



CITY OF LONG BEACH 2013-2021 HOUSING ELEMENT FIFTH CYCLE

January 7, 2014

What is the Housing Element?

- 1 of the 7 mandated elements of the General Plan
- Requires review by State Department of Housing and Community Development (HCD)
- Periodic updates required by State law
 - Fifth update cycle (2013-2021) with a statutory deadline of February 12, 2014

Housing Element Certification

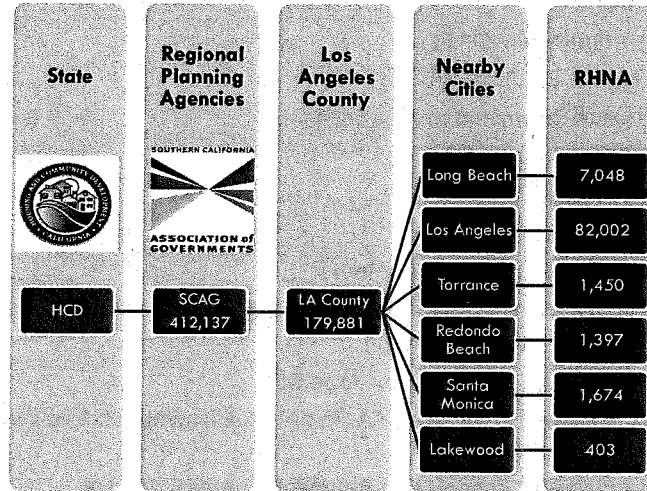
Finding of Substantial Compliance by HCD

- **Legally adequate General Plan**
- **Presumption of validity in case of lawsuit**
- **Must be in compliance to apply for State funds**
 - CalHFA, CalHOME, BEGIN loans
 - Affordable Housing Innovation Program - Local Housing Trust Fund Program
 - Transit-oriented development
- **Avoid penalty**
 - Four-year review instead of eight-year review if not adopted by deadline
 - Rollover of unaccommodated RHNA if adequate sites are not identified

Regional Housing Needs Allocation

- The Regional Housing Needs Allocation (RHNA) is mandated by State housing law as part of the periodic process of updating local housing elements
- State law requires regional councils of government in California determine each jurisdiction's share of RHNA
- RHNA quantifies the need for housing within each jurisdiction during a housing element planning period
- Ability to accommodate RHNA is a critical component of HCD review and certification
- **RHNA is a planning goal, NOT a production goal**
- RHNA planning period - Jan. 1, 2014 to Oct. 31, 2021

Regional Housing Needs Allocation



City's RHNA – 7,048 Units

	HE 4	HE 5	HE 5 % Total RHNA
Very Low	2,321	1,773	25%
Low	1,485	1,066	15%
Moderate	1,634	1,170	17%
Above Moderate	4,143	3,039	43%
Total Units	9,583	7,048	100%

Public Participation

- **Community Meetings**
 - **March 23, April 24, April 27**
- **Planning Commission Meetings**
 - **March 7, June 20**
- **City Council Meetings**
 - **December 10, 2013**
- **Consultation with Stakeholders**
 - **Housing Long Beach & Los Angeles Legal Aid Foundation**
 - **Fair Housing Foundation**
 - **Affordable Housing Developers**
 - **Downtown Long Beach Associates & Downtown Residential Council**
 - **Apartment Association California Southern Cities**

Key Issues From Community Input

- **Quality of existing housing is a major concern**
- **General lack of affordability**
- **Overcrowded housing condition**
- **Homelessness has increased**
- **Few ADA accessible units are available**
- **Need to disperse affordable units throughout the City**

HCD's Initial Comments (Aug. 2013)

- **Program 1.3: First Right of Refusal for Displaced Lower Income Households**
 - Add criteria for evaluating this program; Complete before 2017
- **Program 2.2: (Zoning Code Update for Special Needs Housing – Emergency Shelters)**
 - Specify actions to be undertaken; Identify general criteria to be analyzed; Include a complete date
- **Long Beach Boulevard Transit Oriented Development**
 - Add strategies for preserving and adding new housing in PD-29 and PD-30
- **General Fund tax revenues**
 - Commit to setting aside a portion of the General Fund tax revenues received from dissolution of RDA for lower income housing

Programs: Affordable Housing Assistance and Preservation

Program	Existing / Modified Program	New Program
1.1 Preservation of At-Risk Units	■	
1.2 Housing Choice Voucher	■	
1.3 First Right of Refusal for Displaced Lower Income Households		■

Programs: Housing for Special Needs Residents

Program	Existing / Modified Program	New Program
2.1 Continuum of Care	■	
2.2 Zoning Code Update for Special Needs Housing	■	■
2.3 Family Self Sufficiency	■	
2.4 HOPWA Tenant-Based Rental Assistance	■	
2.5 Universal Design	■	
2.6 HOME Security Deposit Assistance	■	

Programs: Housing for Special Needs Residents

Program	Existing / Modified Program	New Program
2.7 VASH (Veterans Affairs Supportive Housing)		■
2.8 Continuum of Care Permanent Supportive Housing		■
2.9 Project-Based Vouchers (Palace Apartments and Villages at Cabrillo Phase IV)		■

Programs: Housing and Neighborhood Improvement

Program	Existing/ Modified Program	New Program
3.1 Home Rehabilitation	■	■
3.2 Neighborhood Resources	■	
3.3 Comprehensive Code Enforcement	■	■
3.4 Neighborhood Improvement Services		■
3.5 Foreclosure Registry		■
3.6 Lead-Based Paint Hazard Abatement	■	

Programs: Housing Production

Program	Existing/ Modified Program	New Program
4.1 Affordable Housing Development Assistance	■	
4.2 Adequate Sites	■	
4.3 Adaptive Reuse		■
4.4 Housing Trust Fund		■

Programs: Home Ownership Opportunity

Program	Existing/ Modified Program	New Program
5.1 City First-Time Homebuyer Assistance	■	
5.2 County First-Time Homebuyer Assistance		■

Programs: Mitigation of Governmental Constraints

Program	Existing/ Modified Program	New Program
6.1 Development Incentives	■	

Programs: Fair and Equal Housing Opportunity

Program	Existing/ Modified Program	New Program
7.1 Fair Housing	■	

Programs: Monitoring and Review

Program	Existing/ Modified Program	New Program
8.1 Annual Report		■

Additional New Programs to Address Public and HCD Comments

Program	Existing/ Modified Program	New Program
1.3 Explore Local Options to Extend First Right of Refusal to displaced lower income households by 2016		■
2.2 Explore Zoning for Emergency Shelters in Additional Districts (PD-29, IL)		■
3.1 Focus Use of HOME Funds to Preserve and Enhance Affordable Housing in PD-29 / PD-30		■
3.3 Explore Feasibility of Establishing A Rent Escrow Account or other Program related to habitability		■

Additional New Programs to Address Public and HCD Comments

Program	Existing/ Modified Program	New Program
4.1 Incorporate a Priority for Funding for Affordable Housing Near Transit in the Housing Action Plan in 2015		■
4.2 Expand Housing Opportunities Throughout the City During Land Use Element and PD-29 Updates by 2014		■
4.4 Explore Options to Identify Revenues for Affordable Housing Fund		■

Additional New Programs to Address Public and HCD Comments

Program	Existing/ Modified Program	New Program
6.1 Explore Financial Incentives to Encourage the Inclusion of Affordable Housing in Transit-Oriented Development as Part of the Housing Action Plan to be prepared in 2015		■
8.1 Annual Report to Monitor Progress in Implementing Housing Element, Reporting on Research Findings of Several Potential Strategies		■

Housing Resources (FY13)

Housing Authority/HOPWA/SPC/VASH Vouchers	\$79,967,029
Housing Successor Agency	\$14,627,369
2005 Housing Bonds	\$18,770,320
State HCD Funds	\$ 3,230,475
HOME	\$ 5,404,428
CDBG	\$ 604,910
Neighborhood Stabilization Program (NSP)	\$ 17,107,017
Total	\$139,711,548

**FY14: \$16.8 million in available cash for
affordable housing purposes**

Existing Affordable Units

• Existing Restricted Units	4,260
• Owner Occupied Units (homebuyer assistance)	327
• Rehabilitated Units (single family - occupied)	427
• Rehabilitated Units (multi-family - restricted)	446
• Under Construction	61
• Under Rehabilitation	148
• In Pre-Construction/Pre-Development	<u>326</u>
• Subtotal	5,995
• ADD: Hsg Authority/HOPWA/SPC Vouchers	6,840
• Total Affordable Units	12,835

Changes to HE 5 Since December

- **Program 2.2: Emergency Shelter Rezoning** - worked with HCD to revise language to consider new shelters based on Legal Aid's revised position (only focusing on IL and PD-29 (LBB)). Strengthened language to look at rezoning by 2015 based on discussions with HCD.
- **Program 3.3: Rent Escrow Accounts** - worked with HCD to rewrite this language to concurrently consider REAP, State tax franchise program or other programs to address habitability issues. Focus on solving habitability issues, not committing to specific program to do so.

Changes to HE 5 Since December

- **Program 4.1: Housing Development** – Worked with HCD to rewrite language regarding the preparation of a Housing Action Plan – specifically targeting transit rich neighborhoods.
- **Program 4.4: Housing Funding** – Worked with HCD to rewrite language regarding investigation of funds for affordable housing. New language includes repayment of former RDA debt owed the Housing Fund (in accordance with Dissolution Law) and annual efforts to identify sources for affordable housing.

Conclusion

- State HCD provided letter dated December 27, 2013, stating that City's Housing Element, as drafted, is in compliance with State law provided the City Council adopts it.