

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

**Jurisdiction** City of Long Beach  
**Reporting Period** January 2013 - December 2013

**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	
Ramona Park Apts 3290 Artesia Blvd.	5+	R	40	20		1	61	61	RDA/TCAC	Regulatory Agreement	
Villages at Cabrillo Phase IV 2000 San Gabriel Ave.	5+	R	80			1	81	81	TCAC/AHP/MHSA	Regulatory Agree	
Habitat for Humanity 2367 Atlantic Ave.	1	O	1				1	1	WISH & Corporate Donor	CCR	
(9) Total of Moderate and Above Moderate from Table A3 ▶ ▶			0	152							
(10) Total by income Table A/A3 ▶ ▶			121	20		154	143	143			
(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					Multi-family rental purchased with City assistance from non affordable to affordable with a 45 year recorded affordability restriction.
(2) Preservation of Units At-Risk					
(3) Acquisition of Units		11	22		
(5) Total Units by Income	0	11	22	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	19	4	129	0	0	152	152

\* 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.													
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
Very Low	Deed Restricted	2,321		65		13	14	69		121		282	2,039
	Non-deed restricted												
Low	Deed Restricted	1,485	10		26	23		131		20		210	1,275
	Non-deed restricted												
Moderate	Deed Restricted	1,634	19				48					67	1,567
	Non-deed restricted												
Above Moderate		4,143	327	193	318	26	44	97	90	154		1,249	2,894
Total RHNA by COG. Enter allocation number:		9,583											
Total Units ▶ ▶ ▶			356	258	344	62	106	297	90	295		1,808	7,775
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 continues to monitor list of all assisted housing developments within the City. In 2013, City staff worked with the owners of American Goldstar Manor to discuss preservation strategies for 348 units affordable to low income seniors. The City continues to work with Section 8 property owners to keep them in the 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 6,379 households (95% of its allocation of 6,746 vouchers).
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 1,078 Emergency/Transitional program beds and 871 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	The Planning Commission and City Council approved emergency shelters in the IP-Port and PD-31 Villages at Cabrillo, by right, in the Spring of 2013.

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	<ul style="list-style-type: none"> <li>· 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</li> <li>· Single Room Occupancy - Amend the Zoning Code to incorporate SRO housing under the provisions for Special Group Residence</li> </ul>		<b>The regulations for Transitional Housing and Single Room Occupancy are being prepared in conjunction with the 2013/2014 omnibus zoning code revisions.</b>
	<ul style="list-style-type: none"> <li>· <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</li> </ul>		<b>The Definition of Family will be revised in the new Housing Element to meet new legal requirements.</b>
2.3 Family Self Sufficiency	Continue to implement and promote program to help graduate 1,151 families into self-sufficiency	Ongoing	<b>In 2013, 23 families graduated from this program for a total of 354 families since the Housing Authority started the program in the early 1990's.</b>
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	<b>The Housing Authority of the City continues to provide direct rental assistance to approximately 45 families/individuals each month coupled with case management services.</b>
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	<b>An internal evaluation is currently underway to prepare the scope of this program. Further work is expected in 2014.</b>

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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 587 households (63 households from January - December 2013) in securing permanent housing.
<b>3. HOUSING AND NEIGHBORHOOD IMPROVEMENT</b>			
3.1 Home Rehabilitation	Provide rehabilitation assistance to 2,400 households (up to 80% MFI) (647 households annually).	Ongoing	Since 1999, the City has reimbursed 4,397 homeowners through the Home Improvement Program. In calendar year 2013 the City Housing Bureau provided rehabilitation loans to 19 low-income single-family units and 68 multi-family housing units (whereby 14 loans were for very-low income households and 54 loans were for low-income households).
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	In calendar year 2013, the City provided a \$5.9 million loan for the acquisition and rehabilitation of the Belwood Apartments at 6301 Atlantic Avenue. The project contains 35 units that are affordable to very low and low income households.
3.3 Neighborhood Resource Center (NRC)	Continue to support the NRC	Ongoing	The City continues to provide annual funding to the NRC. Since 1998, the NRC has helped 18 groups achieve national recognition for their work and dedication to their neighborhoods. Since 2011, the NRC has helped 4 groups win national recognition for their newsletters.
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	For calendar year 2013 the City performed nearly 26,000 unit inspections and trained 99 residents in nuisance abatement procedures.
3.6 Multi-Family Housing Inspection	Inspect an average of 5,500 multi-family units annually to correct code violations	Ongoing	In calendar year 2013 the City inspected 3,800 buildings containing approximately 7,200 multi-family units.

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3.7 Lead-Based Paint	Eliminate lead-based paint hazards for 320 homes	Ongoing	For calendar year 2013, the HUD grant-funded Lead Hazard Control Program inspected 45 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 86 units. In total, 131 units in the city were evaluated for lead-based paint hazards in calendar 2013 by the Lead Hazard Control Program. The Lead Hazard Control program eliminated lead-based paint hazards in 40 units as part of its core mission in calendar 2013.
<b>4. HOUSING PRODUCTION</b>			
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 provided \$18.3 million in long term financing to assist in developing the Ramona Park Senior Apartments (61 units) and the rehabilitation of the Belwood Apartments (34)units; and also provided provided the land for the development of a Habitat for Humanity single-family home at 2367 Atlantic Ave. The City's Housing Authority provided project-based vouchers for 81 units at the Villages at Cabrillo. Thru these efforts the City assisted in facilitating the production of 177 units of affordable housing in 2013.
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 2013 no sites have been converted to a non residential use. 129 new condo units were permitted at 1081 Long Beach Boulevard, one of the sites listed in the HE.
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.
<b>5. HOMEOWNERSHIP OPPORTUNITY</b>			
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 121 first time homebuyers including 62 households at-risk for foreclosure.
<b>6. MITIGATION OF GOVERNMENT CONSTRAINTS</b>			

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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 omnibus development code revisions to streamline the project review process.
<b>7. FAIR AND EQUAL HOUSING OPPORTUNITY</b>			
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.
<b>8. NEW PROGRAMS NOT LISTED IN HOUSING ELEMENT BUT DEMONSTRATE PROGRESS TOWARDS MEETING RHNA OBJECTIVES</b>			
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 485 allocated vouchers by second quarter of 2014.

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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	<b>The Housing Authority of the City continues to work closely with US Veterans Initiative and Mental Health America placing these hard to serve persons through 5 Continuum of Care grants. Of the 94 vouchers allocated for SPC, 100% of them are in use.</b>
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	<b>The recently renovated Palace Hotel (now the Palace Apartments) contains 13 new units of affordable housing for young adults. Currently 9 units are occupied and the remaining units are expected to be leased within the second quarter of 2014.</b>

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**General Comments:**

Table B (issued by the State in 2010) has been updated this last year of the RHNA cycle for Long Beach, to reflect the actual number of units (by affordability categories) which were permitted for construction in the 2008-2014 planning period. Because the City changed building permit software from and ILMS to Hansen system, some errors were caught and corrected for the reporting period. Additionally, projects such as Olive Court which were constructed over several years, at several building addresses/sites, caused some confusion. **Thereby, a new table called Assistance to Very-Low, Low & Moderate Income Households for Calendar Years 2005-2014 has been created by the City in order to report all assisted units, by project address, and is attached hereto.**

Building Permit Year	Project Address	Unit Category	Renter or Owner	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total Units per Project	Est. No. Infill Units	Assistance Program(s)	Deed Restricted Units
2005	Olive Court 313 Dayman	5+	O		3			3	3	Begin/HOME CalHOME/ADDI	CCR
	Olive Court 319 Dayman	2-4	O		2			2	2	Begin/HOME CalHOME/ADDI	CCR
	Olive Court 323 Dayman	2-4	O			2	1	3	3	Begin/HOME CalHOME/ADDI	CCR
	Olive Court 329 Dayman	5+	O			5	5	10	10	Begin/HOME CalHOME/ADDI	CCR
	Olive Court 333 Dayman	2-4	O			2	1	3	3	Begin/HOME CalHOME/ADDI	CCR
2006	Neo Zoe-1500 Pine Ave	5+	O		5	12	5	22	22	RDA/CalHOME	CCR
	Olive Court 1870 LB Blvd	5+	O		1	2	3	6	6	Begin/HOME CalHOME/ADDI	CCR
	Olive Court 1880 LB Blvd	5+	O		1	1	4	6	6	Begin/HOME CalHOME/ADDI	CCR
	Olive Court 1890 LB Blvd	5+	O			1	5	6	6	RDA/Begin/HOME CalHOME/ADDI	CCR
	Olive Court 303 Dayman	5+	O		2	1	5	8	8	Begin/HOME CalHOME/ADD1	CCR
	Olive Court 302 E 19 <sup>th</sup> St.	5+	O			2	6	8	8	RDA/Begin/HOME CalHOME/ADDI	CCR
	Olive Court 310 E 19 <sup>th</sup> St.	2-4	O		1		2	3	3	Begin/HOME CalHOME/ADDI	CCR
2007	Menorah-575 Vernon St.	5+	R	65			1	66	66	RDA/HUD202 Capital Advance	REG

2008	Gallery 421 421 W. Broadway	5+	R		26		265	291	291	RDA	REG
2009	Meta- 2359 LB Blvd.	5+	R	13	23		10	46	46	RDA/TCAC	REG
2010	1494 Henderson Ave.	SFD	O	1				1	1	Habitat for Hum. WISH/RDA and Corporate Sponsors	CCR
	Coronado- 2021-2141 Atlantic	5+	O			48		48	48	RDA	CCR
	Palace Hotel 2642 E. Anaheim	5+		13			1	14	14	TCAC/MHP AHP/RDA Fostered-Out Young Adults	REG
2011	1495 Chestnut	SFD	O	1				1	1	Habitat WISH/RDA Corporate Sponsors	CCR
	1486 Henderson	SFD	O	1				1	1	Habitat WISH/RDA Corporate Sponsors	CCR
	Senior Arts Colony-200 Anaheim	5+	R	38			1	39	39	TCAC/HCD-TOD HCD-IIG	REG

	Annex(Regal) 225 12 <sup>th</sup> St.	5+	R	29	131		1	161	161	TCAC/HCD-TOD HCD-IIG	REG
2012							90		90	None	None
2013	Ramona Park Apts. 3290 Artesia Blvd.	5+	R	40	20		1	61	61	RDA/TCAC	REG
	Villages at Cabrillo 2000 San Gabriel Ave.	5+	R	80			1	81	81	TCAC/AHP/MHSA (Phase IV)	REG
	2367 Atlantic Ave.	SFD	O	1				1	1	Habitat NSP/WISH Corporate Donors	CCR

Codes: TCAC = California Tax Credit Allocation Committee

MHP= Multifamily Housing Program

AHP = Affordable Housing Program

ADDI = American Dream Downpayment Initiative

RDA = Redevelopment Agency

Habitat = Habitat for Humanity

WISH = Workforce Initiative Subsidy for Ownership

HCD-TOD = State HCD Transit Oriented Development Program

HCD-IIG = State HCD Infill Infrastructure Grant Program

MHSA = Mental Health Services Act