



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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March 16, 2017

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Receive and file the 2016 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 the California Department of Housing and Community Development. (Citywide)

APPLICANT: Amy J. Bodek, Director
Department of Development Services
City of Long Beach
333 W. Ocean Boulevard
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DISCUSSION

On January 7, 2014, the City Council adopted the 2013-2021 Housing Element, one of seven mandated elements in the City's General Plan. On April 5, 2014, the State of California Department of Housing and Community Development (HCD) certified the 2013-2021 Housing Element for consistency with State law. 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 requires that all cities and counties submit to their legislative bodies and the HCD an annual report on the City's achievements in meeting the goals and Regional Housing Needs Assessment (RHNA) targets embodied in its adopted Housing Element. The intent of this statute is to ensure that the Housing Element remains an effective guide for allocating limited housing resources at the local level.

In 2013, the Southern California Association of Governments (SCAG) developed its RHNA based on regional 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: 1) market demand for housing; 2) type and tenure of housing units; 3) employment opportunities; 4) commuting patterns; and 5) suitable sites and public facilities. The City of Long Beach was allocated 7,048 total housing units for the time period covered by the 2013-2021 Housing Element. It should be noted, however, that this RHNA allocation does not

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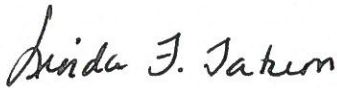
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require the City to produce any housing units; rather, it requires that the City identify adequately zoned sites for such development to occur.

On March 27, 2010, the HCD adopted guidelines and forms for the preparation of the Housing Element Annual Reports. Previously, jurisdictions were responsible for developing their own report formats. These reports are now due back to the State on April 1 of each year. Pursuant to this requirement, the 2016 Annual Report for the 2013-2021 Housing Element has been prepared for your review and consideration, and is attached hereto. (Exhibit A – 2016 Housing Element Annual Report).

As indicated in the Housing Element Annual Report, the City has made progress in implementing the programs outlined in the 2013-2021 Housing Element. For 2016, building permits were issued for the construction of 675 new units. This represents a substantial increase in building or grading permit activity from the two prior years of low activity. In 2016, residential projects receiving building permits include: 222 units at 245 West Broadway, 216 units at 150 West Ocean Boulevard, 112 units at 207 East Seaside and 94 units at 442 West Ocean Boulevard. No building permits were issued for deed-restricted units affordable for low-income households. However, in 2016, the Long Beach Housing Development Corporation provided financial assistance for the production of new deed-restricted affordable units that are expected to be reported in subsequent years, including a 160-unit residential development for seniors and veterans at Long Beach Boulevard and Anaheim Street. Other implementing actions include the adoption of the Midtown Specific Plan and preparation of the Housing Action Plan.

Respectfully submitted,



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

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Attachment: Exhibit A - 2016 Housing Element Annual Report