

LONG BEACH, CALIFORNIA
HOUSING ELEMENT ANNUAL REPORT
2003-2004

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Attachment A

CITY OF LONG BEACH
2003-2004 Housing Element Annual Report

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Planning Commission

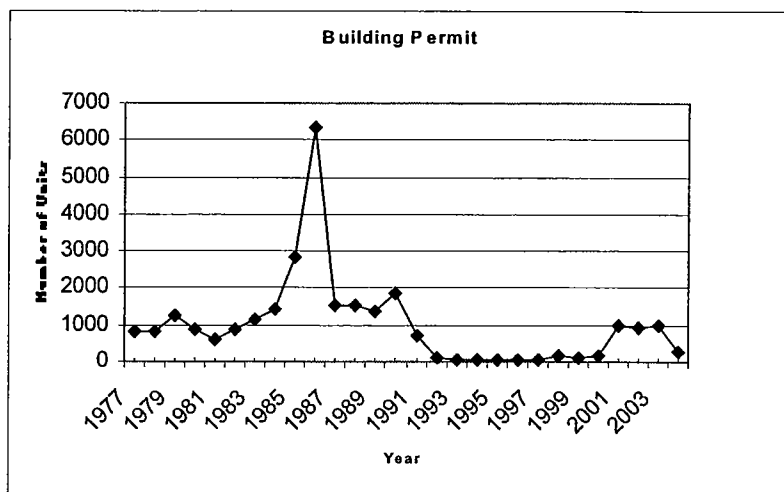
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INTRODUCTION

California law [§65400(b)(1)] mandates that all cities and counties submit to their legislative bodies, the Office of Planning and Research, and the Department of Housing and Community Development an annual report on the status of their general plan and the progress toward its implementation. The intent of this statute is to ensure that the General Plan directs all land use decisions and remains an effective guide for future development. State law further directs the reporting on a city's achievements in meetings its housing policy goals and Regional Housing Needs Assessment (RHNA) contained in its Housing Element. The principal purpose of this report is to satisfy this requirement and to bring to the attention of the people of our City the more important Housing Plan implementation achievements for the 2003-2004 fiscal year. This annual report covers the period from October 1, 2003 to September 30, 2004.

The Planning Commission is authorized by State law and the City Charter with the responsibility of preparing and overseeing the City's General Plan. California law requires each city and county to adopt a general plan for comprehensive, rational decision-making regarding a jurisdiction's long-term physical development. Comprehensive planning takes all relevant matters into account, recognizing that everything is related to everything else, and that planning in one department cannot be effective without coordinated planning with other departments. The General Plan covers the full range of activities that city government is charged with, from physical planning and natural resource protection to public health and safety.

Housing is a major land use in the City and the location and condition of individual houses can have a major impact on our neighborhoods and our local economy. Consequently, the Housing Element involves more than just the building of houses but also the building of stronger communities. According to recent research, a significant number of housing units in Long Beach are overcrowded; compounding this issue, high absentee ownership in single-family neighborhoods contributes to neighborhood decline. The City is making significant progress in addressing these issues and other related challenges.



Graph 1

The Housing Element is unique among General Plan Elements in that the State is much more prescriptive regarding its form and content. As required by State law, this report provides a Housing Plan program status report and progress towards meeting our

Regional Housing Need. In 1999, the Southern California Association of Governments developed its Regional Housing Need Assessment (RHNA) based on growth forecasts. In short, these growth forecasts were then assigned to Long Beach and its fair share of State mandated affordable and market rate housing goals were allocated.

Notwithstanding some large parcels along the shoreline, Long Beach is a built out city with very little vacant land to develop. A recent survey conducted by the City identified only 900 vacant parcels in the City. Consequently, finding suitable sites for housing is a continuing challenge for the City. In the downtown area, where it is appropriate, the City has raised the density to meet our housing demand. Since the beginning of 2000, the City has permitted nearly 1,500 units in the downtown area. Graph 1 illustrates our historic building construction growth over the past twenty-five years.

On our commercial corridors and mixed residential neighborhoods, there are many constraints to higher density. As a built out city, one response has been to focus on rehabilitation of existing properties. Grisham Community Housing is a prime example where the City leveraged its resources with a non-profit housing developer to completely transform several block of blighted apartment buildings into a well-managed housing community with childcare and other family support facilities. The rehabilitation of 528-unit Northpointe apartment complex is another model example.

As indicated by our RHNA production in Table 1, the City is making progress in providing affordable housing, but more still needs to be done. Building on these and other local best practice models, the City has a number of exciting projects that are scheduled to start construction next year which are not reflected in this year's progress in meeting the City RHNA obligations. Those housing developments include: Olive Court, West Gateway and the Jamboree Housing Development. Moreover, with the adoption of the Housing Action Plan, the completion of the Commercial Nexus Study, inclusionary housing study and the public commitments to the policies and programs in the upcoming Land Use and Transportation Elements of the General Plan, the incentives for more housing opportunities for all income groups should be in place.

| Income Level | Initial RHNA | Accepted Gateway | Total Allocation | Income Distribution | Fiscal Year 04 Production | 2000-2004 Production |
|-----------------------|--------------|------------------|------------------|---------------------|---------------------------|----------------------|
| Very Low ¹ | 145 | 266 | 411 | 28% | 9 | 14 |
| Low ¹ | 89 | 162 | 251 | 17% | 4 | 14 |
| Moderate ¹ | 105 | 191 | 296 | 20% | 8 | 25 |
| Upper ² | 179 | 327 | 506 | 35% | 257 | 3170 |
| | | | 1464 | 100% | 278 | 3,223 |

¹ Deed restricted Housing Production from the Long Beach Housing Services Baureau

² Upper income level represents market rate housing production

Table 1

HOUSING AND NEIGHBORHOOD CONSERVATION

Rehabilitation Programs

Project Home Pride provides low-interest loans to lower-income homeowners to make improvements and repairs to their homes. Up to \$25,000 can be borrowed by owner-occupants at an interest rate of 3%. Often, payment on the loans can be deferred until the home is sold or transferred. Proceeds can be used to correct code deficiencies, repair damage, and improve the building or grounds.

The Multi-family Rehabilitation Loan Program provides loans up to \$10,000 per unit to make improvements and repairs in apartments. These loans typically carry an interest rate of 4%, repayable over 15 years. To qualify, the housing units improved by the rehabilitation loans must be occupied by low-income households at affordable rents, and the units must meet federal occupancy standards.

Home Improvement Grants are also available for properties in Neighborhood Improvement Strategy areas. Property owners are reimbursed up to \$2,000 to improve the exterior of their homes. Eligible improvements include painting or stucco, fencing, doors and windows, concrete work, and the repair of landscaping. Other programs are offered to address lighting, locks, tool rental, and graffiti removal.

Five-Year Objective: Provide rehabilitation assistance to 1,935 low-income owner households and 1,256 low-income renters.

Accomplishments

- During this reporting period, the Long Beach Home Pride program delivered 22 rehabilitation loans for single-family residences totaling nearly \$800,000 dollars. Of these 22 loans, 14 were distributed to low-income families and 5 were distributed to very low-income families.
- Decro Properties are being rehabilitated resulting in 320 remodeled units for very low- and low-income families at a total loan amount of \$2 million dollars.

Acquisition & Rehabilitation Program

Many of Long Beach's older neighborhoods have buildings that are deteriorating. The presence of dilapidated structures contributes to an overall decline in the quality of neighborhoods. To address this problem, the Long Beach Housing Development Company (LBHDC) administers an acquisition and rehabilitation program for multi-family and single-family homes, some of which are acquired from the City through HUD's "Homes to Local Government Program." LBHDC acquires buildings, rehabilitates the units and sells them to low- and moderate-income households or to another nonprofit organization with affordability restrictions in place. Many units provided by the LBHDC address special needs. Acquisition and rehabilitation contributes to the improvement of neighborhoods.

Five-Year Objective: Provide assistance to 32 ownership units and 419 rental units set-aside for lower-income households.

Accomplishments

During this reporting period, the City of Long Beach and the Los Angeles Community Design Center celebrated the opening of Grisham Community Housing – bounded by 49th, Grisham, Ruth, and Peace Streets. The development consists of the acquisition, rehabilitation and reconfiguration of 26 individual four-plexes into 96 units of affordable housing for very –low-income families with a childcare center/community center, and open space for very low-income households.

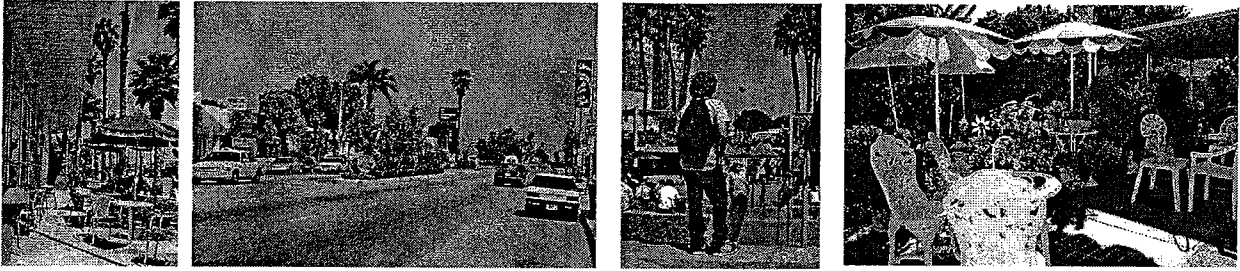
Mobile home Rehabilitation Program

The City of Long Beach has approximately 2,200 mobile home units that generally provide affordable housing for low-income households. Many mobile home parks were originally designed for seniors, but have gradually transitioned to occupancy by families. As a result, mobile home parks may contain inadequate open space and play areas for their children. Moreover, many mobile home complexes now suffer from deferred maintenance. To address these conditions, the City offers a mobile home loan program to correct deficiencies. Eligible corrective work includes weatherizing and energy conservation, exterior painting, roofing, vector control, and the repair of major systems (e.g., heating, air conditioning, plumbing, electrical, etc.).

Five-Year Objective: Offer rehabilitation assistance to mobile home occupants and study long-term strategy for preserving and upgrading parks.

Accomplishments

The Housing Rehabilitation Division provided 3 loans to residents of mobile homes, all of which were to very –low-income residents.



Neighborhood Resource Center

The Neighborhood Resource Center (NRC) assists neighborhood and community organizations to increase their effectiveness. Neighborhood volunteers who work together are frequently in need of supplies, training, and meeting locations. The NRC assists them by providing free access to a community meeting room, neighborhood flyer boxes, use of computers, and the Internet, and by hosting training workshops on relevant community topics. The NRC also administers a Safe Streets Now program to empower residents and property owners to reclaim their neighborhoods from criminal activity. In addition, the County Bar Association offers dispute resolution services to diffuse conflict and foster non-violent alternatives which might otherwise result in court action or escalate into acts of frustration, violence and racial/ethnic tensions.

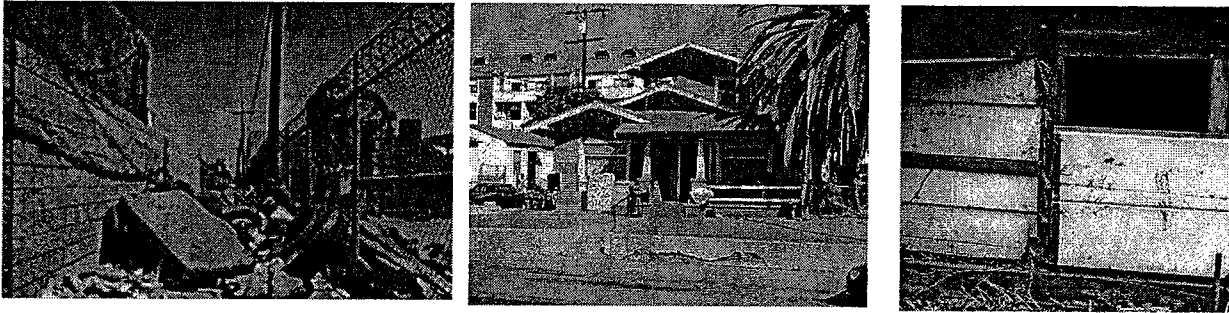
Five-Year Objective: Continue to foster neighborhood volunteerism through the Neighborhood Resource Center.

Accomplishments

The Neighborhood Resource Center continues to provide access to programs and services, workshops on community diversity and leadership, and seminars on neighborhood problem solving skills. Additional services include free access to computers, neighborhood newsletter production assistance and community meeting room space.

Further Documentation

A complete list of services offered by NRC can be found at
http://www.longbeach.gov/cd/neighborhood_services/resource_center/default.asp



Code Enforcement

The Long Beach Strategic Plan identifies the need for code enforcement to provide for routine maintenance and repair of homes, the elimination of substandard building conditions, improvement in infrastructure, and reinvestment in neighborhoods. To achieve this goal, Long Beach provides a citywide Code Enforcement Program to address dilapidated buildings, property maintenance, weed abatement, and vehicle abatement along with enforcement of zoning regulations. Within the citywide code enforcement program, four proactive neighborhood programs focus on various aspects and locations for enhanced code enforcement efforts.

Five-Year Objective: Continue comprehensive code enforcement.

Accomplishments

Code enforcement responsibility in Long Beach was spread over 22 programs across 8 departments – mostly in health, Planning & Building, and Community Development. Beginning in May 2004, the City consolidated many code enforcement responsibilities within one unit with the Department of Community Development to improve accountability and productivity. Many of these changes to Code Enforcement were the result of a program analysis prepared by Management Partners, Incorporated.

The report identified the Community Code Enforcement (CCE) and Code Compliance Program (CCP) as statewide models for code enforcement. The CCE program covers 14 areas and will expand into two new neighborhoods over the next year. In addition, CCE program restarted efforts in four areas over the past year. The Code Compliance Program, which was partially funded by a state grant, expired July 2004. No decision has been made as to whether or not the City will fund this program in the future.

Further Documentation

To review the report prepared by Management Partners, Incorporated, please follow this link: <http://www.longbeach.gov/civica/filebank/blobdload.asp?BlobID=3037>.

Multi-family Housing Inspection Program

The City's Environmental Health Bureau administers a Housing Inspection Program to ensure that dwelling units are clean and well maintained. Under this program inspectors provide both routine and compliance driven inspections of commercial and residential buildings. Routine inspections are scheduled for dwellings with a City business license, which is required for residential properties with over four units. Currently, the City has 8,098 licensed multi-unit dwellings and 179 licensed commercial lodging facilities. The program also includes inspections of garages, which are cited if there is evidence of residency. New funds have been budgeted to increase the number of inspectors under this program from five to nine.

Five-Year Objective: Continue to support efforts to inspect multi-family properties and correct code violations.

Accomplishments

Long Beach continues to support efforts to inspect multi-family properties and correct code violations

Lead-Based Paint Hazards

Lead poisoning is the top preventable environmental health hazard facing children. According to the Agency of Toxic Substances and Disease Registry, lead-based paint (LBP) hazards are concentrated in Long Beach's older housing stock, comprised of an estimated 66,000 units built before 1950. Since 1995, the City's Health Department has received \$8 million in grants to address potential LBP hazards. The City's strategy is designed around the following five-point program: (1) a community education and awareness program; (2) blood testing for young children in families below 200% of the poverty line; (3) housing and environmental inspections, (4) grants and loans for repairs, and (5) a monitoring program.

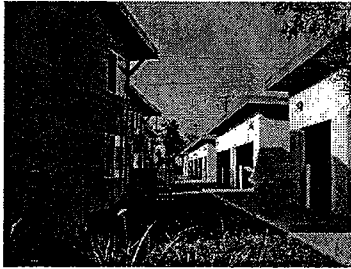
Five-Year Objective: Eliminate lead-based paint hazards for 100 homes.

Accomplishments

Through a grant funded by the U.S. Department of Housing and Urban Development, the Long Beach Department of Health and Human Services has made lead safe 221 housing units.

Further Documentation

More information about this program including educational brochures and program statistics can be found at <http://www.longbeach.gov/health/organization/eh/lead/default.asp>.



Neighborhood Revitalization

The LBHDC, in conjunction with the Los Angeles Community Design Center and the Long Beach Redevelopment Agency has identified several neighborhoods in North Long Beach that suffer from various social, economic and physical problems. The Grisham Neighborhood has been chosen for a comprehensive neighborhood revitalization effort. The neighborhood consists of 26 fourplex units, which are in a state of disrepair. The project will consist of acquisition, and a combination of reconfiguration, rehabilitation and new construction. The plans call for reducing the density from 104 to 92 units, and creating an on-site childcare center, open space play area, and a community room.

Five-Year Objective: Complete revitalization of the Grisham project, identify other distressed neighborhoods, and seek funding for their revitalization.

Accomplishments

During this reporting period, the City of Long Beach and the Los Angeles Community Design Center celebrated the opening of Grisham Community Housing. The development consists of the acquisition, rehabilitation and reconfiguration of 26 individual four-plexes into 96 units of affordable housing for very –low-income families.

In June 2004, the Long Beach City Council adopted the Housing Action Plan, which identified three focus areas for housing resources.

Further Documentation

A copy of the Housing Action Plan can be found at <http://www.longbeach.gov/cd/default.asp>



Historic Preservation Programs

Long Beach has twelve historic districts that contain examples of homes which have retained their original design integrity. Designation is based on an architectural survey and expressed commitment of owners to establish the accompanying historic district regulations. Regulations are intended to preserve existing housing, discourage demolition, and encourage the rehabilitation of older homes in a consistent and historic character. Overall, the net effect of historic preservation is to stabilize and protect historic housing, encourage rehabilitation of older neighborhoods, and improve quality of life. Historic preservation has also been implemented through adaptive reuse policies.

Five-Year Objective: Preserve and upgrade historic neighborhoods and structures offering a diversity of housing and fostering neighborhood pride.

Accomplishments:

- The establishment of the Bluff Heights Historic District
- The Hotel Rivera entered into a Mills Act agreement with the City
- Many of the City's historic districts now have unique street name signs

Further Documentation

For continuous updates on historic preservation programs at the City, please visit our historic preservation website at: <http://www.longbeach.gov/plan/pb/hpd/default.asp>

Neighborhood Score Card

Long Beach is one of four cities in the nation selected by the National Civic League to participate in a pilot program involving the community in government decision making. Grass roots participants in the program will be involved in establishing goals and milestones for a "neighborhood scorecard" which will use specific, measurable indicators to monitor the well-being of the community. Information gathered through this monitoring effort will be used to guide government policies and decisions regarding the future development of neighborhoods and the community at large. Work on this scorecard commenced in Summer 2000. When completed, the scorecard will be an important tool in monitoring success of City programs.

Five-Year Objective: Establish a permanent, neighborhood scorecard-monitoring program involving the community in guiding government actions.

Accomplishments

Although the Neighborhood Score Card was never implemented, the City did survey the residents regarding service priorities through the "Voice Your Choice" survey," which informs the budgetary decision-making process.

Community Development Impact Team

Linking affordable housing with other community development goals and resources is an important means of improving the quality of life in troubled neighborhoods. To facilitate these efforts, the Community Development Department has created a department wide initiative with the establishment of Community Development Impact Teams (CDIT). The goal of these impact teams is to deliver community development programs and services in a coordinated and comprehensive manner. CDIT provides for a concentration of community development programs and funding to be delivered simultaneously to foster the economic recovery or preservation of a targeted business district or neighborhood. This approach was used in Cherry-Temple NIS and for projects like Renaissance Walk.

Five-Year Objective: Continue to implement the CDIT process and encourage projects linking housing with community development goals and resources.

Accomplishments

The City continues to implement the CDIT program; however, the focus is now on major corridors and specific projects, as opposed to broad geographic areas.



Affordable Housing Assistance

The Long Beach Housing Development Corporation (LBHDC) provides assistance to for-profit and non-profit housing developers for the construction or rehabilitation of affordable rental and for-sale ownership housing. LBHDC assistance usually takes the form of low-interest loans and all assisted units must be deed-restricted for occupancy by low- and moderate-income households. The LBHDC seeks out other sources of funding, including HOME, CDBG, State, Federal, and City of Industry funds. In many cases, the LBHDC assists other non-profits to provide affordable housing for special needs groups, such as the mentally ill and persons with disabilities, and very low-income households through assistance to Habitat for Humanity. Priority in funding is granted to projects with special needs.

Five-Year Objective: Continue to seek out opportunities to partner with other developers of affordable housing and new sources of funding for this program.

Accomplishments

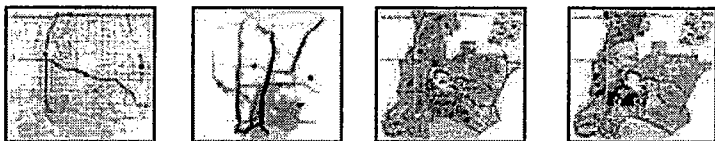
The LBHDC has partnered with the non-profit developers Livable Places for the development of Olive Court, a 58-unit affordable condominium complex near a rail transit stop. Livable Places has received all of their entitlements and are expected to begin construction this year.

The proposed Jamboree housing at Golden Avenue and 3rd Street will produce 64 new rental units.

Pacific Avenue Apartments at 16th Street and Pacific when constructed will create 42 new rental units.

Further Documentation

More Information about Olive Court can be found at <http://www.olivecourt.com/>



Adequate Sites

The City of Long Beach has identified sufficient residential sites, zoned at the appropriate densities, to accommodate the housing production and affordability targets of the RHNA. In keeping with the goals set forth in the 2010 Strategic Plan and Land Use Element of the General Plan, new high-density residential development is to be focused in key locations, allowing for the preservation of existing and stable neighborhoods. Appropriate and feasible housing densities are allowed, with appropriate development standards and design guidelines, along transit corridors, in the downtown area, and in close proximity to major employment and activity centers. Specific sites for future development and their carrying capacity are discussed in Chapter IV Housing Resources.

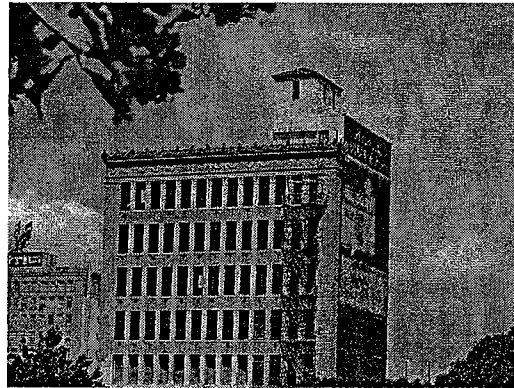
Five-Year Objective: Provide for sufficient sites to accommodate housing that is affordable to 411 very-low-income households, 251 low-income households, 296 moderate-income households, and 506 upper-income households.

Accomplishments:

Through a grant from the California Department of Housing and Community Development, the City of Long Beach has identified 1,000 acres of vacant land and approximately 1,000 parcels. These sites have been made available to the development community and to City staff via the City's intranet.

Further Documentation

A map of all the vacant sites in Long Beach can be found at http://www.longbeach.gov/apps/advance_plan/pdf/fig_3_7_1.pdf



Adaptive Reuse Strategies

Long Beach encourages the retention of sound buildings for the provision of living units when and if traditionally non-residential structures are adaptable for residences. The City has facilitated the reconfiguration of former hotels, commercial and institutional structures, to accommodate senior-citizen apartments, and live/work lofts for artists, and home businesses. Examples include the Breakers Hotel (senior housing), Lafayette Hotel (condominiums), and Kress Building (condominiums). Planned re-use of other historic structures include: Walker Department Store, York Rite Masonic Temple, Long Beach Professional Building, and the Skating Palace. Saving these historic structures and recycling them for residential use provides an additional way for creative developers to offer residential products to the community.

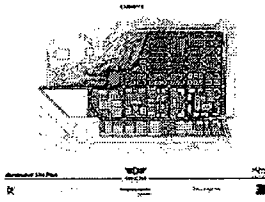
Five-Year Objective: Continue and enhance efforts to support creative adaptive reuse scenarios and consider expanding provisions to appropriate areas.

Accomplishments:

A pivotal aspect our Downtown revival has been the conservation of our historic buildings. All of the historic buildings itemized in the Housing Element have been completed or are near completion. Currently under construction is the conversion of the Insurance Exchange Building into 11 residential condominium units, the adaptive reuse of the Masonic Temple into 82 condominium units and the conversion of the Ebell Theater into 11 residential condominium units. In addition, at the preliminary planning stage are the Broadway lofts, the rehabilitation of the Historic Ocean Center office building, and the reuse of the Newberry's Department Store. Lastly, through the Downtown Rebound Planning Grant, the Famous Department building was identified as a potential reuse site thus completing the adaptive reuse of all the historic department stores along Pine Avenue.

Further Documentation

A list of current downtown projects are be found at
http://www.longbeach.gov/cd/redevelopment/current_projects/downtown.asp



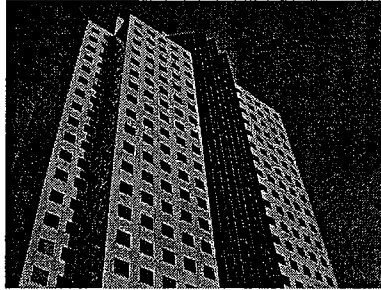
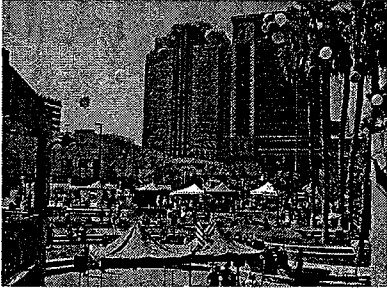
Design Review

While the City's residential development standards are effective at ensuring compatibility among various land uses, the City lacks design guidelines to regulate the overall quality and character of housing throughout the community. Moreover, the Planning and Building Department does not have an architect on staff to review housing plans and provide design input. In contrast, the LBHDC and the RDA have adopted specific housing and other design guidelines and have access to professional architectural services, which has resulted in high-quality housing. The 2010 Strategic Plan renews our commitment to the preservation and livability of neighborhoods. Methods to enhance building and landscape design are integral to this effort.

Five-Year Objective: Evaluate adoption of citywide housing design guidelines and retention of architectural services to enhance the design review process.

Accomplishments:

Since February 2003, the Department of Planning and Building has worked in cooperation with two local architects to provide design guidance during site plan review meetings.



Downtown Redevelopment

Long Beach's downtown has long been a major focus of redevelopment efforts. Located adjacent to the shoreline, and surrounded by the Central Business District and high-density residential uses, the downtown is the core of the community. Redevelopment areas have been designated to revitalize the retail and office center. The development standards for the downtown encourage higher density infill housing. Now that a critical mass of retail, commercial and infrastructure improvements is underway, the demand for housing is emerging. Several large-scale projects are currently in the planning stage and will provide substantial housing opportunities in the upcoming few years. The City will use development agreements to achieve a mix of affordability levels in these and other large-scale projects.

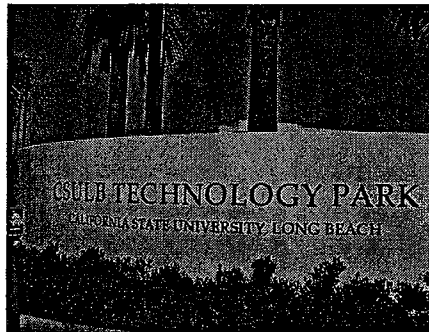
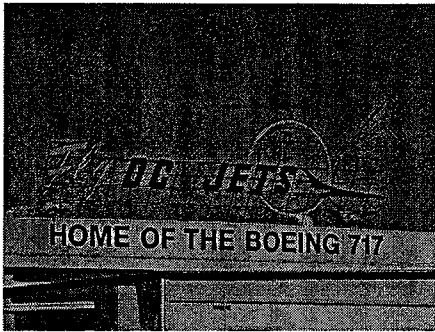
Five-Year Objective: Continue to support revitalization efforts to facilitate establishment of a healthy urban residential community in the downtown.

Accomplishments

Downtown Long Beach has undergone a renaissance over the past decade. Open in November 2003, the Pike at Rainbow Harbor adjacent to the Long Beach Aquarium is a 350,000 square-foot commercial complex consisting of entertainment, retail and restaurants. In addition, new housing units at CityPlace, the Park at Harbor View and the Walker Building promote a transit-oriented lifestyle. The City has amended the Downtown Planned Development Plan (PD-30) to allow residential units in the Promenade subarea.

Further Documentation

Many Long Beach business associations have partnered with the City to remake downtown into an 18-hour activity center. A good place to keep up on the latest developments is at <http://www.downtownlongbeach.org/>.



Housing for Technology Workforce

Over the 1990s Long Beach experienced an economic transformation whereby the restructuring of the defense-related industry, in particular aerospace, resulted in the loss of one third of all manufacturing jobs in the community. The City's historical focus on durable manufacturing is transitioning to more of an emphasis on information and technology products. California State University at Long Beach is developing a 20-acre technology park to attract light manufacturing, research and development and other similar uses. Additionally, 238 acres of Boeing Corporation property are anticipated to become available in the near future, enhancing the City's opportunity to become the technology center of Southern California. As set forth in the Strategic Plan, housing opportunities are needed to accommodate this emerging workforce.

Five Year Objective: Planning staff will work with the Redevelopment and Economic Development Bureaus of the Community Development Department to ensure that housing is available and suitable to attract and accommodate the labor force needed to support technology industries.

18. Site Inventory Analysis

Accomplishments:

The City of Long Beach has entitled over 977 housing units that are suitable for technology workers. These upscale developments include: Camden, CityPlace units, Aqua Towers and housing at the Java Lanes site. In addition, the reuse of the Boeing plant into a mixed-use technology park with 1,400 proposed housing units is near to receiving their entitlement. In addition, this proposal includes a contribution of funds for the construction of new affordable housing in Long Beach.

Further Documentation

The more information regarding the reuse of the Boeing Site can be found at <http://www.douglaspark.org/index2.html>

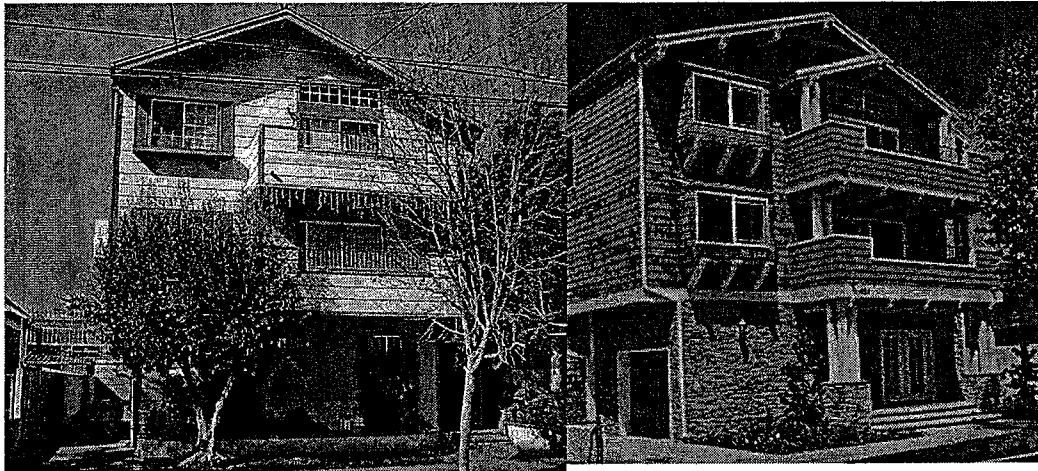
Site Inventory Analysis

Although Long Beach is a highly urbanized community with limited vacant residential land there is a significant potential for adaptive reuse of structures, infill development and targeted recycling of sites to housing. As demonstrated in the downtown, the City has successfully promoted the adaptive reuse of commercial, hotel and institutional structures to provide a variety of housing that is suitable for persons of all economic strata. Furthermore, with the recovery of the housing market, property values in the community have been rising, making them more attractive for housing development, in particular recycling. While adequate zoning controls are in place to preserve and further the character and scale of neighborhoods, focused recycling can be an effective tool to provide new upgraded housing that enhances neighborhoods and provides housing for the emerging workforce.

Five Year Objective: Undertake an inventory of underutilized sites appropriate for adaptive reuse, infill, or recycling activities and conduct market and community studies to determine the feasibility of such actions.

Accomplishments

Through a Downtown Rebound Planning Grant from the California Department of Planning and Building, the Long Beach Planning Bureau has identified all vacant lots in the City and on selected corridors has identified vacant buildings and other buildings appropriate for adaptive reuse. Those sites have been incorporated into the Central Area Guide for redevelopment.



Before

After

Condominium Conversion with Home Ownership Assistance

During the 1980s, the proliferation of 8-10 unit apartment buildings was one of the most controversial issues in Long Beach that led to neighborhood deterioration. During the mid-1980s, in an attempt to jump start housing construction, the Zoning Code was revised to allow 8-10 apartment units on single lots, often without adequate parking and open space. The net effect was to destabilize single-family neighborhoods. Over 500 single-family homes were demolished before the City Council down zoned these areas. The City is implementing a demonstration project to convert an eight-unit apartment into four two-story condominiums, with public assistance of \$350,000-\$400,000. Homeownership assistance is provided if eligible tenants desire to purchase their unit.

Five-Year Objective: Complete the demonstration project and evaluate the feasibility of expanding similar projects citywide, combined

Accomplishments

The Long Beach Housing Development Company (LBHDC) acquired an eight-unit apartment building at 429 Almond Avenue in the City of Long Beach to implement a pilot project to address the issue of the 385 eight-to-ten unit apartment buildings that proliferate the eastern and central sections of the City. The 429 Almond Avenue Development converted an 8-unit apartment building to four, two-story town home units. Three of the units were sold to low-income, first-time homebuyers. The fourth unit was sold to a participant of the Section 8 Homeownership Program. The Long Beach City Council approved \$500,000 in Federal HOME funds and \$505,000 of Community Development Block Grant funds for the acquisition and construction of the development. Construction began in April 2002 and was completed in July 2003. It turned out to be a successful yet very costly demonstration project. Currently, there are no plans to expand similar projects citywide.



General Plan Land Use Element Update

The identification of adequate sites is necessary to encourage the production of housing that is suitable and affordable to all economic and special needs groups. The City's Housing Element identifies sufficient sites, zoned at the appropriate density and with adequate development standards and public services, to accommodate the City's RHNA. However, in keeping with the direction of the 2010 Strategic Plan, future residential growth is to be concentrated along transit corridors, in downtown, and in proximity to major employment, transit and activity centers. The 1989 Land Use Element policies, although reflective of the Strategic Plan, need to be updated to maintain consistency.

Five-Year Objective: Perform update of the General Plan Land Use and Transportation Element.

Accomplishments

The City of Long Beach has contracted with EIP and Meyer Mohaddes Associates to update the Land Use and Mobility Elements of the General Plan. As part of this effort we have held 20 community meetings and are planning to hold another 15 so that the plan properly reflects the community's vision for Long Beach. Currently, City staff and planning professionals are evaluating the various land use alternatives from our community meetings. The program schedule indicates project completion in August 2005.

Further Documentation

All of the documents, agendas, and maps produced for this effort are online at http://www.longbeach.gov/apps/advance_plan/index.html

Commercial Impact Fee

There is a clear relationship between new employment within a given area and the associated demand for housing. Some jobs will be service occupations that earn more modest income, while other occupations will be higher-paying. If the demand for new housing exceeds the supply housing, housing costs will increase accordingly –having its greatest impact upon low- and moderate-income households. Suitable housing will also need to be available in order to attract desired industries. An impact fee program can provide funding to address the demand for affordable housing generated by commercial and office development. Funds received are deposited in a Housing Trust fund.

Five Year Objective: Evaluate establishing a commercial impact/linkage fee for non-residential development to fund housing services.

Accomplishments

The planning firm of David Paul Rosen & Associates (DRA) has completed a nexus study to explore the potential of establishing an inclusionary housing ordinance and a commercial development linkage fee for a dedicated revenue source for the development and preservation of affordable housing.

Further Documentation

You can find a copy of the Housing Trust Fund Study at:
http://www.longbeach.gov/cd/housing_services/default.asp

Homeownership Zone

Long Beach faced particularly troubled times during the early 1990s. The housing market crash was followed by the 1993 civil disturbance, closure of the Long Beach Naval Station, the Hospital, and Naval Shipyard. In 1998, the federal government awarded \$1.9 million to implement a Homeownership Zone Plan to help revitalize the City's economy. The Plan provides housing, transportation, economic, and beautification efforts along Long Beach and Atlantic Boulevards. A total of 381 homes are slated for the Wrigley neighborhood and American Marketplace, including 49 single-family homes, 282 town homes with 3 or more bedrooms, and the conversion of 50 single-family rentals to ownership units. Renaissance Walk will provide 40 high quality single-family homes affordable to low- and moderate-income persons and a child care center for 65 children.

Five-Year Objective: Implement the Homeownership Zone plans for 381 new homes in the Wrigley and American Marketplace neighborhoods.

Accomplishments

The Homeownership Zone program assisted in the funding of a total of 44 new homeownership units. The program was closed out in May 2003 at the conclusion of the grant.

LBHDC Homeownership Programs

The City of Long Beach offers a number of homeownership assistance programs for first-time homebuyers. To qualify for these programs, the buyer must meet certain household income and purchase price limitations.

Down Payment Assistance. The Down Payment Assistance program offers first-time lower-income purchasers conditional grants of up to \$5,000 that can be used for up to 40% of the down payment and non-recurring closing costs on a home purchase.

Second Mortgage Assistance. The 2nd Mortgage Assistance program is also aimed at assisting first-time homebuyers. Under this program, loans of up to \$25,000 are provided as a second trust deed to people who otherwise qualify for a loan from a first mortgage lender.

Five-Year Objective: Assist 1,427 lower-income first-time homebuyers.

Accomplishments

Six first time homebuyers were assisted using a variety of programs. The structure of the housing market and the level of assistance that the City can offer has contributed the current level of assistance. Revision to this program are under development.

Other Homebuyer Assistance Programs

Several homeownership programs are also available through private lenders, lender consortiums, joint power authorities, and the federal government. These programs help the City to achieve the homeownership goals set forth in the 2010 Strategic Plan. Programs currently used or that could be used in Long Beach are as follows:

- Mortgage Credit Certificate (MCC)
- Fresh-Rate Program
- Homebuyer Seminars
- Public Safety Officer Programs
- Lease-Purchase (New)

Five-Year Objective: Continue participation in homeownership programs and advertise program availability. Pursue participation in lease-purchase program to further expand homeownership options.

Accomplishments

- The City held 12 first-time homebuyer seminars during FY03-04 with 480 families in attendance
- Sixty families attended one of three post homeownership seminars

Development Services Center

The City of Long Beach will continue operation of its Development Services Center and upgrading of its computerized permit-tracking system to facilitate the timely processing of building permits. The Development Services Center is the one-stop processing counter for building permit-related activities in Long Beach, concentrating functions as diverse as business licensing, planning, and building together. This Center has been established to implement the Permit Streamlining Act. To further encourage timely processing of building and planning permits, applicants can apply online via Web access.

Five-Year Objective: Continue operation and upgrading of the Development Services Center to ensure timely processing of building-related permits.

Accomplishments

The Department of Planning and Building has instituted three innovative programs at the Development Services Center: Q-Matic, File Net and RVI. Q-Matic is a streamlined queuing system that routes applicants through the permitting process while providing real-time waiting times to staff in order to better allocate staffing resources. File Net is an online resource to find and view building permits. Although still in the testing stage, RVI is an online system designed to schedule building inspections and to check on the status of plan checks.

E-Government

Under leadership of the City Manager's Office, the City has embarked upon an E-Government Strategic Plan. E-Government stands for the use of electronics or digital communications systems in government applications. The purpose of the program is to improve internal and external business operating processes and service delivery systems to better serve the community. With the advent of new technology, particularly the Internet, government has a tremendous opportunity to revolutionize the way constituents are served. The City already offers 'static' information on-line and limited on-line permitting services. However, the E-Government Strategic Plan will outline new services, service enhancements, and other opportunities to improve how the City serves and interacts with the community.

Five-Year Objective: Adopt and implement an E-Government Strategic Plan to facilitate and guide service delivery and community communications.

Accomplishments

The City instituted the Content Management System (CMS) in May 2004, where city employers who are responsible for creating content also have the authority and ability to posted that information on the City's Internet. The CMS includes e-Notify, citywide calendars and news/announcements/news tickers on the City's homepage. Content Management System is clearly a major e-Gov milestone in providing a single, unified face to customers and transparency in how government entities are internally organized. In addition, the streaming video of Council meeting archives was a major accomplishment of the E-government Strategic Plan. In addition, utility customers are now able to check the status of their accounts and make payments over the internet or by touchtone phone.

Further Documentation

More general information regarding the City's E-Government Strategic Plan can be found at http://www.longbeach.gov/tsd/egov/executive_summary.asp. Streaming video of our City Council meetings can be seen at http://www.longbeach.gov/cityclerk/council_online.asp.

Development Incentives

Long Beach offers other ways to reduce governmental constraints that increase the cost of housing development. In Long Beach, some of these constraints include government regulations regarding residential development standards, fees or exactions paid for new residential development, or simply the cost of vacant land. Several programs designed to mitigate these constraints are as follows:

Five-Year Objective: Continue to offer regulatory incentives for affordable and accessible housing.

Accomplishments:

The City of Long Beach Planning Bureau amended the Long Beach Boulevard PD (PD-29) to allow housing near the Pacific Coast Highway transit station.

The City has amended the Downtown Planned Development Plan (PD-30) to allow residential units in the Promenade subarea.

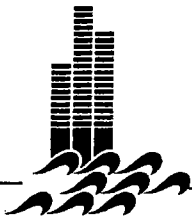
Replacement Housing Provisions

Long Beach has several programs to ensure the preservation of affordable housing units that are proposed to be converted to other residential uses. These include affordable housing lost in the Coastal Zone and the conversion of mobile homes to other uses. The programs are briefly described below.

Five-Year Objective: Continue implementation of replacement ordinances.

Accomplishments

Long Beach continues to implement replacement ordinances. However, no replacement housing occurred in Fiscal Year 2003-04, but four households were relocated due to code enforcement rehabilitation.



Agenda Item No.

CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard • Long Beach, CA 90802 • (562) 570-6357 FAX (562) 570-6068

ADVANCE PLANNING

October 21, 2004

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

SUBJECT: Annual Report for the Housing Element of the General Plan

LOCATION: Citywide

APPLICANT: Fady Mattar, Acting Director of Planning and Building

RECOMMENDATION

Review and comment on the Annual Report for the Housing Element of the General Plan and forward to the City Council, the State Office of Planning and Research and Department of Housing and Community Development.

BACKGROUND

State law requires that cities submit to their City Council a progress report on the implementation of their Housing Element. The intent of this statute is to summarize housing development accomplishments for the year. The principal purpose of this report is to satisfy this requirement and to bring to the attention of the people of our City the more important implementation achievements of the past year.

IT IS RECOMMENDED THAT THE PLANNING COMMISSION

Review and comment on the Annual Report for the Housing Element of the General Plan and forward to the City Council, the State Office of Planning and Research and the Department of Housing and Community Development.

Respectfully submitted,

FADY MATTAR
ACTING DIRECTOR OF PLANNING AND BUILDING

By:

Ira Brown
Planner III

Approved:

Angela Reynolds
Advance Planning Officer