City of Long Beach
Working Together to Serve

Memorandum

Date: March 31, 2016

To: Patrick H. West, City Manager

From: Amy J. Bodek, Director of Development Services

For: Mayor and Members of the City Council

Subject: **2015 Annual Housing Element Progress Report**

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 3, 2016, the Planning Commission reviewed the 2015 Annual Housing Element Progress Report (Report) and recommended that 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 2015 reporting period includes issuing permits for the construction of 150 new units, 119 of which are deed-restricted for low-income and very low-income households. Other key areas of progress include:

- The Housing Authority provided Section 8 Housing Choice Vouchers to 6,533 families (89 percent of its allocation of 7,357).
- The Housing Authority was awarded $1.25 million in grant funds for the HOPWA Tenant-Based Rental Assistance Program.
- The Home Improvement Rebate Program was utilized by 134 residential property owners.
- The Proactive Rental Housing Inspection Program Ordinance was adopted by City Council to address habitability issues.

The attached Report is provided for your information and further review. 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 that highlight 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.

For further information regarding this report, please call Amy Bodek, Director of Development Services at (562) 570-6428.

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ATTACHMENT: 2015 ANNUAL HOUSING ELEMENT PROGRESS REPORT

CC: CHARLES PARKIN, CITY ATTORNEY
LAURA L. DOUD, CITY AUDITOR
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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Long Beach

Reporting Period January 2015 - December 2015

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	
2000 River Avenue	120	R	111	8		1	120		MHSA 75 VASH Vouchers Federal tax credits State tax credits VHPP	119	
(9) Total **of Moderate and Above Moderate** from Table A3 ► ►											
(10) Total by income Table A/A3 ► ►			111	8		1	120				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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 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	0	8	25	33	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	0		
(3) Acquisition of Units	0	0	0		
(5) Total Units by Income	0	8	25	33	

* 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**	18	2	10	0	0	30	0

* Note: This field is voluntary

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	111								111	1,662
	Non-deed restricted												
Low	Deed Restricted	1,066	40	8								48	1,017
	Non-deed restricted		1									1	
Moderate	Deed Restricted	1,170											1,170
	Non-deed restricted												
Above Moderate		3,039	259	31								290	2,749
Total RHNA by COG. Enter allocation number:		7,048	300	150								450	6,598
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

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 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:** **• Springdale West, 2095 W. Spring Street – Preservation of 410 Family Units. HHS provided tenant protection vouchers and coordinated with the HUD. DS supported and assisted with funding applications.** **• New Hope Home – Preservation of 140 Senior Units. Development Services (DS) supported and assisted with funding applications.** **• Sea Mist Tower, 1451 Atlantic – Preservation of 75 Senior Veteran Units. DS amended previous agreements, and supported and assisted with funding applications.** **• Covenant Manor, 600 E. 4th Street – Preservation of 100 Senior Units. DS amended previous agreements, and supported and assisted with funding applications.** **• Brethren Manor, 3333 Pacific – Preservation of 296 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.** **• American Goldstar Manor, 3021 Goldstar Drive – Preservation of 348 Senior Veteran Units. HHS provided tenant protection vouchers and coordinated with HUD. DS supported and assisted with funding applications.** ***• Total Units Preserved: 1,369***
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 currently provides Section 8 Housing Choice Vouchers to 6,533 families (89% of its allocation of 7,357). Efforts to encourage owner acceptance are ongoing.**

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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. Survey other cities to benchmark their requirements for first right of refusal. 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	**During 2015, Development Services added appropriate staff to complete this study in 2016.**

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2. HOUSING FOR SPECIAL NEEDS RESIDENTS			
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 2015 construction was completed on Cabrillo Gateway, a $33.9 million, 81-unit affordable apartment complex providing housing for extremely low-income homeless families with special needs. HHS provided 80 Project-Based Vouchers, which provide rental subsidies and helped finance the project. DS assisted with amendments to the master covenants on the Villages site, supported and assisted with funding applications, provided $448,000 in Developer Impact Fee waivers, and processed entitlements and building permits/inspections.** **• In January of 2015, HHS was awarded $8.17 million for the 2014 CoC grant funding competition by HUD including $7.11 million in one-year funding to support 24 currently operating projects providing a mixture of housing and supportive services and two new projects for strategic planning and enhanced monitoring activities. HHS was also awarded one of only 25 new permanent housing bonus projects across the nation to make progress toward the National goal of ending chronic homelessness. This three-year project will provide a total of $1.06 million in funding for 18 housing units and services to help chronically homeless individuals achieve and maintain housing stability, increase their self-sufficiency, and improve their health outcomes.** **• In February of 2015, DS received $509,063 from the U.S. Department of Housing and Development for the FY 2015 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.**

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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). •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. •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	**On June 9, 2015, the City Council adopted amendments to Title 21 to define "supportive housing," "target population," "transitional planning," and "single room occupancy;" and revise the definition of family in the Zoning Code. The draft update to PD-29, the Midtown Specific Plan, includes an overlay to allow emergency shelters. The Specific Plan is expected to be adopted in 2016.**
2.3 Family Self Sufficiency	•Continue to implement the Family Self-Sufficiency Program. •Promote program at City website, newsletters, and brochures at public counters.	Ongoing	**There are currently 579 households participating in the FSS Program. In 2015, 27 participants graduated from the program, and a total of $253,669 in escrow funds was disbursed. A total of $3,196,599 has been disbursed since the program's inception.**

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2.4 HOPWA Tenant-Based Rental Assistance	•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. •Petition for increased funding for program.	Ongoing	**• In FY- 15, the HA was Awarded $1.25 million in grant funds for the program.** **• There are currently 127 households receiving rental assistance and supportive services/case management.**
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 2016. The City will further evaluate bonuses or requirements for universal design through building code updates to occur prior to 2017.**
2.6 HOME Security Deposit Assistance	•Provide security deposit assistance to 350 homeless households. This program benefits primarily extremely low income households. •Promote program to nonprofit service providers.	Ongoing	**In FY-14, HHS assisted 81 households with security deposit assistance to move from homelessness to permanent, stable housing. In FY-2015, HHS provided an additional 107 households experiencing homelessness with security deposit assistance to help their transition to housing stability.**
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 664 VASH vouchers, and lease up is at 78%.**
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 Community Health Bureau continues to work closely with US Veterans and Mental Health America placing hard to serve persons with disabilities 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 rental assistance vouchers allocated for SPC and SNAP, all of them are in use. Thirty-two of these vouchers have been designated for veterans and sixty-two 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	**• HHS has released Three Requests for Proposals and issued Project-Based Vouchers (PBVs) to the following projects:** **• Palace Hotel – 13 PBVs** **• Cabrillo Gateway at Villages at Cabrillo – 80 PBVs** **• 2114 Long Beach Boulevard Apartments – 15 PBVs** **• Anchor Place at Villages at Cabrillo – 75 PBVs** **• Awarded 348 Project-Based Vouchers to be used to preserve affordable units at American Gold Star Manor.**
3. HOUSING AND NEIGHBORHOOD IMPROVEMENT			
3.1 Home Rehabilitation			
a. Owner-Occupied Rehabilitation Loan		Ongoing	**• 144 applications processed.** **• 17 rehabilitation loans in process.**
b. Multi-Family Rehabilitation Loan	Provide rehabilitation assistance to 3,032 households (up to 80% AMI) as following: •250 households with Owner-Occupied Rehabilitation Loans o 350 households with Multi-Family Rehabilitation Loans •2,000 households with Home Improvement Rebates •32 households with Mobile Home Repair Grants •400 households with Tool Rental Assistance	Ongoing	**Completed:** **• 88 units in 5 projects** **Under Construction:** **• 4 units in 1 project** **Approved and Preparing to Start Construction:** **• 36 units in 3 projects** **Total Units: 128**

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c. Home Improvement Rebate		Ongoing	**• In FY-15, 134 residential property owners utilized the Home Improvement Rebate Program for exterior home improvements and to correct code deficiencies to 213 units.** **• In addition to the Home Improvement Rebate Program funding, residential property owners invested additional money or "leverage" for improvements to their properties that further assists in preserving and/or maintaining low-to-moderate income housing stock. In FY 15, residential property owners invested an additional $163,436 in improvements to their properties.** **• Neighborhood Services coordinated a "Help for the Homeowner" resource fair on February 26, 2015 to assist and educate residential property owners about the City's Home Improvement Rebate Program, low-interest home loan programs, as well as variety of home improvement programs and resources offered by other organizations and agencies.**
d. Mobile Home Repair Grant		ongoing	**• On August 19, 2015, the LBCIC authorized a Grant Agreement with Rebuilding Together Long Beach for implementation of a Mobile Home Repair Grant Program for extremely low-income mobile home owners.**
e. Tool Rental Assistance		ongoing	**• The City of Long Beach no longer provides a direct Tool Rental Assistance Program and instead allows property owners to request a reimbursement for rented tools as part of the Home Improvement Rebate Program.**

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Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
3.2 Neighborhood Resources	As funding permits, continue to support neighborhood and community groups with services and technical support.	Ongoing	**• Assisted 312 neighborhood and community groups.** **• Provided free meeting space for 80 community meetings by 52 neighborhood and community groups, with a total attendance of 523 individuals.** **• Provided publication assistance to 16 neighborhood groups to publish 39,564 copies of monthly newsletters on our community photocopier.** **• Provided photocopying services for neighborhood groups were provided to 123 community users from 66 organizations made approximately 96,947 other neighborhood documents.** **• Provided computer access for 142 community residents who used our community computers for 11,224 minutes (187 hours, 4 minutes.)** **• Provided free Internet access to 142 residents.** **• Provided computer access for residents to produce 126 documents.** **• Provided hands-on technical assistance on community computers to 12 residents for 10 hours.** **• Loaned 989 materials including books and neighborhood event supplies to 122 residents from 37 neighborhood groups.** **• Provided 116 grant proposal preparation assistance sessions to 295 residents, neighborhood and community groups.** **• Provided 580 project assistance sessions to 2,181 residents, neighborhood and community groups.** **• The Neighborhood Leadership Program Class of 2015 graduated 32 residents.**

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Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
3.3 Comprehensive Code Enforcement	•Continue to perform inspections and train residents in nuisance abatement procedures. •Inspect an average of 5,500 multi-family units annually to correct code violations. •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. •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.	Ongoing	**For calendar year 2015 the City inspected 7,150 multi-family units. In 2015, the Proactive Rental Housing Inspection Program ordinance was implemented. 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.		**• In FY-15, 2,338 volunteers held 95 cleanup events and filled 92 dumpsters, removing over 828 tons of debris from Long Beach streets and neighborhoods using the Neighborhood Clean-Up Assistance Program.** **• In FY-15, the Neighborhood Partners Program provided a total of $37,120 in matching funds to assist neighborhood and community groups to complete eight projects. This CDBG investment was further leveraged by an additional $119,644 in community support.** **• Urban Forestry's "I Dig Long Beach – 6,000 Trees by 2020" grant helped to plant 544 trees (including 332 trees planted in CDBG-eligible areas) in FY 14-15** **• In FY-15, the Commercial Improvement Rebate Program completed exterior repairs and upgrades at 103 sites and invested $199,113 with additional contributions of $129,323 from the property or business owners.** **• In FY-15, the Neighborhood Business Investment Program (NBIP) assisted 30 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 $64,000 to assist with start-up business expenses.**
3.5 Foreclosure Registry	Ongoing implementation of the Foreclosure Registry Ordinance.		**For calendar year 2015 the City opened 1081 new cases and closed 1052 cases.**

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Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
3.6 Lead-Based Paint Hazard Abatement	The LHC Program has established the following work program for FY 2012 – FY 2015: • Enroll 205 housing units into the program and obtain owner consent to inspect units for lead hazards. • Conduct assessment on 195 units. o Complete abatement for 185 units.	Ongoing	**• As of September 30th, assessed 177 units.** **• As of September 30th, completed abatement in 169 units.** **• As of September 30th, Conducted 23 outreach events.** **• By the end of calendar year 2015, all objectives will be met.** **• By the end of calendar year 2015, 193 units will be abated of lead hazards.**
4. HOUSING PRODUCTION			
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.	Ongoing	**• Monitored federal and state funding programs, specifically, staff focused on the State Affordable Housing and Sustainable Communities Program.** **• Engaged a consultant and began preparation of the HAP. This will be completed in early 2016.** **DEVELOPMENT PROJECTS** **<u>Recently Completed</u>** **• 2114 Long Beach Boulevard – 41 rental Units Senior/Senior Disabled. HHS provided 15 Project-Based Vouchers. DS supported and assisted with funding applications, provided $224,000 in Developer Impact Fee waivers, and processed entitlements and building permits/inspections.** **• Habitat for Humanity, 14th & Pine – 3 single-family homes for lower-income first-time homebuyers. DS/The LBCIC provided land and approximately $550,000 in financial assistance.** **• Cabrillo Gateway, Villages at Cabrillo – 81 Units for Homeless Families and Individuals. HHS provided 80 Project-Based Vouchers. DS assisted with amendments to the master covenants on the Villages site, supported and assisted with funding applications, provided $448,000 in Developer Impact Fee waivers, and processed entitlements and building permits/inspections.**

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Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
			Under Construction: **• 3215 E. 3rd Street – Adaptive Reuse of a Church into 24 Senior Units. DS provided $1.6 million in financial assistance, supported funding applications, provided $134,467 in Developer Impact Fee waivers, and processed entitlements and building permits/inspections.** **Closing on Financing (November 2015) / construction to begin December 2015:** **• 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, and processed entitlements and building permits/inspections.**

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	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. •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.		**Recently Approved (November 2015):** **• The Beacon (Long Beach & Anaheim Phase II) – 160 units, including 121 senior units and 39 units for formerly homeless veterans. DS/The LBCIC provided $10.276 million in funding, will support and assist with funding applications, will provide $890,850 in Developer Impact Fee waivers, and will process entitlements and building permits/inspections (entitlements in process).** **Planning Phase (DS Housing and Community Improvement Bureau/LBCIC):** **• 14th Street between Pine and Pacific – 11 Units Family Housing (for sale-family). The LBCIC approved an Exclusive Negotiation Agreement with Habitat for Humanity on September 16, 2015.** **• 1950-1960 Henderson – 4 Units Family Housing (for sale-family). The LBCIC approved an Exclusive Negotiation Agreement with Habitat for Humanity on September 16, 2015** **• 1836-1850 Locust – 40 (rental-family/special needs). Staff is currently reviewing proposals from 7 development firms.** **• Total Units in Development: 483**

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Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
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). •Identify additional opportunities for housing through updates to the following: Land Use Element and PD-29 by 2014. •Monitor development trends to ensure availability of sites for residential uses. •□Provide sites inventory to interested developers and to assist in identifying additional opportunities for residential development.	Ongoing	**• The City continues to track and maintain an adequate sites inventory for the remaining RHNA. The pending Land Use Element update includes potential new housing opportunities along commercial corridors as well as increased density opportunities within some existing multifamily housing areas. Additionally, the update of 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. These plans are expected to be adopted in 2016.**
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.		**• 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.**

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Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
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 $16.3million 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. 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), subject to approval by the State Department of Finance.		**• During the Fiscal Years 15 and 16-budget process, DS requested additional funding for affordable housing.** **• All of the SERAF debt has been repaid to the Housing Fund.** **• In FY-16, the final payment will be made on the Downtown Project Area debt, providing a full repayment to the Housing Fund.** **• In FY-16, the Successor Agency and Oversight Board will be asked to authorize the former Redevelopment Agency Debt to the City as an enforceable obligation, and submit 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.** **• 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).** **• 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.**
5. HOMEOWNERSHIP OPPORTUNITY			
5.1 City First Time Homebuyer Programs	Assist 25 lower income households with homebuyer assistance. •Promote programs via City newsletters, website, and brochures at public counters. •Pursue additional funding from State housing programs; annually explore funding opportunities with State HCD.	Ongoing	**The LBCIC has provided 14 second mortgage loans to very low- and low-income first-time homebuyers, and has partnered with Habitat for Humanity in order to enhance the program.**

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**
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 sate and county programs is promoted on the DS website, to interested homebuyers, and realtors/lenders.**
6. MITIGATION OF GOVERNMENT CONSTRAINTS			
6.1 Development Incentives	•Continue to offer regulatory incentives to accommodate the development of accessible and affordable housing. •Monitor development trends to determine the continued adequacy of incentives in facilitating affordable housing and augment incentives as necessary. •Promote incentives to interested developers and provide technical assistance through pre-application meetings in the use of various incentives.	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**
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. •Promote programs via City newsletters, website, and brochures at public counters.	Ongoing	**• DS continues to provide funding to the Fair Housing Foundation.** **• 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.**
MONITORING AND REVIEW			
8.1 Annual Report	•Present annual progress report to the City Council and submit to HCD.	Ongoing	**The 2014 Annual Progress Report was submitted to HCD on March 26, 2015.**

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**

General Comments: