



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

July 21, 2011

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Receive and file the 2010 Annual Report for the Housing Element and instruct the Director of Development Services to submit the Annual Report to the City Council, State Office of Planning and Research and California Department of Housing and Community Development. (Citywide)

APPLICANT: City of Long Beach
333 W. Ocean Boulevard
Long Beach, CA 90802

DISCUSSION

On May 19, 2009, the Long Beach City Council adopted the 2008-2014 Housing Element. The Housing Element is one of the seven mandated elements of the City's general plan. Housing element law [§65400] mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. Moreover, California law mandates that all cities and counties submit to their legislative bodies and the State of California Department of Housing and Community Development (HCD) an annual report on a city's achievements in meeting its goals and Regional Housing Needs Assessment (RHNA) contained in its Housing Element. The intent of this statute is to ensure that the Housing Element remains an effective guide for allocating limited housing resources.

On March 27, 2010, the HCD adopted guidelines and forms for the preparation of the Housing Element Annual Reports. Pursuant to this requirement, the 2010 Annual Report for the Housing Element has been prepared for your review and advisement. The report states that the City has made good progress towards implementing the programs outlined in the 2008-2014 Housing Element.

Respectfully submitted,


AMY J. BODEK, AICP *for*
DIRECTOR OF DEVELOPMENT SERVICES

Exhibit A: 2010 Housing Element Annual Report

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

Jurisdiction City of Long Beach
Reporting Period January 2010 - December 2010

Table A

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

1	2	3	4				5	5a	6		7	8
			Housing Development Information			Affordability by Household Income			Housing with Financial Assistance and/or Deed Restrictions			
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	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.	
											See instructions	
1486 Henderson Ave	SF	O	1				1		LBHDC/Other			
1494 Henderson Ave	SF	O	1				1		LBHDC/Other			
1495 Chestnut Ave	SF	O	1				1		LBHDC/Other			
(9) Total of Moderate and Above Moderate from Table A3			▲	▲	48	62	110					
(10) Total by income Table A/A3		▲	3		48	62	113					
(11) Total Extremely Low-Income Units*												

* Note: These fields are voluntary

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

Jurisdiction City of Long Beach
Reporting Period January 2010 - December 2010

**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				TOTAL UNITS	(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			
(1) Rehabilitation Activity	23	23	12		58	
(2) Preservation of Units At-Risk					0	
(3) Acquisition of Units		2			2	
(5) Total Units by Income	23	25	12		60	

* 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	48	0	0	48	
No. of Units Permitted for Above Moderate	44	6	10	2	0	62	

* Note: This field is voluntary

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

Jurisdiction City of Long Beach
Reporting Period January 2010 - December 2010

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

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	Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Deed	Restricted Non-deed restricted											
Very Low			113	107	10	13	49	67				359	1,962
Low	Deed												
	Restricted Non-deed restricted				71	37	12	131				251	1,234
Moderate	Deed												
	Restricted Non-deed restricted					12	48					60	1,574
Above Moderate												340	3,803
Total RHNA by COG. Enter allocation number:			113	107	81	337	172	200				1,010	8,573
Total Units													
Remaining Need for RHNA Period													

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

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

Jurisdiction City of Long Beach
Reporting Period January 2010 - December 2010

**Table C
Program Implementation Status**

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
1. HOUSING ASSISTANCE TO, AND PRESERVATION OF, AFFORDABLE UNITS			
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.			
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 3 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 City currently provides Section 8 vouchers to approximately 6,100 households.
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 1,030 shelter beds and 714 permanent housing units.
2.2 Zoning Code Update for Special Needs Housing	Emergency Shelters - 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.

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

Jurisdiction	Reporting Period	City of Long Beach January 2010 - December 2010			
		<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 		<p>The regulations for Transitional Housing and Single Room Occupancy are being prepared in conjunction with the 2012/2013 Comprehensive Zoning Code Update.</p>	
		<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 		<p>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.</p>	
	2.3 Family Self Sufficiency	Continue to implement and promote program to help graduate 1,151 families into self-sufficiency	Ongoing	In 2010, 271 families have graduated from this 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	This program continues to provide assistance to approximately 45 families/individuals each month.	
	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.	

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

Jurisdiction City of Long Beach
Reporting Period January 2010 - December 2010

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 447 households (74 households annually) 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, 2009 and December 31, 2010, the City reimbursed approximately \$634,000 to 455 residential property owners. Since 1999, the City has reimbursed 3,933 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	The recently rehabilitated Courtyard Apartments provides 44 affordable rental units. Habitat for Humanity has rehabilitated 2 owner units and the City is continuing to identify other sites. <i>A portion of assistance benefits extremely low income households.</i>
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 performed 45,350 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 performed 4,865 multi-family unit inspections.
3.7 Lead-Based Paint	Eliminate lead-based paint hazards for 320 homes	Ongoing	In 2010, the City conducted 201 lead-based paint hazards inspections.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Long Beach
Reporting Period January 2010 - December 2010

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 continues to provide assistance to housing developers, including the following: <ul style="list-style-type: none"> · Long Beach & Burnett Apartments · Coronado · Meta Housing Phase I · Habitat for Humanity homes · Ramona Park Senior Apartments
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. As of May 2011, one sites have been converted to a no-residential use (the new Long Beach Courthouse) and another site has been developed with housing (Meta Housing: Senior Arts Colony).
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 assistance 110 low income and 73 moderate income households since 2008.
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.

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

Jurisdiction	City of Long Beach	
Reporting Period	January 2010	December 2010
6.2 E-Government	Continue improving E-Government applications to facilitate and guide service delivery and community communications	Ongoing
6.3 Development Incentives	Continue to offer regulatory incentives to accommodate the development of accessible and affordable housing	Ongoing
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
		<p>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.</p> <p>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.</p> <p>The proposed Downtown Plan will help streamline the entitlement process and clarify urban design standards to facilitate new housing opportunities.</p> <p>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.</p>

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

Jurisdiction	City of Long Beach
Reporting Period	January 2010 - December 2010

General Comments: