Dept of Housing & Community Development (HCD)
- December 15** Draft Housing Element sent to HCD for 60-day review

2009

- February 19** City received HCD's comments on Draft Housing Element
- May 7** Planning Commission voted on Revised Element and recommended City Council adopt Final Housing Element
- May 19** Proposed City Council adoption
- June 3** Extended HCD deadline for TOD & In-Fill Grant applications



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Regional Housing Needs Assessment (RHNA)

- Statewide housing needs projection determined by Department of Housing and Community Development (HCD)
- Projection is allocated to 58 counties and 478 cities through regional local government agencies (SCAG, SANDAG, etc.)
- SCAG's allocation is 699,368 units distributed over six counties
 - Los Angeles County's RHNA is 283,927 units
 - Long Beach's RHNA is 9,583 units (3.4% of L.A. County's RHNA)
- Allocation process considers growth forecasts, including population, market demand for housing, employment trends, transportation systems, commuting patterns, available land



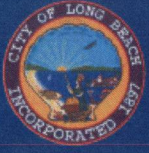
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Long Beach's 2008-2014 RHNA by Income Level

<u>INCOME LEVEL</u>	<u># OF UNITS</u>
Extremely Low (<30%)	1,326 (13.8%)
Very Low (31-50%)	995 (10.4%)
Low (51-80%)	1,485 (15.5%)
Moderate (81-120%)	1,634 (17.1%)
Above Moderate (>120%)	4,143 (43.2%)
TOTAL	9,583 units



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City has responded to HCD's concerns

- The Revised Draft Housing Element was amended per HCD's official comment letter (February 19, 2009).
- In addition, in response to concerns expressed by Legal Aid, further revisions have been provided to Council in a handout for consideration.



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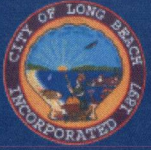
Proposed Changes

Definition of Family

- As stated in Program 2.2 in the Housing Plan, review the Zoning Code definition of family and amend as necessary and appropriate to ensure clarity and remove any potential constraints to housing for persons with disabilities within one year of the adoption of the Housing Element (V-23 & 24)

Emergency Shelters

- Amend Program 2.1 in the Housing Plan to:
 - Document City acceptance of **\$3.6 million** of Federal money for local Federal Homeless Prevention and Rapid Rehousing Program (V-23)
 - Ensure at least 50% of new efficiency units at Villages at Cabrillo will be targeted to extremely low income households (V-23)



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Proposed Changes cont.

Development Permit Procedures

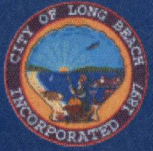
- Add Program 6.1 in the Housing Plan that will say: In order to facilitate the Site Plan Review process for affordable housing, within one year of the adoption of the Housing Element, the Development Services Department will work with the Community Development Department and recommend a program to the Long Beach Housing Development Company to support a portion of the entitlement costs and expedite the development process for affordable housing developments (V-37).

Site analysis and location of sites

- Further clarification of nonresidential development on the 17 RHNA sites (IV-12)

Preservation of at-risk units

- Amend Program 1.1 in the Housing Plan to seek to preserve 1,114 affordable units for extremely low income households and 1,114 affordable units for very low income households (V-20).



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Proposed Changes cont.

Development of housing for extremely low income households

- Add Policy 1.7 to the Housing Plan to annually seek out new sources of funding for affordable housing development and continue to look for stable, dedicated sources of funding for the City's Housing Trust Fund (V-14).
- Staff will recommend that the Long Beach Housing Development Company adopt a program to allocate housing resources in accordance with RHNA needs.



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Additional Residential Development Sites

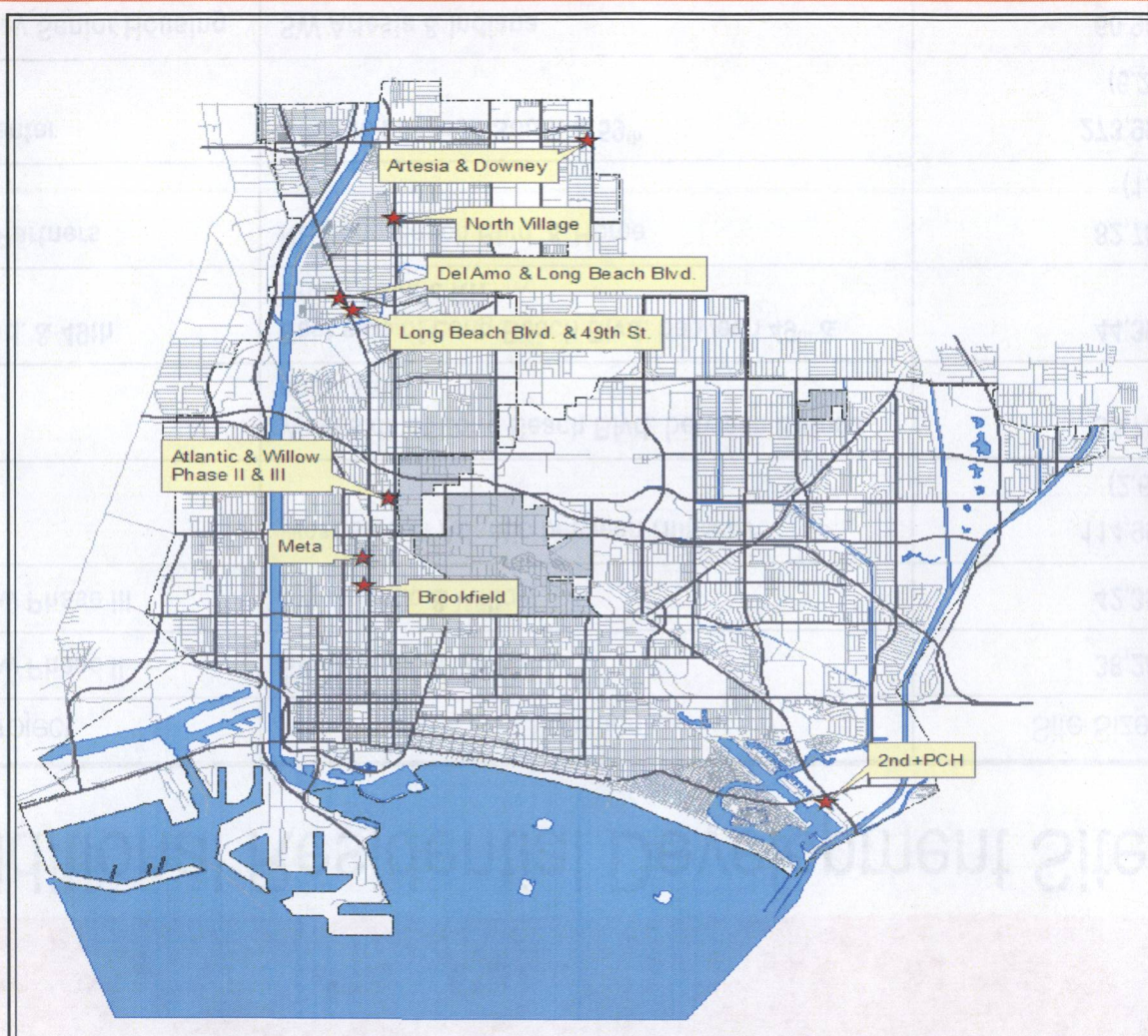
Project	Location	Site Size
Atlantic & Willow Phase II	SW Atlantic & Vernon	38,280 sq. ft.
Atlantic & Willow Phase III	SW Atlantic & Willow	42,350 sq. ft.
Brookfield	West side of Atlantic between Hill & 20 th	114,998 sq. ft. (2.64 acres)
Meta	West side of Long Beach Blvd. between Burnett and Eagle	33,750 sq. ft.
Long Beach Blvd. & 49 th	East side of Long Beach Blvd. between 49 th & Union Pacific RR	44,398 sq. ft.
Golden Pacific Partners	NE Long Beach Blvd. & Home	82,760 sq. ft. (1.9 acres)
North Village Center	Atlantic between South & 59 th	273,990 sq. ft. (6.29 acres)
Artesia & Downey Senior Housing	SW Artesia & Indiana	60,980 sq. ft. (1.4 acres)
2 nd & PCH	SW 2 nd & Pacific Coast Highway	470,450 sq. ft. (10.8 acres)
TOTAL		26.67 acres



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Housing Element
Example Projects



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North Village Center



Meta





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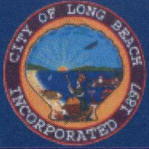
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Golden Pacific Partners



Brookfield





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Estimated Affordable Housing Funds

FY10 FUNDING

Redevelopment Set Aside	20 million
Redevelopment Set-Aside Carryover	17 million
2005 Housing Bond	15 million
HOME Investment Partnership Act	4.6 million
Community Development Block Grant (CDBG)	1 million
Housing Trust Fund	1.5 million
Homeless Prevention & Rapid Re-Housing Program	3.6 million
TOTAL	\$62 million



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Federal Funds for Section 8 Rental Assistance

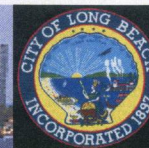
- \$60 million from Housing & Urban Development (HUD)
- Funds are distributed by Long Beach Housing Authority
- Section 8 currently provides rental assistance to 6,853 Long Beach households
 - 5,622 (82%) are Extremely Low income
 - 1,231 (18%) are Low income
 - Households range in size from 1 to 13 persons



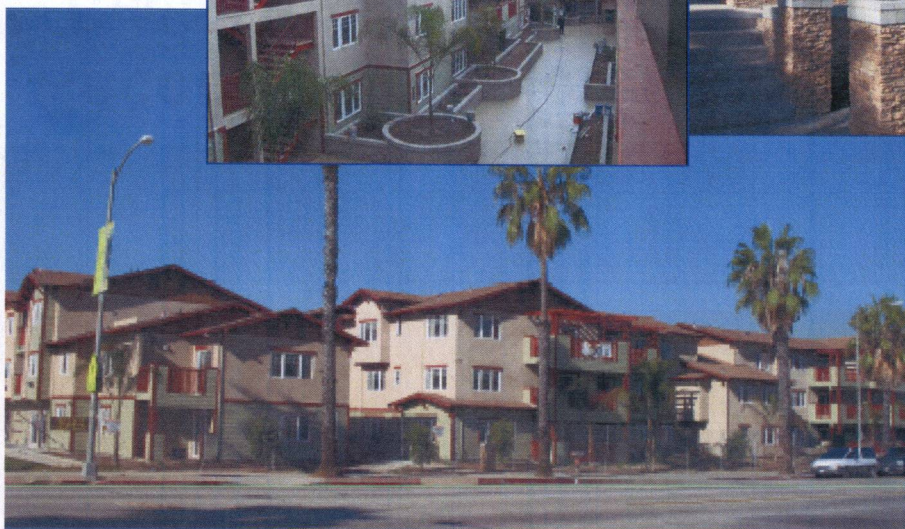
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Recently Completed Rental



Pacific City Lights, 1601 Pacific Avenue

Developer

Squier Properties/ADI Inc.

LBHDC Assistance

\$4 Million - HOME

Unit Mix

3-Bedrooms: 35

4-Bedrooms: 7

Total Units: 42

Affordability

Very Low: 41

Manager (unrestricted): 1



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Recently Completed Rental Rehabilitation

Before



6185-91-95 Linden



After

Decro Properties
12 Sites in Council Districts 1, 6 & 9

Developer

Decro Long Beach

LBHDC Assistance

\$11.04 Million - HOME

Unit Mix

0-Bedrooms:	4
1-Bedrooms:	141
2-Bedrooms:	173
3-Bedrooms:	2
Total Units:	320

Affordability

< 60% of AMI:	288
60 to 80% of AMI:	32
(Low-Income)	



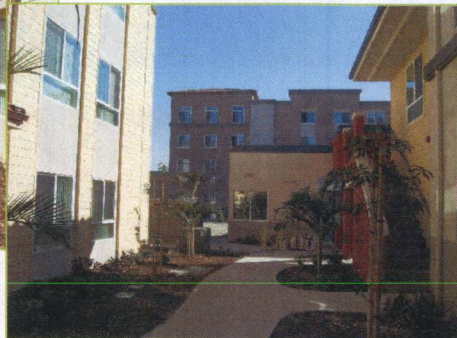
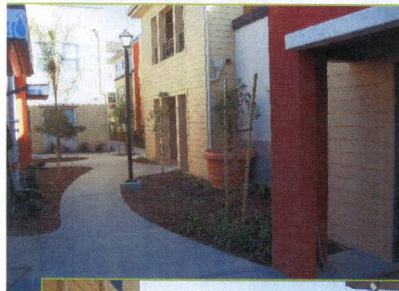
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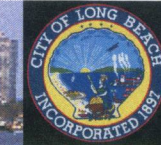
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Recently Completed Rental



Family Commons
2200 W. Willard St.



Developer

Century Villages at Cabrillo

LBHDC Assistance

\$11.8 Million - HOME

Unit Mix

1-Bedrooms: 10
 2-Bedrooms: 31
 3-Bedrooms: 32
 4-Bedrooms: 8
 Total Units: 81

Affordability

Very Low: 56
 Low: 24
 Manager (unrestricted): 1



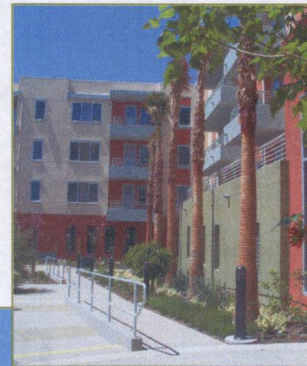
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Recently Completed Senior Rental



Atlantic / Vernon, Senior Housing

Developer

Menorah Housing

LBHDC Assistance

\$1.65 Million - 2005 Bonds

\$2.85 Million - Set-Aside

Unit Mix

1-Bedrooms: 66

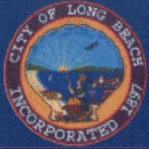
Total Units: 66

Affordability

Very Low: 65

Manager (unrestricted): 1

Total Units: 66



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Proposed Mixed-Use/Mixed-Income Ownership and Senior Rental



1235 Long Beach Boulevard

Developer

META Housing Corporation

LBHDC Assistance

\$17.5 million – Set-aside
(Estimate)

Unit Mix

1-Bedrooms:	172
2-Bedrooms:	159
3-Bedroom:	25
Total Units:	356

Affordability

Very Low:	56
Low:	11
Moderate:	40
Market:	247
Managers (unrestricted):	2



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Questions / Comments