

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction City of Long Beach
Reporting Period 1/1/2017 - 12/31/2017

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Beacon Place	5+	R	158			2	160		TCAC, Other (LBCIC loan), and other (VHHP)	Regulatory agreement	
1950-1960 Henderson	2-4			4			4		RDA		
(9) Total of Moderate and Above Moderate from Table A3 ▶▶			0	361		361					
(10) Total by income Table A/A3 ▶▶			158	4		363	525				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk			44	44	Housing Element Program 1.1 - Preservation of At-Risk Units. 44 affordable units preserved in the Beachwood Apartments.
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	44	44	

* Note: This field is voluntary

Table A3

**Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	39	14	308			361	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	1,773	0	111	0	158						269	1,504
	Non-deed restricted												
Low	Deed Restricted	1,066	40	8	0							48	1,013
	Non-deed restricted		1			4						5	
Moderate	Deed Restricted	1,170	0	0	0								1,170
	Non-deed restricted												
Above Moderate		3,039	259	31	675	363						1,328	1,711
Total RHNA by COG. Enter allocation number:		7,048											5,398
Total Units ▶ ▶ ▶			300	150	675	525						1,650	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1. HOUSING ASSISTANCE TO, AND PRESERVATION OF, AFFORDABLE UNITS			
1.1 Preservation of At-Risk Units	Annually monitor status of the 1,600 affordable housing units that are at risk of converting to market rate	Ongoing	<p>Since 2014, affordability in the following projects has been preserved and extended for an additional 55 years:</p> <ul style="list-style-type: none"> • New Hope Home – Preservation of 140 Senior Units. Development Services (DS) supported and assisted with funding applications. • Sea Mist Tower, 1451 Atlantic – Preservation of 75 Senior Veteran Units. DS amended previous agreements, and supported and assisted with funding applications. • Covenant Manor, 600 E. 4th Street – Preservation of 100 Senior Units. DS amended previous agreements, and supported and assisted with funding applications. • Brethren Manor, 3333 Pacific – Preservation of 295 Senior Units. Health and Human Services (HHS) provided tenant protection vouchers and coordinated with the U.S. Department of Housing and Urban Development (HUD). DS supported and assisted with funding applications. • American Goldstar Manor, 3021 Goldstar Drive – Preservation of 283 Senior Veteran Units. HHS provided tenant protection vouchers and coordinated with HUD. • Beachwood Apartments, 475 W. 5th Street and 505 West 6th Street – Preservation of 45 Family and Disabled Units. Rehabilitation began in December 2017. DS/The LBCIC provided \$2.1 million in funding, amended previous agreements, supported and assisted with funding applications, and provided \$246,522 in Developer Impact Fee waivers.

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1.2 Housing Choice Voucher (aka Section 8 Rental Assistance)	<ul style="list-style-type: none"> •Encourage property owners to accept Housing Choice Vouchers, including working with owners of new rental developments. •Seek to raise the payment standard to expand the stock of eligible rentals, when necessary. 	Ongoing	The Housing Authority currently has an allocation of 6,693 Housing Choice Vouchers and 705 VASH Vouchers. Efforts to encourage owner acceptance are ongoing. Our average utilization of allocated voucher is 85%, and we are using an excess of 100% of our Authorized Budget Authority.
1.3 First Right of Refusal for Displaced Lower Income Households	By 2016, explore local options to extend first right of refusal to lower income households displaced by private development. Survey other cities to benchmark their requirements for first right of refusal. Report findings to the Planning Commission and City Council in 2017 as part of the Annual Report to HCD for Housing Element Implementation.	Conduct study in 2016 and report to PC/CC in 2017	In 2017, Development Services staff began working with the City Attorney's office to include first right of refusal for displaced lower income households in pending updates to the Coastal Zone In-Lieu Fee Ordinance and the Condominium Conversion Ordinance.
2. HOUSING FOR SPECIAL NEEDS RESIDENTS			
2.1 Continuum of Care	<ul style="list-style-type: none"> •Develop new efficiency units on remaining land at the Villages at Cabrillo with at least half of these units targeted to extremely low income households and the remainder targeted to very low income households. •Continue to support services and programs that are part of the Continuum of Care system for the homeless through the City's annual funding allocation process. 	Ongoing	<ul style="list-style-type: none"> • In January of 2018, HHS was awarded \$8.18 million for the 2017 CoC grant funding competition by U.S. Department of Housing and Urban Development (HUD). The 2017 CoC award provides one-year funding to support 22 currently operating projects providing a mixture of housing and supportive services and two projects for strategic planning and enhanced monitoring activities. • In February of 2016, DS received \$507,817 grant from the U.S. Department of Housing and Development for the FY 2016/2018 Emergency Solutions Grant (ESG) Program to increase the effectiveness of the ESG program and facilitate the connection with the Long Beach CoC, DS coordinates with HHS to administer and oversee the program. ESG funds provide support to two emergency shelter programs, street outreach and Rapid Rehousing services for homeless households.

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2.2 Zoning Code Update for Special Needs Housing	<ul style="list-style-type: none"> •Emergency Shelters: In 2013, the City amended the Zoning Code to permit emergency shelters by right via a ministerial approval process in the Port – IP zone and in PD-31 (Villages at Cabrillo). •Single-Room Occupancy (SRO) Housing: By the end of 2014, amend the Zoning Code to incorporate SRO housing under the provisions for Special Group Residence. Conditions for approval will be objective and pertain to performance standards such as parking, management, and security. Such conditions will be similar to those required for other Special Group Residence uses in the same zone. •Definition of Family: Amend the Zoning Code by the end of 2014 to revise the definition of family to “any group of individuals living together based on personal relationships.” 	Ongoing; SRO by end of 2014, Definition of family by end of 2014; PD-29 update in 2014; Emergency shelters in IL in 2015	<ul style="list-style-type: none"> • The City of Long Beach continues to monitor its zoning regulations to ensure the provision of a range of housing options to the City’s special needs population. • On May 23, 2017, the City Council approved a conditional use permit for a behavioral health urgent care center. The center would consist of two main components: (1) a 24- hour psychiatric urgent care facility, consisting of two separate secure units accommodating a total of twelve adults and six juveniles, and (2) a “Crisis Walk-In Center” open 8:00 a.m. to 8:00 p.m., seven days a week. • Emergency shelters are allowed by right in the Port-Related Industrial Zoning District. • In 2015, the Zoning Code was amended to include a definition of SRO and include SRO housing under the definition of Special Group Residence. • In 2015, the Zoning Code was amended to revise the definition of family.
2.3 Family Self Sufficiency	<ul style="list-style-type: none"> •Continue to implement the Family Self-Sufficiency Program. •Promote program at City website, newsletters, and brochures at public counters. 	Ongoing	In 2017, 26 participants graduated from the program, and a total of \$271,202 in escrow funds was disbursed. A total of \$3,680,531 has been disbursed since the program’s inception. This program can serve up to 703 participants. It is currently at 60% of its capacity.

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2.4 HOPWA Tenant-Based Rental Assistance	<ul style="list-style-type: none"> •Continue to provide assistance to 108 households through the HOPWA Long- Term Tenant-Based Rental Assistance and 120 households through the Short- Term Assistance Program. •Petition for increased funding for program. 	Ongoing	<ul style="list-style-type: none"> • In Fiscal Year 2017, the Housing Athority was Awarded \$1.25 million in grant funds for the HOPWA program. • There are currently a total of 114 households receiving rental assistance and supportive services/case management. We have used 60% of our allocated vouchers in this program toward rental assistance.
2.5 Universal Design	Evaluate the feasibility of providing additional density bonuses or other incentives for new developments that include universal design (beyond required ADA standards) by 2017	2018	The draft Land Use Element and Urban Design Element integrate universal design into future development of the City. These plans are expected to be adopted in 2018. The City will further evaluate bonuses or requirements for universal design through building code updates to occur subsequent to the Land Use Element adoption.
2.6 HOME Security Deposit Assistance	<ul style="list-style-type: none"> •Provide security deposit assistance to 350 homeless households. This program benefits primarily extremely low income households. •Promote program to nonprofit service providers. 	Ongoing	In Fiscal Year 2017, the Department of Health and Human Services assisted 96 households with security deposit assistance to move from homelessness to permanent, stable housing.
2.7 VASH (Veterans Affairs Supportive Housing)	Lease up all 495 allocated vouchers by 2014 and pursue additional funding in the future.	Ongoing	The Housing Authority currently administers 705 VASH vouchers with an overall lease up rate of 70% leasing rate. We currently have 537 units leased up in the program.
2.8 Continuum of Care Permanent Supportive Housing	Continue to provide voucher assistance to disabled veterans and pursue additional funding in the future.	Ongoing	The Long Beach Housing Authority and Community Health Bureau continues to work closely with US Veterans and Mental Health America placing hard to serve persons with disabilities through Continuum of Care grants. Of the 94 rental assistance vouchers allocated for SPC and SNAP, thirty-two (32) of these vouchers have been designated to US Vets and sixty-two (62) vouchers to Mental Health America. There are 82 units currently leased, and the lease up rate for the COC program is 80%.

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2.9 Project-Based Vouchers	Continue to utilize project-based vouchers to provide affordable housing for youth aging out of the foster care system, homeless households, and lower income households.	Ongoing	<p>In 2017, 39 PBVs were issued for Beacon Place.</p> <p>In addition, two RFPs were posted for Project-Based Vouchers. The first RFP resulted in three awards:</p> <ul style="list-style-type: none"> • Beacon Pointe: 120 PBVs • The Spark at Midtown: 40 PBVs • Las Ventanas Apartment: 40 PBVs <p>A second RFP for PBVs was posted in December 2017, and awards will be made in early 2018.</p>
3. HOUSING AND NEIGHBORHOOD IMPROVEMENT			
3.1 Home Rehabilitation	<p>Provide rehabilitation assistance to 3,032 households (up to 80% AMI) as following:</p> <ul style="list-style-type: none"> • 250 households with Owner-Occupied Rehabilitation Loans • 350 households with Multi-Family Rehabilitation Loans • 2,000 households with Home Improvement Rebates • 32 households with Mobile Home Repair Grants • 400 households with Tool Rental Assistance 	Ongoing	<p>Owner-Occupied Rehabilitation Loan Program In FY17:</p> <ul style="list-style-type: none"> - 4 rehabilitation loans completed - 3 approved for construction <p>*As of March 2017, applications were suspended pending word from the State as to the fate of the CalHome Rehabilitation Loan Program. As of June 2017, the State withdrew the remaining funds for the program. The State allowed the City of Long Beach to continue processing those applicants who were approved during the interim.</p> <p>Multi-Family Rehabilitation Loan Total Completed:</p> <ul style="list-style-type: none"> - 156 units completed in 13 projects <p>Mobile Home Repair Grant The LBCIC authorized a Grant Agreement with Rebuilding Together Long Beach for implementation of a Mobile Home Repair Grant Program for extremely low-income mobile home owners.</p> <p>In 2017, 4 grants were awarded, and 8 were approved and will be completed in 2018.</p> <p>Tool Rental Assistance The City of Long Beach no longer provides a direct Tool Rental Assistance Program and instead allows property owners to request a reimbursement for rented tools as part of the Home Improvement Rebate Program.</p>

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3.2 Neighborhood Resources	<ul style="list-style-type: none"> •As funding permits, continue to support neighborhood and community groups with services and technical support. •Advertise services available via City website and newsletter. 	Ongoing	<p>In 2017, the Neighborhood Services Bureau completed the following:</p> <ul style="list-style-type: none"> • Assisted 75 neighborhood and community groups. • Provided free meeting space for 84 community meetings hosted by 37 neighborhood and community groups, with a total attendance of 464 individuals. <ul style="list-style-type: none"> • The Center for Civic Mediation offered free and low-cost mediation services to 48 Long Beach residents. • Provided publication assistance to 29 neighborhood groups to publish 20,388 copies of monthly newsletters on our community photocopier. <ul style="list-style-type: none"> • Photocopying services for neighborhood groups were provided to 136 community users from 136 organizations made approximately 95,071 other neighborhood documents. • Provided computer access to 104 community residents to access free community computers for 8,031 minutes (133 hours, 51 minutes). <ul style="list-style-type: none"> • Provided free Internet access to 104 residents. • Provided computer access for residents to produce 10 documents. • Hands-on technical assistance on community computers to 10 residents for 1 hour and 35 minutes.
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			<ul style="list-style-type: none"> • Loaned 543 materials including books and neighborhood event supplies to 55 residents from 55 neighborhood groups. • Educated the community by distributing information from 103 community groups and agencies through 113 e-mail announcements to neighborhood and community leaders. • Provided additional assistance, resources and referrals to 168 callers and 219 walk-in visitors. • Presented information about the NRC's resources to 6 neighborhood and community groups attended by approximately 837 residents and community members. • Provided 29 grant proposal preparation assistance sessions to 30 residents, neighborhood and community groups. • Provided 162 project assistance sessions to 215 residents, neighborhood and community groups. • The NRC served 75 neighborhood associations and community groups -- services included providing neighborhood publication assistance, neighborhood project assistance, providing supplies for neighborhood projects and events, access to meeting room space, and the community computer lab.
3.3 Comprehensive Code Enforcement	<ul style="list-style-type: none"> • Continue to perform inspections and train residents in nuisance abatement procedures. • Inspect an average of 5,500 multi-family units annually to correct code violations. • Connect City housing rehabilitation programs with code enforcement efforts to ensure assistance is provided to lower income households in making the code corrections and improvements. • Continue to implement the Proactive Rental Housing Inspection Program Ordinance. 	Ongoing	<p>For calendar year 2017, the City inspected 8,737 multiple-family units. The Proactive Rental Housing Inspection Program ordinance has been in place since 2015. This ordinance addresses habitability issues.</p>

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3.4 Neighborhood Improvement Services	Continue to implement various neighborhood improvement programs, such as Neighborhood Partners, Urban Forestry, Home Improvement Rebates, Neighborhood Clean Up, and Neighborhood Leadership.	Ongoing	<ul style="list-style-type: none"> • The Commercial Improvement Rebate Program completed exterior repairs and upgrades at 118 sites and invested \$231,133 with additional contributions of \$136,720 from the property or business owners. • The Business Start-Up Grant assisted 39 new businesses in CDBG eligible areas, and two new businesses in other parts of the City (using the Microenterprise Fund) to complete business training at the Small Business Development Center (SBDC) and receive rebates of \$78,000 to assist with start-up business expenses. • Neighborhood Clean-Up Assistance Program -- 2,721 volunteers participated in 108 cleanup events and filled 104 dumpsters, removing over 936 tons of debris from Long Beach streets and neighborhoods citywide. • Neighborhood Leadership Program -- The Class of 2017 graduated 34 residents, 27 residents live in CDBG-eligible neighborhoods. The total value of the class projects, all four in North Long Beach, was \$56,308.
			<p>The Neighborhood Partners Program provided a total of \$28,430 in matching funds to assist neighborhood and community groups to complete three projects. This CDBG investment was further leveraged by an additional \$36,495 in community support. Improvements completed include:</p> <ul style="list-style-type: none"> • Four traffic signal boxes wrapped with artwork • Two speed signs • Eight neighborhood identification signs • 5,000 groundcover plants (rosemary) were planted around 100 street trees along East 10th Street in the AOC7/Craftsman Village neighborhoods • A labyrinth garden was installed at the Villages at Cabrillo in West Long Beach using volunteer labor and maintained by resident volunteers • Eleven (11) educational signs were installed throughout The Growing Experience's urban farm in a project that included seniors and youth from Carmelitos public housing in North Long Beach.

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			<p>I Dig Long Beach -- Neighborhood Services partnered with the community to plant 496 trees in port adjacent neighborhoods:</p> <ul style="list-style-type: none"> • 60 trees on Santa Fe Avenue in West Long Beach • 131 trees in the Hamilton neighborhood in North Long Beach • 23 trees in the Craftsman Village Historic District • 55 trees in the Rose Park South neighborhood • 58 trees in the College Square neighborhood • 94 trees in the Lindsay School/Dooley School neighborhood • 22 trees along Broadway in the Alamitos Beach neighborhood • 12 trees in Central Long Beach, and 41 trees in Belmont Heights
			<p>The City of Long Beach also installed 91 sidewalk cuts along Santa Fe Avenue in West Long Beach, along Broadway in Alamitos Beach, and in the Central Area in CDBG-eligible neighborhoods in FY 16-17 that were then planted with trees funded by the Port of Long Beach grant.</p> <p>Long Beach Development Services Housing and Neighborhood Services Bureau co-hosted a "Brooms Across Long Beach" clean-up of Dr. Martin Luther King, Jr. Avenue and the adjacent neighborhoods on Saturday, February 4, 2017. The "Brooms Across Long Beach" event was a partnership with the Department of Public Works' Environmental Services Bureau, Department of Health and Human Services' Healthy Active Long Beach, and the Department of Parks, Recreation and Marine and 50 neighborhood and community groups, over 200 volunteers. Together, they removed an astounding 41.5 tons of trash and debris and 2 tons of appliances, electronics and tires illegally dumped in the neighborhoods bounded by 7th Street (south), Signal Hill border (north), Alamitos Avenue (east) and Atlantic Avenue (west). Following the clean-up, volunteers were treated to a delicious healthy lunch and resource fair at Dr. Martin Luther King, Jr. Park.</p>
3.5 Foreclosure Registry	Ongoing implementation of the Foreclosure Registry Ordinance.		For calendar year 2017, the City opened 606 new cases and closed 613 cases.

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3.6 Lead-Based Paint Hazard Abatement	<p>The LHC Program has established the following work program for FY 2015 – FY 2018:</p> <ul style="list-style-type: none"> • Enroll 205 housing units into the program and obtain owner consent to inspect units for lead hazards. • Conduct assessment on 205 units. • Complete abatement for 195 units. 	Ongoing	<ul style="list-style-type: none"> • Cumulative lead assessments were conducted in 164 low-income residential units for the 2015-2018 grant period, 91 assessments in 2017. • Lead abatement was completed in 160 units for the 2015-2018 grant period, 91 units were abated in calendar year 2017. • To build public awareness regarding the lead abatement program, staff participated in 28 outreach events. • The current 2015-2018 grant is on schedule to remediate lead-based paint hazards in 195 low-income housing units by October 2018.
4. HOUSING PRODUCTION			
4.1 Affordable Housing Development Assistance	<ul style="list-style-type: none"> • Annually monitor availability of State and federal funding and partner with affordable housing developers, if necessary, in applying for additional funds. Identify qualified nonprofit developers for partnership in affordable housing construction and acquisition/rehabilitation projects. • Prepare and implement a Housing Action Plan (HAP) in 2015. 	Ongoing	<p>Staff continued to monitor federal and state funding programs, specifically the Affordable Housing and Sustainable Communities Program and County of Los Angeles programs. In 2017, staff supported and assisted with AHSC and County of Los Angeles funding applications for three new developments.</p> <p>Recently Completed:</p> <ul style="list-style-type: none"> • Anchor Place, Villages at Cabrillo – 119 Units (homeless and disabled veterans and veteran families). HHS provided 75 Project-based Vouchers. DS/The LBCIC provided \$4 million in funding, assisted with amendments to the master covenants on the Villages site, supported and assisted with funding applications, provided \$666,700 in Developer Impact Fee waivers. <p>Under Construction:</p> <ul style="list-style-type: none"> • The Beacon (Long Beach & Anaheim Phase II) – 160 units, including 121 special needs senior units and 39 units for formerly homeless veterans. DS/The LBCIC provided \$12.276 million in funding, supported and assisted with funding applications, and will provide \$890,850 in Developer Impact Fee waivers. Construction began in June 2017. • Beachwood Apartments - 45 units preservation/acquisition/rehabilitation. The LBCIC approved a loan of \$2 million to Century Affordable Housing Development for the acquisition of the project. Rehabilitation began in late 2017.

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			<p>Approved:</p> <ul style="list-style-type: none"> • 1950-1960 Henderson – 4 Units Family Housing (for sale-family). The LBCIC approved an Exclusive Negotiation Agreement with Habitat for Humanity. • 1836-1850 Locust – 48 units (Rental – Family & Special Needs). The LBCIC Approved a Disposition and Development Agreement with Clifford Beers and a loan in the amount of \$2,825,000 to the project. • 1795 Long Beach Boulevard – 102 Units (Rental – Family & Special Needs). The LBCIC approved a \$4,000,000 loan agreement with AMCAL. The City is a joint applicant for up to \$18,000,000 in AHSC funding. • 1900 Long Beach Boulevard – 95 Units (Rental – Family & Special Needs). The LBCIC Approved a Disposition and Development Agreement with LINC Housing and a loan in the amount of \$3,000,000 to the project. The City is joing applicant for up to \$15,750,000 in AHSC funding. <p>Planning Phase (DS Housing & Neighborhood Services/LBCIC):</p> <ul style="list-style-type: none"> • 14th Street between Pine and Pacific – 11 Units Family Housing (for-sale family housing): The City's ENA with Habitat for Humanity expired in October 2016. The Department has been working with Habitat on project design and financing.
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4.2 Adequate Sites	<ul style="list-style-type: none"> • Maintain an adequate sites inventory for the remaining RHNA of 7,048 units (886 extremely low income units; 887 very low income units; 1,066 low income units; 1,170 moderate income units; and 3,039 above moderate income units). • Identify additional opportunities for housing through updates to the following: Land Use Element and PD-29 by 2014. • Monitor development trends to ensure availability of sites for residential uses. • Provide sites inventory to interested developers and to assist in identifying additional opportunities for residential development. 	Ongoing	<ul style="list-style-type: none"> • The City continues to track and maintain an adequate sites inventory for the remaining RHNA. • The pending Land Use Element update includes potential new housing opportunities along commercial corridors as well as increased density opportunities within some existing multifamily housing areas. It is anticipated that this plan will be adopted in 2018. • Additionally, the Midtown Specific Plan was adopted in 2016 (an update of PD-29), and encourages medium to high-density transit-oriented development along Long Beach Boulevard. • These efforts will increase housing opportunities and locate housing near transportation, employment, goods and services. • In 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.
4.3 Adaptive Reuse	Adoption revisions to the Municipal Code in 2014 to encourage adaptive reuse and once adopted, promote adaptive reuse to property owners and interested developers.		<ul style="list-style-type: none"> • The adaptive reuse program became effective January 1, 2014, as part of the new Building Standards Code. The Adaptive Reuse Program and Ordinance streamline the development process for the adaptive reuse of existing historic structures. The City aggressively markets the program and assists developers through the process.

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4.4 Affordable Housing Funding Opportunities	<ul style="list-style-type: none"> • On an annual basis as part of the City's budget process, the City will regularly evaluate opportunities to direct funding to the Housing Fund. • In accordance with AB 1484, establish an amortization schedule to repay approximately \$16.3 million in debt owed the Housing Fund from the Downtown Project area related to deferred housing set-aside payments by early 2014, subject to approval by the State Department of Finance. In accordance with AB 1484, establish an amortization schedule by the end of 2014 to repay approximately \$8.1 million in debt owed the Housing Fund from the former Redevelopment Agency related to the advance of funds as allowed by AB x4 26 (SERAF), subject to approval by the State Department of Finance. 		<ul style="list-style-type: none"> • During the Fiscal Year 2016 and 2017 budget process, DS requested additional funding for affordable housing. • As of 2016, all of the SERAF debt has been repaid to the Housing Fund. • In FY-16, the final payment was made on the Downtown Project Area debt, providing a full repayment to the Housing Fund. • In FY-16, the Successor Agency and Oversight Board authorized the former Redevelopment Agency Debt to the City as an enforceable obligation, and submitted it to the State Department of Finance for approval. Twenty percent of any repayments of the City debt must be deposited into the Housing Fund. Disbursements have been deposited into the Housing Fund in FY16 and FY17 and will continue through 2019. • Staff reviews all available state and federal funds for housing on an ongoing basis. Staff has attended several workshops on the Affordable Housing and Sustainable Communities Program (Cap and Trade Funds). Staff assisted with the preparation of two AHSC funding applications in 2017 and the City supported the applications as a joint applicant. • DS has conducted a nexus study to update fees for the Coastal Zone In-Lieu Fee Program and is working with the City Attorney's office to update the Condominium Conversion Ordinance and associated fee schedule.
5. HOMEOWNERSHIP OPPORTUNITY			
5.1 City First Time Homebuyer Programs	<ul style="list-style-type: none"> • Assist 25 lower income households with homebuyer assistance. • Promote programs via City newsletters, website, and brochures at public counters. • Pursue additional funding from State housing programs; annually explore funding opportunities with State HCD. 	Ongoing	The LBCIC has provided 16 second mortgage loans to very low- and low-income first-time homebuyers.
5.2 County First-Time Homebuyer Assistance	Promote program to City residents by providing information on City website, public counters, and other community locations.		Information on state and county programs is promoted on the DS website, to interested homebuyers, and realtors/lenders.

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Long Beach

Reporting Period 1/1/2017 - 12/31/2017

6. MITIGATION OF GOVERNMENT CONSTRAINTS			
6.1 Development Incentives	<ul style="list-style-type: none"> •Continue to offer regulatory incentives to accommodate the development of accessible and affordable housing. •Monitor development trends to determine the continued adequacy of incentives in facilitating affordable housing and augment incentives as necessary. •Promote incentives to interested developers and provide technical assistance through pre-application meetings in the use of various incentives. 	Ongoing	Development Services continues to offer a pre-application process whereby developers can gain early-input on potential development projects and have any fees paid applied to their future Site Plan Review fees. This process provides early input to developers at minimal cost. The City also tracks development activity and assists developers with both the planning and building application and funding process. The adoption of the Midtown Specific Plan also incentivizes and streamlines TOD development.
7. FAIR AND EQUAL HOUSING OPPORTUNITY			
7.1 Fair Housing	<ul style="list-style-type: none"> •Continue to participate in fair housing programs and support fair housing services and tenant/landlord counseling services. •Promote programs via City newsletters, website, and brochures at public counters. 	Ongoing	Development Services has renewed its contract with the Long Beach Fair Housing Foundation to provide fair housing services and tenant/landlord consulting services. In 2016, DS prepared an updated Assessment of Fair Housing (AFH) and Analysis of Impediments to Fair Housing Choice (AI). The City's AFH was approved by HUD in April 2017.
MONITORING AND REVIEW			
8.1 Annual Report	<ul style="list-style-type: none"> •Present annual progress report to the City Council and submit to HCD. 	Ongoing	The 2016 Annual Progress Report was submitted to the City Council on April 5, 2017 and to HCD on March 24, 2017.

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Reporting Period	1/1/2017 -	12/31/2017
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	Address	Description	Units		Address	Description	Units
1	230 W 3rd	7-story multiple-family dwelling	163	33	209 W Ridgewood	2-story single-family dwelling	1
2	1235 Long Beach	5-story multiple-family dwelling and 7-story mixed use	160	34	181 W Ridgewood	2-story single-family dwelling	1
3	434 E 4th	6-story mixed-use	49	35	206 W Ridgewood	2-story single-family dwelling	1
4	1570 Long Beach	4-story mixed-use	36	36	210 W Ridgewood	2-story single-family dwelling	1
5	227 Elm	4-story townhouse	22	37	202 W Ridgewood	2-story single-family dwelling	1
6	495 The Promenade North	4-story mixed-use	20	38	182 W Ridgewood	2-story single-family dwelling	1
7	227 Elm	4-story townhouse	7	39	186 W Ridgewood	2-story single-family dwelling	1
8	227 Elm	4-story townhouse	7	40	168 W Ridgewood	2-story single-family dwelling	1
9	227 Elm	4-story townhouse	4	41	170 W Ridgewood	2-story single-family dwelling	1
10	45 59th	3-story duplex	2	42	172 W Ridgewood	2-story single-family dwelling	1
11	55 59th	3-story duplex	2	43	176 W Ridgewood	2-story single-family dwelling	1
12	325 Daisy	2-story duplex	2	44	171 W Ridgewood	2-story single-family dwelling	1
13	5543 Daggett	Duplex	1	45	178 W Ridgewood	2-story single-family dwelling	1
14	727 Temple	Duplex	1	46	215 W Ridgewood	2-story single-family dwelling	1
15	1618 Stanton	2-story duplex	1	47	177 W Ridgewood	2-story single-family dwelling	1
16	2654 La Vere	Accessory Dwelling Unit	1	48	211 W Ridgewood	2-story single-family dwelling	1
17	1102 Jackson	Accessory Dwelling Unit	1	49	173 W Ridgewood	2-story single-family dwelling	1
18	4150 Chestnut	Accessory Dwelling Unit	1	50	179 W Ridgewood	2-story single-family dwelling	1
19	1160 59th	Accessory Dwelling Unit	1	51	166 W Ridgewood	2-story single-family dwelling	1
20	2425 Atlantic	Accessory Dwelling Unit	1	52	3780 Wilton	Single-family dwelling	1
21	1962 Henderson	2-story duplex	1	53	3784 Wilton	Single-family dwelling	1
22	1952 Henderson	2-story duplex	1	54	4610 E 4th	2-story single-family dwelling	1
23	1950 Henderson	2-story duplex	1	55	315 Flint	2-story single-family dwelling	1
24	1960 Henderson	2-story duplex	1	56	59 64th	3-story single-family dwelling	1
25	5438 The Toledo	2-story single-family dwelling	1	57	162 St Joseph	2-story single-family dwelling	1
26	110 W Arbor	2-story single-family dwelling	1	58	345 Lakeview	1-story single-family dwelling	1
27	156 W Ridgewood	2-story single-family dwelling	1	59	41 St Joseph	2-story single-family dwelling	1
28	150 W Ridgewood	2-story single-family dwelling	1	60	3225 E 14th	2-story single-family dwelling	1
29	152 W Ridgewood	2-story single-family dwelling	1	61	442 Crystal	2-story single-family dwelling	1
30	1935 Harbor	2-story single-family dwelling	1	62	5769 Corso Di Napoli	Single-family dwelling	1
31	1905 Greenbrier	2-story single-family dwelling	1	63	173 Argonne	Single-family dwelling	1
32	180 W Ridgewood	2-story single-family dwelling	1				
						Total	525