



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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February 15, 2018

## CHAIR AND PLANNING COMMISSIONERS

City of Long Beach  
California

### RECOMMENDATION:

Find that this action is exempt from the requirements of the California Environmental Quality Act; and

Receive and file the 2017 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: City of Long Beach  
Department of Development Services  
City of Long Beach  
333 W. Ocean Boulevard  
Long Beach, CA 90802

### DISCUSSION

On January 7, 2014, the City Council adopted the 2013-2021 Housing Element, one of seven State-mandated elements in the City's General Plan. On April 5, 2014, the State Department of Housing and Community Development (HCD) certified the 2013-2021 Housing Element for consistency with State law. Housing Element Law [Government Code §65400] mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. Moreover, the City is required to prepare an annual progress report on the status and progress of implementing the Housing Element. This annual report must address the City's achievements in meeting the goals and Regional Housing Needs Assessment (RHNA) targets within 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 the RHNA based on regional growth forecasts. These growth forecasts were then assigned to Long Beach and its regional 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

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opportunities; 4) commuting patterns; and 5) suitable sites and public facilities. SCAG allocated 7,048 total housing units for Long Beach for the 2013-2021 Housing Element. This RHNA allocation does not require the production of housing units; rather, it requires that the City identify adequately zoned sites for such development to occur.

The Housing Element annual progress report must be submitted to the State Office of Planning and Research (OPR) and HCD by April 1<sup>st</sup> of each year. The annual report is required to be consistent with the guidelines and forms adopted by HCD. Pursuant to this requirement, the 2017 Annual Report for the 2013-2021 Housing Element has been prepared for your review and consideration (Exhibit A – 2017 Housing Element Annual Report). The annual report includes a summary of the approved housing units by income category, RHNA progress, and status of the housing programs within the Housing Element. During 2017, the California legislature approved various changes to housing law including Annual Report requirements. These changes, however, are not effective until the 2018 reporting period and do not impact this year's report.

The City's progress during the 2017 reporting period includes issuing permits for the construction of 525 new units. Residential projects receiving building permits include 160 dwelling units at The Beacon and a multiple-family project with 163 dwelling units at 3<sup>rd</sup> Street and Pacific Avenue. Building permit activity for approved dwelling units for 2014 through 2017 is summarized in Table 1 below.

Table 1 – Dwelling Units Approved and Permitted in 2014-2017

	Deed Restricted Affordable Units	Non-Deed Restricted Units	Total Units
2014	40	260	300
2015	119	31	150
2016	0	675	675
2017	162	363	525
Total	321	1,329	<b>1,650</b>

As indicated in the annual report, the City has made progress in implementing the programs outlined in the 2013-2021 Housing Element. Key areas of progress include:

- On May 2, 2017, the City Council adopted a set of 29 policy recommendations relating to revenue tools and incentives for the production of affordable and workforce housing, after a public outreach and policy development process led by the Mayor's Affordable and Workforce Housing Study Group and assisted by City staff. The Study Group was formed in 2016 and completed their work in 2017. The Study Group held more than 15 meetings between February 2016 and February 2017. The policies are organized by implementation timeline, including ongoing and new initiatives. Staff continues to implement the policies and provide regular updates to the City Council.
- The City contributed to preserving and extending the affordability of 44 units in the Beachwood Apartments located at 475 West 5th Street and 505 West 6th Street.



Rehabilitation began in December 2017. Development Services and the Long Beach Community Investment Company provided \$2.1 million in funding, amended previous agreements, supported and assisted with funding applications, and provided \$246,522 in Developer Impact Fee waivers.

- In 2017, the City inspected 8,737 multi-family units through the Proactive Rental Housing Inspection Program, which has been in place since 2015.
- The Neighborhood Services Bureau partnered with the community to plant 496 trees in port-adjacent neighborhoods.

### **PUBLIC HEARING NOTICE**

This item is not a public hearing; therefore, no public hearing notice is required. However, this item appeared on the Planning Commission meeting agenda that was provided in accordance with the provisions of the Municipal Code. No public comments have been received as of the preparation of this report.

### **ENVIRONMENTAL REVIEW**

This annual report is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378 as this action is not defined as a project. The annual report is an administrative activity and does not authorize new development. Furthermore, Negative Declaration 03-13 was prepared in accordance with the CEQA Guidelines for the adoption of the 2013-2021 Housing Element.

Respectfully submitted,



LINDA F. TATUM, AICP  
PLANNING BUREAU MANAGER



TOM MODICA  
INTERIM DIRECTOR OF DEVELOPMENT SERVICES

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Attachments:        Exhibit A – 2017 Housing Element Annual Report