

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

Jurisdiction City of Long Beach

Reporting Period January 2011 - December 2011

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	
2194 San Gabriel Ave	5+	R	14				14		HCD EHAP, HHPF, ESG,	CC&R, Regulatory Agreements	Homeless Family Shelter Operated by Catholic Charities
(9) Total of Moderate and Above Moderate from Table A3 ▶ ▶			0	88							
(10) Total by income Table A/A3 ▶ ▶			14			88	14				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

EXHIBIT A

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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					
(2) Preservation of Units At-Risk					
(3) Acquisition of Units					
(5) Total Units by Income	0	0	0	0	

* 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. - 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	0	0	0	0	0	
No. of Units Permitted for Above Moderate	56	0	32	0	0	88	

* 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.												Total Units in Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1 2006	Year 2 2007	Year 3 2008	Year 4 2009	Year 5 2010	Year 6 2011	Year 7 2012	Year 8 2013	Year 9 2014		
Very Low	Deed Restricted	2,321	113	107	10	13	49	67	14			373	1,948
	Non-deed restricted												
Low	Deed Restricted	1,485			71	37	12	131				251	1,234
	Non-deed restricted												
Moderate	Deed Restricted	1,634				12	48					60	1,574
	Non-deed restricted												
Above Moderate		4,143				275	63	2	88			428	3,715
Total RHNA by COG. Enter allocation number:		9,583	113	107	81	337	172	200	102			1,112	8,471
Total Units ▶▶▶													
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 2,228 affordable housing units that are at risk of converting to market rate	Ongoing	The City maintains a list of all assisted housing developments within the City. There are currently 8 housing developments that have expiring contracts within the next 2 years. The City is working with the property owners to renew their participation in the Section 8 program.
1.2 Section 8 Housing Choice Rental Assistance	Continue administering program to help the 6,200 households holding vouchers and those on the waiting list to receive assistance	Ongoing	The Housing Authority of the City currently provides Section 8 Housing Choice Vouchers to approximately 6,200 households (99% of its allocation of 6261).
2. HOUSING FOR SPECIAL NEEDS RESIDENTS			
2.1 Continuum of Care	Develop 1,660 shelter beds and 401 permanent housing units	Ongoing	The City and its community partners continue to operate 1085 Emergency/Transitional program beds and 747 Permanent Supportive Housing Units.
2.2 Zoning Code Update for Special Needs Housing	· <i>Emergency Shelters</i> - Amend 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).	One year from the adoption of the Housing Element	On May 6th, 2010, the Planning Commission reviewed this Emergency Shelter Zoning Ordinance, however, this ordinance was tabled for further discussion.

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	<ul style="list-style-type: none"> · Transitional Housing - Amend the Zoning Code to differentiate transitional or supportive housing that operates as group residence versus transitional or supportive housing that is regular rental apartments · Single Room Occupancy - Amend the Zoning Code to incorporate SRO housing under the provisions for Special Group Residence 		The regulations for Transitional Housing and Single Room Occupancy are being prepared in conjunction with the 2012/2013 omnibus zoning code revisions.
	<ul style="list-style-type: none"> · <i>Definition of Family</i> - Review the Zoning Code definition of family and amend as necessary and appropriate to ensure clarity and remove any potential constraints to housing for persons with disabilities 		After further staff review, current definitions are deemed sufficient and are not found to have an impact on the production or availability of affordable housing.
2.3 Family Self Sufficiency	Continue to implement and promote program to help graduate 1,151 families into self-sufficiency	Ongoing	In 2011, 17 families graduated from this program for a total of 316 families since the Housing Authority started the program.
2.4 HOPWA Tenant-Based rental Assistance	Continue to provide assistance to 260 households, petition for increased funding and promote program throughout the City	Ongoing	The Housing Authority of the City continues to provide assistance to approximately 40 families/individuals each month coupled with case management services.
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 2010	2010	An internal evaluation is currently underway to prepare the scope of this program. Further work is expected in 2012.

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2.6 HOME Security Deposit Assistance	Provide security deposit assistance to 300 homeless households (50 households annually). This program benefits primarily extremely low income households.	Ongoing	This very successful city-initiated program has exceeded its goals and assisted 540 households (113 households from January - December 2011) in securing permanent housing.
3. HOUSING AND NEIGHBORHOOD IMPROVEMENT			
3.1 Home Rehabilitation	Provide rehabilitation assistance to 2,400 households (up to 80% MFI) (647 households annually).	Ongoing	Between October 1, 2010 and September 30, 2011, the City reimbursed approximately \$309,000 to 164 residential property owners reimbursed. Since 1999, the City has reimbursed 4,097 homeowners for the Home Improvement Program.
3.2 Acquisition and Rehabilitation	Provide assistance to rehabilitate 44 rental and 10 owner units. Target a portion of the assistance to benefit ten extremely low-income renter households	Ongoing	Rehabilitation work has recently begun on the Evergreen Apartment providing 81 units and the Pine Crest Apartments providing 14 units. Habitat for Humanity has rehabilitated 1 owner units and the City is continuing to identify other sites. In addition, using HOME funds the City has rehabilitated 37 Multi-family housing units and 30 Single-family housing units, whereby further creating affordability housing units.
3.3 Neighborhood Resource Center	Continue to support the Neighborhood Resource Center	Ongoing	The City continues to provide annual funding to the Neighborhood Resource Center. Since 1998, the Neighborhood Resource Center has successfully helped 17 groups achieve national recognition for their work and dedication to their neighborhood enhancing activities.
3.4 Historic Preservation Element	Adopt a General Plan 2030 Historic Preservation Element, establishing objective criteria for identifying historical resources.	2-Jul-05	The Historic Preservation Element was adopted by City Council on June 22, 2010.
3.5 Comprehensive Code Enforcement	Perform an average of 24,000 inspections annually and train 420 residents over six years in nuisance abatement procedures	Ongoing	Between October 1, 2009 through December 30, 2010, the City preformed 31,036 inspections.
3.6 Multi-Family Housing Inspection	Inspect an average of 5,500 multi-family units annually to correct code violations	Ongoing	In 2010, the City preformed 6,104 multi-family unit inspections.

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3.7 Lead-Based Paint	Eliminate lead-based paint hazards for 320 homes	Ongoing	For calendar year 2011, the HUD grant-funded Lead Hazard Control Program inspected 54 units for lead-based paint hazards. The Lead Hazard Control Program also assisted Neighborhood Services in providing lead-based paint clearance services for an additional 76 units. In total, 130 units in the city were evaluated for lead-based paint hazards in calendar 2011 by the Lead Hazard Control Program. The Lead Hazard Control program eliminated lead-based paint hazards in 52 units as part of its core mission in calendar 2011.
4. HOUSING PRODUCTION			
4.1 Affordable Housing Development Assistance	Continue to provide funding to help gap-finance affordable housing. Priority in funding is granted to projects housing special needs groups and/or enriched with supportive services such as childcare, health programs, job training, and financial and legal counseling. These groups represent the extremely low and very low income households in the community.	Ongoing	The Long Beach Housing Development Company continued to provide assistance to housing developers.
4.2 Adequate Sites	Maintain an adequate sites inventory for the remaining RHNA of 5,983 units (2,200 very low, 1,430 low, 1,576 moderate, and 777 above moderate income units)	Ongoing	The City continues to maintain an inventory of adequate sites to accommodate our RHNA assignments. For 2011 no sites have been converted to a no-residential use.
4.3 Green Building Program	Create and adopt a Sustainable City Action Plan to guide operational and policy decisions related to new housing development and resource conservation by 2010	2010	The Sustainable City Action Plan was approved in February of 2010. This plan will help foster the growth of neighborhoods with access to amenities through alternative modes of transportation, promote sustainable living and improve the sense of community.
5. HOMEOWNERSHIP OPPORTUNITY			
5.1 First Time Homebuyer Programs	Assist 50 low income and 50 moderate-income households with homebuyer assistance	Ongoing	The City has exceeded its goal and has provided silent second assistance to 120 first time homebuyers including 62 households at-risk for foreclosure.

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6. MITIGATION OF GOVERNMENT CONSTRAINTS			
6.1 Development Services Center	Continue operation and update of the Development Services Center including installation of new records tracking system.	Ongoing	Development Services has fully implemented a new permit tracking system (HANSEN) to streamline permit processing and project management.
6.2 E-Government	Continue improving E-Government applications to facilitate and guide service delivery and community communications	Ongoing	Current City online services include: permit/project applications, payment processing, appointment scheduling and online permit archives, all of which help in reducing waiting time at the counter. A City taskforce is currently underway for the creation of a "dynamic portal" that allows for real-time permit processing that will include electronic plan reviews and plan checks, real-time updates and status change, and online inspection requests.
6.3 Development Incentives	Continue to offer regulatory incentives to accommodate the development of accessible and affordable housing	Ongoing	The recently adopted Downtown Plan will help streamline the entitlement process and clarify urban design standards to facilitate new housing opportunities. In addition planning is working on an omnibus development code revisions to streamline the project review process.
7. FAIR AND EQUAL HOUSING OPPORTUNITY			
7.1 Fair Housing	Continue to participate in fair housing programs and support fair housing services and tenant/landlord counseling services	Ongoing	The City continues to implement and participate in fair housing programs and services through a contract with the Fair Housing Foundation (FHF), a private nonprofit that provides services and outreach opportunities.
8. NEW PROGRAMS NOT LISTED IN HOUSING ELEMENT BUT DEMONSTRATE PROGRESS TOWARDS MEETING RHNA OBJECTIVES			
8.1 VASH (Veterans Affairs Supportive Housing)	Continue to provide rental assistance for homeless veterans with case management and clinical services provided by the Long Beach VA Medical Center	Ongoing	The Housing Authority of the City continues to work closely with the local VA office which provides the referrals for the rental assistance program. Goal is to lease up all 325 allocated vouchers by second quarter of 2012.

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8.2 SPC (Shelter Plus Care)	Continue to provide rental assistance for hard to serve persons with disabilities in connection with supportive services provided by US Veterans Initiative and Mental Health America of LA	Ongoing	The Housing Authority of the City continues to work closely with US Veterans Initiative and Mental Health America placing these hard to serve persons. Of the 78 vouchers allocated for SPC, 100% of them are in use. Some new grants for 2012 are expected.
8.3 Project Based Vouchers (Palace Apartments)	Continue to work with United Friends of the Children to provide transitional housing to 13 youth aging out of the foster care system	Ongoing	Now that the renovations have been completed to the building, the Housing Authority of the City will continue to work with UFC to place 13 youth in the building. The building should be fully occupied by the second quarter of 2012.

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General Comments: