



Date: April 5, 2017

To: Patrick H. West, City Manager *T. West*

From: Amy J. Bodek, Director of Development Services *A. Bodek*

For: Mayor and Members of the City Council

Subject: **2016 Annual Housing Element Progress Report**

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On January 7, 2014, the City Council adopted the 2013-2021 Housing Element, one of seven mandated elements in the City's General Plan. California law requires that all cities and counties submit to their legislative bodies and the California Department of Housing and Community Development (HCD) an annual report on the City's progress in meeting its goals and the Regional Housing Needs Allocation targets in its adopted Housing Element. Pursuant to this requirement, on March 16, 2017, the Planning Commission reviewed the 2016 Annual Housing Element Progress Report (Report) and recommended it be forwarded to the City Council for review and submitted to the HCD as specified by law.

In summary, the City's progress during the 2016 reporting period includes issuing permits for the construction of 675 new units. Other key areas of progress include:

- The Housing Authority provided Section 8 Housing Choice Vouchers to 6,297 families (86 percent of its allocation of 7,398).
- In 2016, the City contributed to preserving and extending the affordability of 295 units for an additional 55 years -- achieving 56 percent of the City's goal for 2021. Since 2014, a total of 893 units' affordability has been preserved.
- In 2016 the City inspected 9,831 multi-family units through the Proactive Rental Housing Inspection Program, which has been in place since 2015.
- In January of 2016, the Department of Health and Human Services was awarded \$7.5 million for the 2015 Continuum of Care (CoC) grant funding competition by HUD to support 21 currently operating programs.

The Report is provided for your information and further review (attached). It outlines the City's progress over the past year in implementing programs and initiatives in the 2013-2021 Housing Element. The Report is presented in the format and manner prescribed by the HCD and includes summary tables highlighting the City's performance in the areas of housing production and affordability, as well as its progress on key goals such as housing assistance, preservation of affordable housing, and the removal of constraints to housing production, among others.

2016 Annual Housing Element Progress Report  
April 5, 2017  
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If you have any questions regarding this matter, please call Amy Bodek, Director of Development Services, at (562) 570-6428.

AJB:LFT:IB

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ATTACHMENT: 2016 ANNUAL HOUSING ELEMENT PROGRESS REPORT

CC: CHARLES PARKIN, CITY ATTORNEY  
LAURA L. DOUD, CITY AUDITOR  
TOM MODICA, ASSISTANT CITY MANAGER  
ANITRA DEMPSEY, INTERIM DEPUTY CITY MANAGER  
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LINDA F. TATUM, PLANNING BUREAU MANAGER

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

**Jurisdiction**            City of Long Beach  
**Reporting Period**    January 2016    -    December 2016

**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	
(9) Total of Moderate and Above Moderate from Table A3			▶	▶		675					
(10) Total by income Table A/A3			▶	▶	6						
(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 2016 - December 2016

**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	0	0	0	0	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	0	0	6	6		
(3) Acquisition of Units	0	0	0	0		
(5) Total Units by Income	0	0	6	6		

\* 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 <b>Moderate</b>	0	0	0	0	0	0	
No. of Units Permitted for <b>Above Moderate</b>	23	8	644	0	0	675	

\* Note: This field is voluntary

## ANNUAL ELEMENT PROGRESS REPORT

### *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction**            City of Long Beach

**Reporting Period**    January 2016    -    December 2016

**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	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,773	0	111	0							111	1,662
	Non-deed restricted												
Low	Deed Restricted	1,066	40	8	0							48	1,017
	Non-deed restricted		1									1	
Moderate	Deed Restricted	1,170	0	0	0								1,170
	Non-deed restricted												
Above Moderate		3,039	259	31	675							965	2,074
Total RHNA by COG. Enter allocation number:		7,048											
Total Units    ▶ ▶ ▶			300	150	675							1,125	5,923
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**

<b>Program Description</b> (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> 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.		
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E.</b>	<b>Status of Program Implementation</b>
<b>1. HOUSING ASSISTANCE TO, AND PRESERVATION OF, AFFORDABLE UNITS</b>			
1.1 Preservation of At-Risk Units	Annually monitor status of the 1,600 affordable housing units that are at risk of converting to market rate.	Ongoing	Since 2014, affordability in the following projects has been preserved and extended for an additional 55 years: <ul style="list-style-type: none"> <li>• <u>New Hope Home</u>, 1150 New York – Preservation of 140 Senior Units. Development Services (DS) supported and assisted with funding applications.</li> <li>• <u>Sea Mist Tower</u>, 1451 Atlantic – Preservation of 75 Senior Veteran Units. DS amended previous agreements, and supported and assisted with funding applications.</li> <li>• <u>Covenant Manor</u>, 600 E. 4th Street – Preservation of 100 Senior Units. DS amended previous agreements, and supported and assisted with funding applications.</li> <li>• <u>Brethren Manor</u>, 3333 Pacific – Preservation of 295 Senior Units. Health and Human Services (HHS) provided tenant protection vouchers and coordinated with the U.S. Department of Housing and Urban Development (HUD). DS supported and assisted with funding applications.</li> <li>• <u>American Goldstar Manor</u>, 3021 Goldstar Drive – Preservation of 283 Senior Veteran Units. HHS provided tenant protection vouchers and coordinated with HUD.</li> </ul>
1.2 Housing Choice Voucher (aka Section 8 Rental Assistance)	<ul style="list-style-type: none"> <li>• Encourage property owners to accept Housing Choice Vouchers.</li> <li>• Seek to raise the payment standard to expand the stock of eligible rentals, when necessary.</li> </ul>	Ongoing	The Housing Authority currently has an allocation of 7,398 Section 8 Housing Choice Vouchers for families of which 6,297 vouchers have been issued. Efforts to encourage owner acceptance are ongoing.

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1.3 First Right of Refusal for Displaced Lower Income Households	Explore local options to extend first right of refusal to lower income households displaced by private development. Report findings to the Planning Commission and City Council in 2017 as part of the Annual Report to HCD for Housing Element Implementation.	Conduct study in 2016 and report to PC/CC in 2017	Planning staff began researching Right of First Refusal to lower income households and other options for supporting residents displaced by private development. Staff identified and reviewed relevant policies and sections of the Municipal Code, and began researching best practices in California cities. Relatedly, the Mayor appointed an Affordable Housing Study Group, which has been exploring affordable housing and displacement issues in the city. The group will be bringing policy recommendations to the Mayor and City Council in early 2017, which will help inform next steps for City staff.
<b>2. HOUSING FOR SPECIAL NEEDS RESIDENTS</b>			
2.1 Continuum of Care (CoC)	<ul style="list-style-type: none"> <li>•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.</li> <li>•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.</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>• In January of 2016, HHS was awarded \$7.5 million for the 2015 CoC grant funding competition by HUD to support 21 currently operating projects, providing a mixture of housing, supportive services, strategic planning, and enhanced monitoring activities. One of the previous supportive service projects was reallocated into a new permanent supportive housing project, adding 10 more permanent supportive units for chronically homeless Veterans into the Continuum Portfolio.</li> <li>• In February of 2016, DS received \$507,817 grant from the U.S. Department of Housing and Development for the FY 2016 Emergency Solutions Grant (ESG) Program to increase the effectiveness of the ESG program and facilitate the connection with the Long Beach CoC, DS coordinates with HHS to administer and oversee the program.</li> </ul>

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2.2 Zoning Code Update for Special Needs Housing	<ul style="list-style-type: none"> <li>•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).</li> <li>•Single-Room Occupancy (SRO) Housing: By the end of 2014, amend the Zoning Code to incorporate SRO housing under the provisions for Special Group Residence. Conditions for approval will be objective and pertain to performance standards such as parking, management, and security. Such conditions will be similar to those required for other Special Group Residence uses in the same zone.</li> <li>•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.”</li> </ul>	Ongoing; SRO by end of 2014, Definition of family by end of 2014; PD-29 update in 2014; Emergency shelters in IL in 2015	On June 21, 2016 the City Council adopted amendments to Title 21 to add “supportive housing” and “transitional housing” to the residential use table.
2.3 Family Self Sufficiency	<ul style="list-style-type: none"> <li>•Continue to implement the Family Self-Sufficiency Program.</li> <li>•Promote program at City website, newsletters, and brochures at public counters.</li> </ul>	Ongoing	There are currently 550 households participating in the FSS Program. In 2016, 20 participants graduated from the program, and a total of \$212,730.34 in escrow funds was disbursed. A total of \$3,409,329 has been disbursed since the program’s inception.



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2.4 HOPWA Tenant-Based Rental Assistance	<ul style="list-style-type: none"> <li>•Continue to provide assistance to 108 households through the HOPWA Long- Term Tenant-Based Rental Assistance and 120 households through the Short- Term Assistance Program.</li> <li>•Petition for increased funding for program.</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>• In FY16, the HA was awarded \$1.25 million in grant funds for the program.</li> <li>• There are currently 149 households receiving rental assistance and supportive services/case management.</li> </ul>
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 draft Land Use Element and Urban Design Element integrates universal design into future development of the City. These plans are expected to be adopted in 2017. The City will further evaluate bonuses or requirements for universal design through zoning code update.
2.6 HOME Security Deposit Assistance	<ul style="list-style-type: none"> <li>•Provide security deposit assistance to 350 homeless households. This program benefits primarily extremely low income households.</li> <li>•Promote program to nonprofit service providers.</li> </ul>	Ongoing	In FY16, HHS assisted 102 households with security deposit assistance to move from homelessness to permanent, stable housing.
2.7 VASH (Veterans Affairs Supportive Housing)	Lease up all 495 allocated vouchers by 2014 and pursue additional funding in the future.	Ongoing	The Housing Authority currently administers 516 VASH vouchers with a 73% leasing rate.
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 and Health and Human Services Bureau continues to work closely with US Veterans and Mental Health America to place hard to serve persons with disabilities through five Continuum of Care grants. One of the grants are for Shelter Plus Care (SPC) and four are for the Special Needs Assistance Program (SNAP). Of the 94 rental assistance vouchers allocated for SPC and SNAP, all of them are in use. Thirty-two (32) of these vouchers have been designated for veterans and sixty-two (62) vouchers for persons with mental health conditions.

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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	<ul style="list-style-type: none"> <li>• In 2016, there was one RFP posted and two awards issued for Beacon Place and Anchor Place. In addition, the Housing Authority provided project based vouchers at the following sites:               <ul style="list-style-type: none"> <li>• Palace Hotel – 13 PBVs</li> <li>• Cabrillo Gateway at Villages at Cabrillo – 80 PBVs</li> <li>• 2114 Long Beach Boulevard Apartments – 15 PBVs</li> <li>• Project-Based Vouchers to be used to preserve affordable units at American Gold Star Manor- 283 PBV's</li> </ul> </li> </ul>
<b>3. HOUSING AND NEIGHBORHOOD IMPROVEMENT</b>			
3.1 Home Rehabilitation	Provide rehabilitation assistance to 3,032 households (up to 80% AMI) as following: <ul style="list-style-type: none"> <li>• 250 households with Owner-Occupied Rehabilitation Loans</li> <li>• 350 households with Multi-Family Rehabilitation Loans</li> <li>• 2,000 households with Home Improvement Rebates</li> <li>• 32 households with Mobile Home Repair Grants</li> <li>• 400 households with Tool Rental Assistance</li> </ul>	Ongoing	<p><b>Owner-occupied Rehabilitation Loan Program</b> 156 applications processed.</p> <ul style="list-style-type: none"> <li>• 9 rehabilitation loans completed,</li> <li>• 2 approved for construction, and</li> <li>• 13 pending approval.</li> </ul> <p><b>Multi-Family Rehabilitation Loan</b> Completed:</p> <ul style="list-style-type: none"> <li>• 108 units completed for 7 projects</li> <li>• 36 units under construction for 3 projects</li> </ul> <p>Total Units: 144</p>

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3.2 Neighborhood Resources	As funding permits, continue to support neighborhood and community groups with services and technical support.	Ongoing	<ul style="list-style-type: none"> <li>• Assisted 90 neighborhood and community groups.</li> <li>• Provided free meeting space for 72 community meetings by 54 neighborhood and community groups, with a total attendance of 544 individuals.</li> <li>• Provided publication assistance to 48 neighborhood groups to publish 32,795 copies of monthly newsletters on our community photocopier.</li> <li>• Provided photocopying services to 168 community users from 168 organizations made approximately 143,151 other neighborhood documents.</li> <li>• Provided computer access for 134 community residents who used our community computers for 8,097 minutes (134 hours, 57 minutes.)</li> <li>• Provided free Internet access to 99 residents.</li> <li>• Provided computer access for residents to produce 24 documents.</li> <li>• Provided hands-on technical assistance on community computers to 16 residents for 9 hours and 35 minutes.</li> <li>• Loaned 744 materials including books and neighborhood event supplies to 74 residents from 74 neighborhood groups.</li> <li>• Provided 59 grant proposal preparation assistance sessions to 207 residents, neighborhood and community groups.</li> <li>• Provided 183 project assistance sessions to 600 residents, neighborhood and community groups.</li> <li>• The Neighborhood Leadership Program Class of 2016 graduated 21 residents including 19 from CDBG-eligible neighborhoods.</li> </ul>

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3.3 Comprehensive Code Enforcement	<ul style="list-style-type: none"> <li>•Continue to perform inspections and train residents in nuisance abatement procedures.</li> <li>•Inspect an average of 5,500 multi-family units annually to correct code violations.</li> <li>•Connect City housing rehabilitation programs with code enforcement efforts to ensure assistance is provided to lower income households in making the code corrections and improvements.</li> <li>•Conclude research on rental escrow program, Franchise Tax Board Substandard Housing program, and other alternative approaches, and report findings to the City Council by the end of 2014. By the end of 2015, develop a strategy to implement one or more of the program options that focus on addressing habitability issues.</li> </ul>	Ongoing	For 2016 the City inspected 9,831 multi-family units. The Proactive Rental Housing Inspection Program ordinance has been in place since 2015. This ordinance addresses habitability issues.

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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.		<ul style="list-style-type: none"> <li>• In FY15/16, 2,978 volunteers held 113 cleanup events and filled 120 dumpsters, removing over 1,035 tons of debris from Long Beach streets and neighborhoods using the Neighborhood Clean-Up Assistance Program.</li> <li>• In FY15/16, the Neighborhood Partners Program provided a total of \$1,958 in matching funds to assist neighborhood and community groups to complete three projects. This CDBG investment was further leveraged by an additional \$105,305 in community support.</li> <li>• Urban Forestry's "I Dig Long Beach – 6,000 Trees by 2020" grant helped to plant 641 trees (including 332 trees planted in CDBG-eligible areas) in FY 14-15</li> <li>• In FY15/16, the Commercial Improvement Rebate Program completed exterior repairs and upgrades at 106 sites and invested \$204,106 with additional contributions of \$136,833 from the property or business owners.</li> <li>• In FY15/16, the Neighborhood Business Investment Program (NBIP) assisted 18 new businesses in CDBG eligible areas, and 2 new businesses in other parts of the city (using the Microenterprise Fund) completed business training at the Small Business Development Center (SBDC) and received rebates of \$36,000 to assist with start-up business expenses.</li> </ul>
3.5 Foreclosure Registry	Ongoing implementation of the Foreclosure Registry Ordinance.		For 2016 the City opened 893 new cases and closed 921 cases.

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3.6 Lead-Based Paint Hazard Abatement	The Program has established the following work program for FY 2012 – FY 2015: <ul style="list-style-type: none"> <li>• Enroll 205 housing units into the program and obtain owner consent to inspect units for lead hazards.</li> <li>• Conduct assessment on 195 units.               <ul style="list-style-type: none"> <li>o Complete abatement for 185 units.</li> </ul> </li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>• Lead assessment was conducted in 205 units for the 2012-2015 grant period. An additional 62 units were assessed for the 2015-2018 grant period.</li> <li>• Lead abatement was completed in 187 units for the 2012-2015 grant period. An additional 11 units were abated for the 2015-2018 grant period.</li> <li>• To build public awareness regarding the lead abatement program, Staff participated in 23 outreach events.</li> <li>• By the end of 2015, all objectives for the 2012 grant were met.</li> </ul> <ul style="list-style-type: none"> <li>• The current 2015-2018 grant is on schedule to remediate lead-based paint hazards in 195 low-income housing units.</li> </ul>
<b>4. HOUSING PRODUCTION</b>			
4.1 Affordable Housing Development Assistance	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Prepare and implement a Housing Action Plan (HAP) in 2015.</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>• Staff continued to monitor federal and state funding programs. Specifically, staff focused on the State Affordable Housing and Sustainable Communities Program, and County of Los Angeles programs.</li> <li>• A Housing Action Plan was adopted in November, 2016.</li> </ul> DEVELOPMENT PROJECTS  Recently Completed: <ul style="list-style-type: none"> <li>• 3215 E. 3rd Street – Adaptive Reuse of Immanuel Church into 24 Senior Units. DS provided \$1.6 million in financial assistance, supported funding applications, provided \$134,467 in Developer Impact Fee waivers.</li> </ul>
			Under Construction: <ul style="list-style-type: none"> <li>• Anchor Place, Villages at Cabrillo – 119 Units (homeless and disabled veterans and veteran families). HHS provided 75 Project-based Vouchers. DS/The LBCIC provided \$4 million in funding, assisted with amendments to the master covenants on the Villages site, supported and assisted with funding applications, provided \$666,700 in Developer Impact Fee waivers.</li> </ul>

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	<ul style="list-style-type: none"> <li>• 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 or as needed thereafter to reflect changes in conditions and new opportunities.</li> <li>• Continue to provide funding to help gap-finance affordable housing. Priority in funding is granted to projects housing special needs groups (such as the elderly and the disabled, including those with developmental disabilities) and/or enriched with supportive services such as childcare, health programs, job training, and financial and legal counseling.</li> </ul>		<p>Approved:</p> <ul style="list-style-type: none"> <li>• The Beacon (Long Beach &amp; Anaheim Phase II) – 160 units, including 121 special needs senior units and 39 units for formerly homeless veterans. DS/The LBCIC provided \$12.27 million in funding, supported and assisted with funding applications, and will provide \$890,850 in Developer Impact Fee waivers. Construction to begin in March, 2017.</li> <li>-Beachwood Apartments - 46 units preservation/acquisition/rehabilitation. The LBCIC approved a loan of \$2 million to Century Affordable Housing Development for the acquisition of the project. Rehabilitation will begin in early 2017.</li> </ul> <p>Planning Phase (DS Housing and Community Improvement Bureau/LBCIC):</p> <ul style="list-style-type: none"> <li>• 14th Street between Pine and Pacific – 11 Units Family Housing (for sale-family). The LBCIC approved an Exclusive Negotiation Agreement with Habitat for Humanity.</li> <li>• 1950-1960 Henderson – 4 Units Family Housing (for sale-family). The LBCIC approved an Exclusive Negotiation Agreement with Habitat for Humanity.</li> <li>• 1836-1850 Locust – 65 (rental-family/special needs). The LBCIC approved an Exclusive Negotiation Agreement with Clifford Beers.</li> <li>• 1795 Long Beach Boulevard – 100 (rental-family/special needs). The LBCIC approved an Exclusive Negotiation Agreement with AMCAL.</li> <li>1900 Long Beach Blvd. – 90 (rental-family/special needs). The LBCIC is working with LINC Housing.</li> </ul>

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**Table C**

**Program Implementation Status**

<b>Program Description</b> (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> 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.		
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E.</b>	<b>Status of Program Implementation</b>
4.2 Adequate Sites	<ul style="list-style-type: none"> <li>•Maintain an adequate site 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).</li> <li>•Identify additional opportunities for housing through updates to the following: Land Use Element and PD-29 by 2014.</li> <li>•Monitor development trends to ensure availability of sites for residential uses.</li> <li>•Provide site inventory to interested developers and to assist in identifying additional opportunities for residential development.</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>• The City continues to track and maintain an adequate site inventory for the remaining RHNA. The draft Land Use Element includes potential new housing opportunities along commercial corridors as well as increased density opportunities within some existing multifamily housing areas. Adopted in 2016 PD-29, the Midtown Specific Plan, encourages medium to high-density transit-oriented development along Long Beach Boulevard. These efforts will increase housing opportunities and locate housing near transportation, employment, goods and services.</li> <li>• The Mayor's Affordable and Workforce Housing Study Group held three community meetings to collect input from residents and developers on affordable housing in Long Beach.</li> </ul>
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.		<ul style="list-style-type: none"> <li>• The adaptive reuse program became effective January 1, 2014, as part of the new Building Standards Code. The Adaptive Reuse Program and Ordinance streamline the development process for the adaptive reuse of existing historic structures. The City aggressively markets the program and assists developers through the process.</li> </ul>



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

**Table C**

**Program Implementation Status**

<b>Program Description</b> (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> 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.		
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E.</b>	<b>Status of Program Implementation</b>
4.4 Affordable Housing Funding Opportunities	<p>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.</p> <ul style="list-style-type: none"> <li>• 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, subject to approval by the State Department of Finance.</li> <li>• 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 426 (SERAF), subject to approval by the State Department of Finance.</li> </ul>		<ul style="list-style-type: none"> <li>• During the FY15/16 budget process, DS requested additional funding for affordable housing.</li> <li>• All of the SERAF debt has been repaid to the Housing Fund.</li> <li>• In FY16, the final payment was made on the Downtown Project Area debt, providing a full repayment to the Housing Fund.</li> <li>• In FY16, the Successor Agency and Oversight Board authorized the former Redevelopment Agency Debt to the City as an enforceable obligation, and submitted it to the State Department of Finance for approval. Twenty percent of any repayments of the City debt must be deposited into the Housing Fund. The first disbursement was deposited into the housing fund in 2016, and payments will continue through 2020.</li> <li>• Staff reviews all available state and federal funds for housing on an ongoing basis. Staff has attended several workshops on the Affordable Housing and Sustainable Communities Program (Cap and Trade Funds).</li> <li>• DS has engaged a consultant to assist with studying the redirection of condominium conversion fees into the Housing Trust Fund, and with an analysis of the Costal Zone in-lieu fee program.</li> </ul>
<b>5. HOMEOWNERSHIP OPPORTUNITY</b>			
5.1 City First Time Homebuyer Programs	<p>Assist 25 lower income households with homebuyer assistance.</p> <ul style="list-style-type: none"> <li>• Promote programs via City newsletters, website, and brochures at public counters.</li> <li>• Pursue additional funding from State housing programs; annually explore funding opportunities with State HCD.</li> </ul>	Ongoing	<p>The LBCIC has provided 15 second mortgage loans to very low- and low-income first-time homebuyers, and has one pending loan application. The remaining 9 loans are committed to Habitat for Humanity projects that are in process.</p>

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**Housing Element Implementation**  
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**Program Implementation Status**

<b>Program Description</b> (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> 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.		
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E.</b>	<b>Status of Program Implementation</b>
5.2 County First-Time Homebuyer Assistance	Promote program to City residents by providing information on City website, public counters, and other community locations.		Information on State and county programs is promoted on the DS website, to interested homebuyers, and realtors/lenders.
<b>6. MITIGATION OF GOVERNMENT CONSTRAINTS</b>			
6.1 Development Incentives	<ul style="list-style-type: none"> <li>•Continue to offer regulatory incentives to accommodate the development of accessible and affordable housing.</li> <li>•Monitor development trends to determine the continued adequacy of incentives in facilitating affordable housing and augment incentives as necessary.</li> <li>•Promote incentives to interested developers and provide technical assistance through pre-application meetings in the use of various incentives.</li> </ul>	Ongoing	Development Services continues to offer a pre-application process whereby developers can gain early-input on potential development projects and have any fees paid applied to their future Site Plan Review fees. This Process provides early input to developers at minimal cost. The City also tracks development activity and assists developers with both the planning building application and funding process. Lastly, the City adopted the Midtown Specific Plan to incentivize and streamline TOD development.
<b>7. FAIR AND EQUAL HOUSING OPPORTUNITY</b>			
7.1 Fair Housing	<ul style="list-style-type: none"> <li>•Continue to participate in fair housing programs and support fair housing services and tenant/landlord counseling services.</li> <li>•Promote programs via City newsletters, website, and brochures at public counters.</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>• DS continues to provide funding to the Fair Housing Foundation.</li> <li>• DS has recently updated the City's Analysis of Impediments to Fair Housing Choice (AI), and has engaged a consultant to prepare a new AI in 2016.</li> </ul>
<b>MONITORING AND REVIEW</b>			
8.1 Annual Report	<ul style="list-style-type: none"> <li>•Present annual progress report to the City Council and submit to HCD.</li> </ul>	Ongoing	The 2015 Annual Progress Report was submitted to HCD on March 30, 2016.

## ANNUAL ELEMENT PROGRESS REPORT

### *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction City of Long Beach  
 Reporting Period January 2016 - December 2016

**General Comments:**

	Address	Description	Units	2016 Building Permit Status
1	245 Broadway	7-story, 222-unit residential development with ground floor commercial	222	Grading Permit
2	150 Ocean	8-story, 216-unit residential development (Oceanaire)	216	Grading Permit
3	207 Seaside	8-story, 112-unit residential development	112	Building Permit
4	442 Ocean	5-story, 94-unit residential development	94	Grading Permit
5	1630 Carson	2-story, 4-unit residential development	4	Building Permit
6	1627 Summit	2-story duplex	2	Building Permit
7	1243 Martin Luther King Jr	2-story duplex	2	Building Permit
8	109 Geneva	2-story single family dwelling	1	Building Permit
9	135 Via Di Roma	2-story single family dwelling	1	Building Permit
10	3425 Santa Fe	2-story single family dwelling	1	Building Permit
11	4671 Virginia	Single Family Dwelling	1	Building Permit
12	4051 Locust	2-story single family dwelling	1	Building Permit
13	3924 California	2-story single family dwelling	1	Building Permit
14	5401 El Cedral	2-story single family dwelling	1	Building Permit
15	202 Rivo Alto	2-story single family dwelling	1	Building Permit
16	281 Bay Shore	2-story single family dwelling	1	Building Permit
17	3576 Locust	2-story single family dwelling	1	Building Permit
18	1030 17th Street	2-story single family dwelling	1	Building Permit
19	138 Roswell	2-story single family dwelling	1	Building Permit
20	2457 4th	2-story single family dwelling	1	Building Permit
21	2723 Ocean	2-story single family dwelling	1	Building Permit
22	5525 4th	2-story single family dwelling	1	Building Permit
23	276 Granada	2-story single family dwelling	1	Building Permit
24	163 Corona	2-story single family dwelling	1	Building Permit
25	435 Cerritos	2-story single family dwelling	1	Building Permit
26	1931 Snowden	2-story single family dwelling	1	Building Permit
27	150 47th	Single family dwelling	1	Building Permit
28	2120 Pasadena	2-story single family dwelling	1	Building Permit
29	5102 Peabody	Single family dwelling	1	Building Permit
30	2140 Harding	Single family dwelling	1	Building Permit
			675	