CY-2014
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CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 4th Floor Long Beach, CA 90802 (562) 570-6428 Fax: (562) 570-6205

March 26, 2015

Claudia Cappio
California Department of Housing and Community Development
1800 3rd Street
Sacramento, CA 94252

Dear Mrs. Cappio:

California law mandates that cities and counties submit to their legislative bodies, the State Office of Planning and Research, and the California Department of Housing and Community Development, an annual report on the status of their Housing Element and the progress toward its implementation. The intent of this statute is to ensure that the Housing Element remains an effective guide for housing development.

During the 2014 calendar year, the City of Long Beach was able to implement many housing plan programs including:

- A total of 300 housing units were permitted in the City of Long Beach. Of these, 40 units were developed for low-income households.
- The Long Beach Community Investment Company provided $5.6 million in long-term project financing for 144 units for extremely low- and very low-income individuals, veterans, and persons with special needs.
- 54 units at five sites were substantially rehabbed.

On March 19, 2015, the Planning Commission reviewed and forwarded the 2014 Housing Element Annual Report to the City Council and the California Office of Planning and Research. Please find the attached 2014 Housing Element Annual Report for your review and informational purposes.

If this letter gives rise to any questions, please do not hesitate to contact me at (562) 570-6428.

Sincerely,

Amy J. Bodek, AICP
Director of Development Services

Housing Policy Department
Received on:

APR - 1 2015

Enclosure

CC: Governor's Office of Planning and Research
Patrick Ure, Housing Development Officer
Angela Reynolds, Deputy Director

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Long Beach

Mailing Address: 333 West Ocean Blvd

Contact Person: Amy J. Bodek Title: Director of Development Services

Phone: (562)-570-6428 FAX: (562)-570-6205 E-mail: Amy.Bodek@LongBeach.Gov

Reporting Period by Calendar Year: from January 1, 2014 to December 31, 2014

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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Housing Element Implementation
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Jurisdiction City of Long Beach

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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	
2114 Long Beach Blvd	5+	R	26	14	0	1	41	41	MHSA	40	N/A
(9) Total **of Moderate and Above Moderate** from Table A3 ►					0	259	259				
(10) Total by income Table A/A3 ►			26	14	0	259	0	41			
(11) Total **Extremely Low-Income** Units*			22								

* 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 it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet 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			54	54	11 Units - 908 Martin Luther King Jr. Ave, 10 units - 562 E Esther Ave, 11 units - 319 Hermosa Ave, 11 units - 2266 Locust Ave, 11 units - 2450 Colorado Blvd
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	54	54	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	0	0	0	0	0	0	0
No. of Units Permitted for **Above Moderate**	6	0	253	0	0	259	259

* 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 to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	1,773	0										1,773
	Non-deed restricted												
Low	Deed Restricted	1,066	40									40	1,025
	Non-deed restricted		1									1	
Moderate	Deed Restricted	1,170	0										1,170
	Non-deed restricted												
Above Moderate		3,039	259									259	2,771
Total RHNA by COG. Enter allocation number:		7,048	300									300	6,739
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 1,600 affordable housing units in 21 projects that are at risk of converting to market rate.	Ongoing	The City continues to monitor all assisted housing developments within the City. The Housing Authority continues to work with United States Department of Housing and Urban Development on Phase II at American Gold Star Manor to preserve the affordability of the remaining 209 units. Funding from the Department of Housing and Urban Development for Phase II is expected by Summer 2015.
1.2: Housing Choice Voucher (aka Section 8 Rental Assistance)	Encourage property owners to accept Housing Choice Vouchers, including working with owners of new rental developments. Seek to raise the payment standard to expand the stock of eligible rentals, when necessary.	Ongoing	The Housing Authority of the City currently provides Section 8 Housing Choice Vouchers to 5,792 families (93% of its allocation of 6,261 vouchers).
1.3: First Right of Refusal for Displaced Lower Income Households	By 2016, explore local options to extend first right of refusal to lower income households displaced by private development.	Conduct study in 2016 and report to PC/CC in 2018	The City is on schedule to conduct a study exploring local options to extend first right of refusal to lower income households displaced by private development in 2016 and report to Planning Commission and City Council by 2018.
2. Housing for Special Needs Residents			

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2.1: Continuum of Care	Develop new efficiency units on remaining land at the Villages at Cabrillo with at least half of these units targeted to extremely low income households and the remainder targeted to very low income households. Continue to support services and programs that are part of the Continuum of Care system for the homeless through the City's annual funding allocation process.	Ongoing	In calendar year 2014, the Housing & Community Improvement Bureau approved $4 million loan for 120 units at Villages at Cabrillo that should be permitted in 2015.
2.2: Zoning Code Update for Special Needs Housing	Emergency Shelters: In 2013, the City amended the Zoning Code to permit emergency shelters by right via a ministerial approval process in the Port – IP zone and in PD-31 (Villages at Cabrillo). Definition of Family: Amend the Zoning Code by the end of 2014 to revise the definition of family to "any group of individuals living together based on personal relationships."	Ongoing; SRO by end of 2014; Definition of family by end of 2014; PD-29 update in 2014; emergency shelters in IL in 2015	The potential inclusion of sites for emergency shelters will be evaluated as part of the PD-29 Specific Plan Update in 2015 The zoning code is scheduled to be amended to revise the definition of family at a Spring 2015 Planning Commission session.
2.3: Family Self Sufficiency	Continue to implement the Family Self-Sufficiency Program.	Ongoing	In 2014, 22 participants graduated from the Family Self-Sufficiency (FSS) Program for a total of 375 participants since the Housing Authority started the program in the early 1990s. In addition, the 22 graduates for 2014 received $154,935 in escrow funds and a total of $2,901,273 in escrow funds has been distributed since the inception of Housing Authority's FSS Program. The FSS escrow amounts are funded as part of the Housing Choice Voucher Program.
2.4: HOPWA Tenant-Based Rental Assistance	Continue to provide assistance to 108 households, petition for increased funding and promote program throughout the City.	Ongoing	In calendar year 2014 the Housing Authority of the City continued to provide Tenant Based Rental Assistance (TBRA) to approximately 65 families. The Housing Authority also provided Housing Supportive Services coupled with case management to 101 families.

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2.5: Universal Design	Evaluate the feasibility of providing additional density bonuses or other incentives for new developments that include universal design (beyond required ADA standards) by 2017	2017	The City is on schedule to evaluate the feasibility of providing additional density bonuses or other incentives for new developments that include universal design (beyond required ADA standards) by 2017
2.6: HOME Security Deposit Assistance	Provide security deposit assistance to 350 homeless households. This program benefits primarily extremely low income households.	Ongoing	The City is on schedule to meet its goal of providing security deposit assistance to 350 homeless households. In calendar year 2014 the City of Long Beach assisted 87 households in securing permanent housing.
2.7: VASH (Veterans Affairs Supportive Housing)	Lease up all 495 allocated vouchers by 2014 and pursue additional funding in the future.	Ongoing	In calendar year 2014 the Housing Authority of the City continued to work closely with the local VA Medical Center, which provides the referrals for the homeless veterans rental assistance program. The City is planning to lease 100% of the 616 allocated vouchers by Veteran's Day 2015.
2.8: Continuum of Care Permanent Supportive Housing	Continue to provide voucher assistance to disabled veterans and pursue additional funding in the future.	Ongoing	The Long Beach Housing Authority continues to work closely with US Veterans Initiative and Mental Health America placing hard to serve persons through five Continuum of Care grants. Two of the grants are for Shelter Plus Care and three are for the Special Needs Assistance Program (SNAP). Of the 94 vouchers allocated for SPC and SNAP, all of them are in use.

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2.9: Project-Based Vouchers	Continue to utilize project-based vouchers to provide affordable housing for youth aging out of the foster care system, homeless households, and lower income households.	Ongoing	The City continued to utilize project-based vouchers to provide affordable housing for youth aging out of the foster care system, homeless households, and lower income households. Under construction: Palace Apartments – 13 HCV Vouchers for youth aging out of Foster Care American Gold Star Manor - Phase I, 139 HCV Tenant Protection Vouchers for Seniors. Pending construction: Long Beach Blvd. & 21st Street - Senior Housing, 15 HCV Vouchers. Opening expected in Spring 2015, Cabrillo Gateway (Century Villages at Cabrillo - Phase IV) 80 HCV Vouchers for homeless families, with a children's clinic on-site. Opening expected in Summer 2015. Anchor Place (Century Villages at Cabrillo - Phase V) 75 VASH Vouchers - Housing for Veterans with supportive services. Completion expected 2017.
3. Housing and Neighborhood Improvement			
3.1: Home Rehabilitation	Provide rehabilitation assistance to 3,032 households (up to 80% AMI)	Ongoing; HAP in 2015	Since 1999, the City has reimbursed 4,397 homeowners through the Home Improvement Program. The Home Improvement Rebate Program provides a reimbursement of up to $2,000 to eligible property owners with exterior code violations visible from the street to improve the exterior of their residential properties. In calendar year 2013 the Neighborhood Services provided rehabilitation loans to 113 housing units
3.2: Neighborhood Resources	Continue to support neighborhood and community groups with services and technical support.	Ongoing	The Neighborhood Leadership Program graduated 41 people, 9 were from Long Beach's sister city Yokkaichi, Japan.

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3.3: Comprehensive Code Enforcement	Inspect an average of 5,500 multi-family units annually and train residents in nuisance abatement. procedures. Conclude research on rental escrow program, Franchise Tax Board Substandard Housing program, and other alternative approaches.	Ongoing; develop implementation strategy by the end of 2015	For calendar year 2014 the City inspected 5,240 multi-family units. Research was completed and a draft report was prepared for City Council consideration for a rental escrow program. By the end of 2015, the department will develop a strategy to implement one or more of the program options that focus on addressing habitability issues.
3.4: Neighborhood Improvement Services	Continue to implement various neighborhood improvement programs, such as Neighborhood Partners, Urban Forestry, Home Improvement Rebates, Neighborhood Clean Up, and Neighborhood Leadership.	Ongoing	The City continues to provide annual funding to the Neighborhood Resource Center. 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. In 2014 the NRC had the following achievements,1) assisted 16,833 people, 2) Neighborhood Leadership Program graduated 41 people, 3) six Neighborhood Partners Program Projects, 4) 99 Neighborhood Clean-Up events, and 5) 596 trees planted as part of the Urban Forestry program.
3.5: Foreclosure Registry	Ongoing implementation of the Foreclosure Registry Ordinance	Ongoing	The City continues to implement and participate in the Foreclosure Registry Program. In calendar year 2014 Code Enforcement opened 982 new cases and closed 965.
3.6: Lead-Based Paint Hazard Abatement	Enroll 205 housing units into the program and obtain owner consent to inspect units for lead hazards. Conduct assessment on 195 units. Complete abatement for 185 units.	FY 2012 – FY 2015	The Lead Hazard Control Program assisted by the Neighborhood Services Bureau performed lead clearance services on 121 properties enrolled in Neighborhood Services home and neighborhood improvement grant and loan programs.
4. Housing Production			

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4.1: Affordable Housing Development Assistance	Annually monitor availability of State and federal funding and partner with affordable housing developers, if necessary, in applying for additional funds. Identify qualified nonprofit developers for partnership in affordable housing construction and acquisition/rehabilitation projects. Prepare and implement a Housing Action Plan (HAP) in 2015. Incorporate a priority for funding to preserve and promote housing affordable to lower income households in transit rich neighborhoods and other targeted growth areas, and update the HAP every five years.	Ongoing	The City continued to monitor availability of State and federal funding. In 2014 the City focused on Affordable Housing and Sustainable Communities Program (Cap and Trade). The City continued to identify qualified nonprofit developers for partnership in affordable housing construction and acquisition/rehabilitation projects. On April 19, 2013, the Planning Commision entitled the adaptive reuse of the Immanuel Community Church (3215 E 3rd St) into 24 units of affordable housing for extremely low-and very low-income seniors with special needs. In 2014, the Long Beach Community Investment Company (LBCIC) approved a developer loan of $1.6 million for the project. The project includes on-site services, including case management. The LBCIC also approved a developer loan of $4 million at the VIllages at Cabrillo Phase V called Anchor Place. The new construction encompasses 120 units of housing for extremely low- and very low-income individuals, veterans, and persons with special needs. The project includes on-site services, including case management. The developer is assembling the remaining financing, and is hoping to begin
	Continue to provide funding to help gap-finance affordable housing. Priority is granted to projects housing special needs groups and/or enriched with supportive services. These groups represent the extremely low and very low income households.		In 2014, the City released an RFP for consulting services for preparation of the Housing Action Plan. A selection and contract is in process.
4.2: Adequate Sites	Maintain an adequate sites inventory for the remaining RHNA of 7,048 units (886 extremely low income units; 887 very low income units; 1,066 low income units; 1,170 moderate income units; and 3,039 above moderate income units).	Ongoing; HAP in 2015	The City continues to maintain an inventory of adequate sites to accommodate our RHNA assignments. For 2014 no sites have been converted to a non residential use.

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4.3: Adaptive Reuse	Adoption revisions to the Municipal Code in 2014 to encourage adaptive reuse and once adopted, promote adaptive reuse to property owners and interested developers.	2014	The City of Long Beach adopted the Adaptive Reuse Ordinance on March 4, 2014. The program provides a framework for sustainable development in the City and offers a clear process for the review of a variety of projects that result in a range of new uses.
4.4: Affordable Housing Funding Opportunities	On an annual basis as part of the City's budget process, the City will regularly evaluate opportunities to direct funding to the Housing Fund. In accordance with AB 1484, establish an amortization schedule to repay approximately $16.3 million in debt owed the Housing Fund from the Downtown Project area related to deferred housing set-aside payments by early 2014. In accordance with AB 1484, establish an amortization schedule by the end of 2014 to repay approximately $8.1 million in debt owed the Housing Fund from the former Redevelopment Agency related to the advance of funds as allowed by AB x4 26 (SERAF).	Establish amortization schedule to repay funds owed to Housing Fund in 2014; reestablish debt from loan to former redevelopment agency from City by 2020; research condominium conversion fee to Housing Fund by the end of 2015; conduct nexus study for coastal in-lieu fee by the end of 2015; annually research and monitor the availability of funding and pursue funding as appropriate.	In calender year 2014, the Department of Development Services submited a formal written request to the Director of Financial Management seeking additional funding for affordable housing as part of the FY-14 budget process. In accordance with AB 1484, an amortization schedule began in 2014 of the approximately $16.3 million in debt owed the Housing Fund from the Downtown Project. In accordance with AB 1484, an amortization schedule has been prepared, and the approximately $8.1 million in debt owed the Housing Fund from the former Redevelopment Agency related to the advance of funds as allowed by AB x4 26 (SERAF) has been fully repaid.

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	AB 1484 allows a former redevelopment agency to repay loans received from its host city. Under AB 1484, when this debt is reestablished and payments begin, a portion of the loan repayment, no less than 20%, must be used for low and moderate income housing purposes. The City of Long Beach intends to reestablish this debt by 2020. By the end of 2015, research potential redirection of condominium conversion fees for deposit into the Housing Trust Fund. On an annual basis, research eligible funding sources, including State Prop 1C programs, for deposit into the Housing Trust Fund.		AB 1484 allows a former redevelopment agency to repay loans received from its host city. Under AB 1484, when this debt is reestablished and payments begin, a portion of the loan repayment, no less than 20%, must be used for low and moderate income housing purposes. The City of Long Beach intends to reestablish this debt by 2020. By the end of 2015, the City will research potential redirection of condominium conversion fees for deposit into the Housing Trust Fund. City staff reviews available funding from all available sources on a continuous basis for deposit into the Housing Trust Fund.
	By the end of 2015, conduct a financial analysis and nexus study to review the viability of the Coastal Zone in-lieu fee and consider revisions to the fee structure, if necessary, as part of the FY2016-2017 budget process and master fee schedule update. Annually monitor the availability of State and federal funding and pursue additional funding as appropriate. Continue to partner with affordable housing developers and other supportive service providers in funding applications.		By the end of 2015 the City will conduct a financial analysis and nexus study to review the viability of the Coastal Zone in-lieu fee and consider revisions to the fee structure, if necessary, as part of the FY2016-2017 budget process and master fee schedule update. The City continued to monitor availability of State and federal funding. In 2014 the City focused on Affordable Housing and Sustainable Communities Program.
5. Home Ownership Opportunity			

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5.1: City First-Time Homebuyer Assistance	Assist 25 lower income households with homebuyer assistance.	Ongoing	In calendar year 2014 Housing & Community Improvement Bureau assisted 7 lower income households with homebuyers assistance. The City continues to promote the program through the website, public counters and other community locations.
5.2: County First-Time Homebuyer Assistance	Promote program to City residents by providing information on City website, public counters, and other community locations.	Ongoing	The Housing and Community Improvement Bureau and the City continues to promote the program through the website, public counters and other community locations.
6. Mitigation of Government Constraints			
6.1: 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. The Midtown Specific Plan will promote development incentives when brought forth to Planning Commission in 2015.
8. 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. In 2014 the City assisted 2,266 general inquiries, 158 discrimination inquiries and 70 discrimination cases.
8. Monitoring and Review			
8.1: Annual Report	Present annual progress report to the City Council and submit to the State Department of Housing and Community Development	Ongoing	This document will be presented to Planning Commission, City Council and finally submitted to the California Department of Housing and Community Development.

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General Comments: