



CITY OF LONG BEACH 2013-2021 HOUSING ELEMENT FIFTH CYCLE

City Council Study Session December 10, 2013

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**
- **HCD certification**
 - **Presumption of validity in the event of a lawsuit**
 - **Four-year Housing Element cycle penalty**

Housing Element Certification

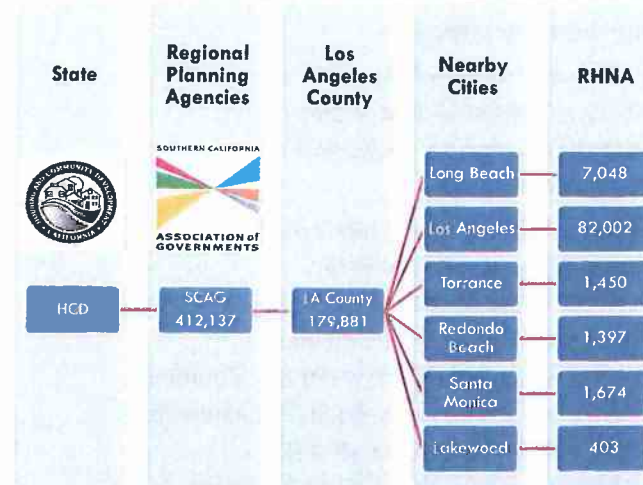
Finding of Substantial Compliance by HCD

- **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 – January 1, 2014 to October 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, December 5
- City Council Meetings
 - December 10, 2013, January 2014 (TBD)
- Consultation with Stakeholders
 - Housing Long Beach
 - Los Angeles Legal Aid Foundation
 - Long Beach Housing Development Company
 - Affordable Housing Developer Stakeholders
 - Downtown Long Beach Associates
 - Apartment Association California Southern Cities

Key Issues From Community

- Quality of existing housing is a major concern
- General lack of affordability, especially for very low and extremely low income households
- Overcrowded housing condition, especially for lower income renters
- Homelessness has increased
- Few ADA accessible units are available
- Need to disperse affordable units throughout the City

HCD Comments

- **Program 1.3: First Right of Refusal for Displaced Lower Income Households**
 - Add criteria for evaluating this program
 - Provide a completion date before 2017
- **Program 2.2: (Zoning Code Update for Special Needs Housing)**
 - Specify actions to be undertaken
 - Identify general criteria to be analyzed
 - Include a completion date

HCD Comments

- **Long Beach Transit Oriented Development**
 - Add strategies for preserving and adding new affordable housing in PD-29 and PD-30
- **Boomerang and Other Funds**
 - Commit to setting aside a portion of the Boomerang Funds 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)		<input checked="" type="checkbox"/>
2.8 Continuum of Care Permanent Supportive Housing		<input checked="" type="checkbox"/>
2.9 Project-Based Vouchers (Palace Apartments and Villages at Cabrillo Phase IV)		<input checked="" type="checkbox"/>

Programs: Housing and Neighborhood Improvement

Program	Existing/ Modified Program	New Program
3.1 Home Rehabilitation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3.2 Neighborhood Resources	<input checked="" type="checkbox"/>	
3.3 Comprehensive Code Enforcement	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3.4 Neighborhood Improvement Services		<input checked="" type="checkbox"/>
3.5 Foreclosure Registry		<input checked="" type="checkbox"/>
3.6 Lead-Based Paint Hazard Abatement	<input checked="" type="checkbox"/>	

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
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7.1 Fair Housing



Programs: Monitoring and Review

Program	Existing/ Modified Program	New Program
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8.1 Annual Report



Additional New Programs to Address Public and HCD Comments

Program	Existing/ Modified Program	New Program
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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 Four Additional Districts (PD-21/29, IL and IM)



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 Program



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 Specific Funding Sources for the Housing Trust 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 (Fiscal Year -13)

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

Housing Resources

• 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	<u>6,840</u>
• Total Affordable Units	12,835

Existing Programs That Benefit Extremely Low-Income Households

- ❑ **Security Deposit Program** – assists homeless persons to secure permanent housing by providing an amount equal to up to two months' rent to cover first and last month's rent, and security deposit or utility deposits. Assisted to date: 299 households for a total of \$422,742
- ❑ **Single Family Rehab Loan Program** – in the last few years, has assisted 16 extremely low-income households for a total in loans of \$683,484
- ❑ **Mobile Home Rehab Loan Program** - in the last 3 years, has provided loans to 32 extremely low-income mobile homeowners, totaling \$383,302
- ❑ **Approximately 5,477 extremely low-income households are assisted by the Housing Authority with Section 8 Vouchers**

NOTE: All current housing programs are available to extremely low-income households, if they meet program requirements.

Next Steps

- **City Council Adoption of Housing Element (January 2014)**
- **Housing Element Submitted to HCD for Final Review (February 2014)**
- **HCD Final Review Period (90 days) (anticipated May 2014)**
- **HCD certification letter = Certified Housing Element 5**