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## Building A Better Long Beach

# City of Long Beach Draft 2008-2014 Housing Element

**CITY COUNCIL MEETING**

**NOVEMBER 11, 2008**





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## Building A Better Long Beach

# Timeline of Housing Element update

### 2007

Multiple dates

Outreach conducted with more than 20 community groups

### 2008

February 27

Housing Element Workshop

May 15

Planning Commission study session

May 16

Stakeholder Interviews

May 21

LB Housing Development Co. study session

June 2

RDA Board study session

August 28

Draft Housing Element available for review

October 2

Draft Element presented to Planning Commission

October 6

Draft Element presented to RDA Board

October 14

Draft Element presented to City Council





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### Purpose of the Housing Element

- One of seven required elements in the City's General Plan
- Document that demonstrates the City's ability to accommodate its Regional Housing Needs Assessment (RHNA)
- Gives the City priority for State funds, such as Prop. 1C, the Housing & Emergency Shelter Trust Fund Act of 2006



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### Regional Housing Needs Assessment (RHNA)

- Statewide housing needs projection determined by Department of Housing and Community Development (HCD)
- Projection is allocated to 58 counties and 478 cities through regional local government agencies (SCAG, SANDAG, etc.)
- Allocation process considers growth forecasts, including population, market demand for housing, employment trends, transportation systems, commuting patterns, available land.
- SCAG's allocation is distributed over six counties



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## Building A Better Long Beach

### Long Beach's 2000-2005 RHNA by Income Level

#### INCOME LEVEL

% of median family income

Very Low (31-50%)

Low (51-80%)

Moderate (81-120%)

Above Moderate (>120%)

**TOTAL ALLOCATION**

**TOTAL ACHIEVED**

#### # OF UNITS

% of total # of units

411 (28.1%)

251 (17.1%)

296 (20.2%)

506 (34.6%)

1,464

4,293





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## Building A Better Long Beach

### Long Beach's 2008-2014 RHNA by Income Level

#### INCOME LEVEL

% of median family income

Very Low (31-50%)

Low (51-80%)

Moderate (81-120%)

Above Moderate (>120%)

**TOTAL**

#### # OF UNITS

% of total # of units

2,321 (24.2%)

1,485 (15.5%)

1,634 (17.1%)

4,143 (43.2%)

**9,583**



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### What our RHNA says about Long Beach

- SCAG considers Long Beach to be a “low-income impacted community”
- The last three RHNA cycles have reflected this by distributing a higher percent of units in the “above moderate” category
- The City’s 2008-2014 RHNA assignments show 43 percent of the units in the “above moderate” income level



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## Building A Better Long Beach

# Long Beach Housing Funds

### ESTIMATED ANNUAL FUNDING

Redevelopment Set Aside	\$21 million
Community Development Block Grant (CDBG)	\$1 million
Housing Authority Fund (Section 8)	\$60 million
HOME Investment Partnership Act	\$4.6 million
Emergency Shelter Grant (ESG)	\$380,000
Housing Trust Fund (currently in fund)	\$250,000
<b>TOTAL</b>	<b>\$87 million</b>





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## Building A Better Long Beach

**Built in 2006 - progress toward 2008-2014 RHNA**

### Recently Completed Ownership



**Olive Villas**  
1856 Long Beach Blvd.

#### Developer

Livable Places

#### LBHDC Assistance

\$6.2 Million

#### Unit Mix

1-Bedroom:	8
2-Bedrooms:	30
3-Bedrooms:	18
4-Bedrooms:	2
Total Units:	58

#### Affordability

Very Low:	2
Low:	15
Moderate:	27
Market:	14



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## Building A Better Long Beach

**Built in 2008 - progress toward 2008-2014 RHNA**

### Recently Completed Rental



**Puerto del Sol Apartments**  
745 W. 3rd Street

#### Developer

Jamboree Housing Corpo

#### LBHDC Assistance

\$11.8 Million

#### Unit Mix

2-Bedrooms: 37

3-Bedrooms: 16

4-Bedrooms: 11

Total Units: 64

#### Affordability

Very Low: 63

Manager (unrestricted): 1





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### Current progress toward 2008-2014 RHNA

#### Under Construction Rental



**Villages at Cabrillo  
Phase III**

#### Developer

Century Villages at Cabrillo

#### LBHDC Assistance

\$9.5 Million

#### Unit Mix

1-Bedroom: 10  
2-Bedrooms: 31  
3-Bedrooms: 32  
4-Bedrooms: 8  
Total Units: 81

#### Affordability

Very Low: 56  
Low: 24  
Manager (unrestricted): 1





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### Current progress toward 2008-2014 RHNA

#### Under Construction Mixed-Use/Mixed-Income Rental



**Lyon West Gateway**  
421 West Broadway

#### Developer

Lyon West Gateway, LLC

#### LBHDC Assistance

\$5.6 Million

#### Unit Mix

1-Bedroom:	131	(13)
1-Bd + Den:	18	(2)
2-Bedrooms:	116	(11)
Total Units:	265	(26)

( ) = Affordable Units

#### Affordability

Low:	26
Market:	265



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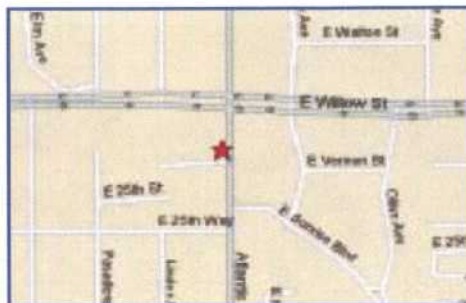
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### Current progress toward 2008-2014 RHNA

#### Under Construction Senior Rental



**Atlantic / Vernon  
Senior Housing**  
(Atlantic Avenue at  
Vernon Street)



#### Developer

Menorah Housing

#### LBHDC Assistance

\$4.5 Million

#### Unit Mix

1-Bedroom: 66

Total Units: 66

#### Affordability

Very Low: 65

Manager (unrestricted): 1

Total Units: 66





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## Building A Better Long Beach

### Issues raised by the Housing Community

- **Emergency / Homeless Shelters**
- **Efficiency / SRO Housing**
- **Housing Trust Fund**





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### Issue: Emergency / Homeless Shelters

- Emergency / Homeless shelters are currently permitted in the following zones with a Conditional Use Permit:
  - Light Industrial (IL)
  - Planned Development Area PD-31 (Villages at Cabrillo)
  - Higher density residential (all R-4)
  - Mixed use commercial (CCR and CCN)
- The Draft Housing Element recommends that the City amend the Zoning code to permit emergency / homeless shelters in IL and PD-31 without a CUP
- In addition, staff recommends continuing to require a CUP for this land use in the other listed zones



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# Building A Better Long Beach

## Map 1





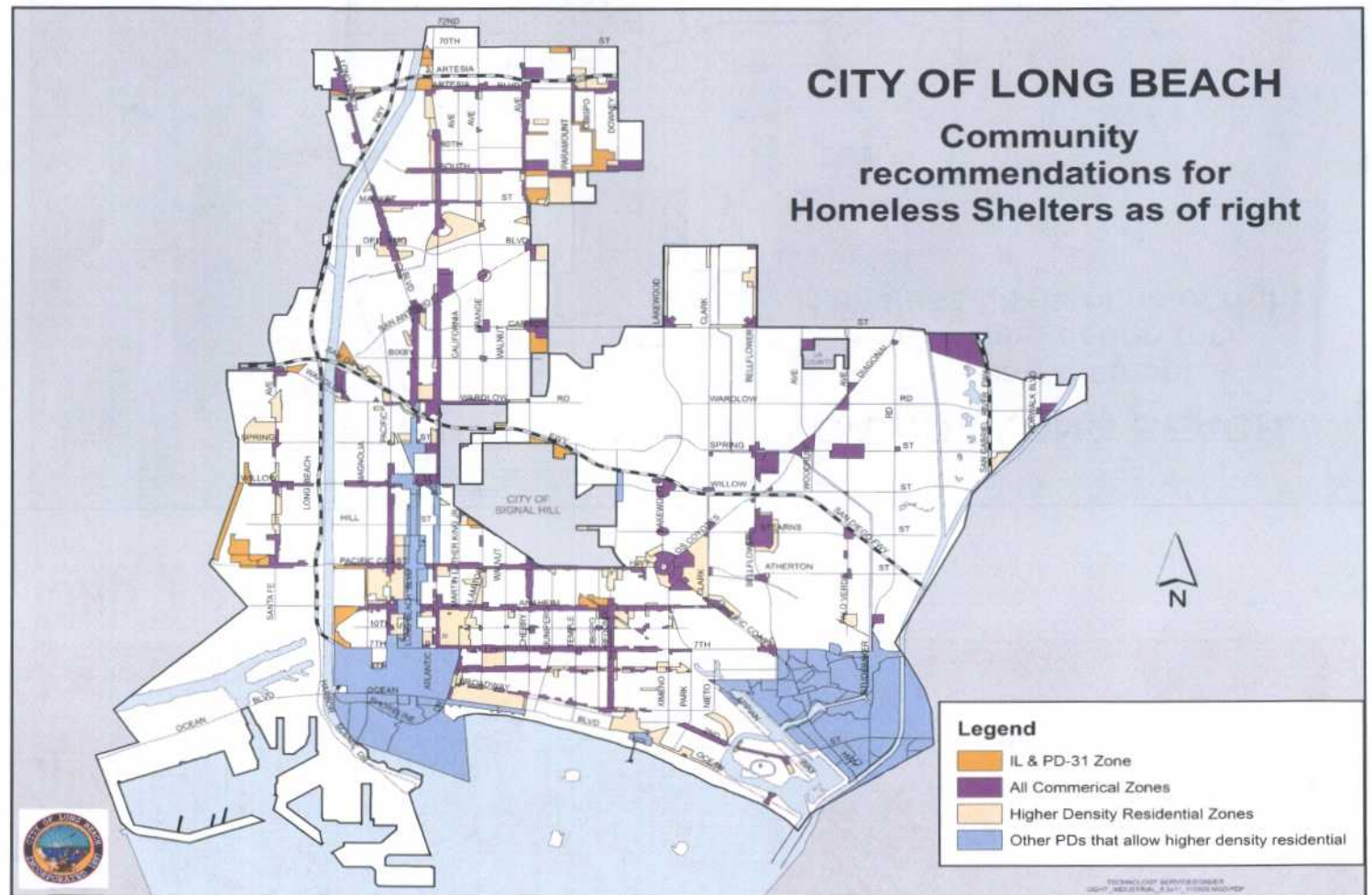


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# Building A Better Long Beach

## Map 2







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## Building A Better Long Beach

### Issue: Efficiency / SRO Housing

- There are no current provisions in the Zoning code for the development of efficiency / SRO housing
- The Draft Housing Element will be updated to recommend that the City amend the Zoning code to allow efficiency / SRO housing with a Conditional Use Permit in higher density residential zones and mixed use commercial zones
- The Housing community has proposed that this land use be permitted by right in all high density multi-family residential zones and in all commercial / light industrial zones
- Staff is not supportive of this request

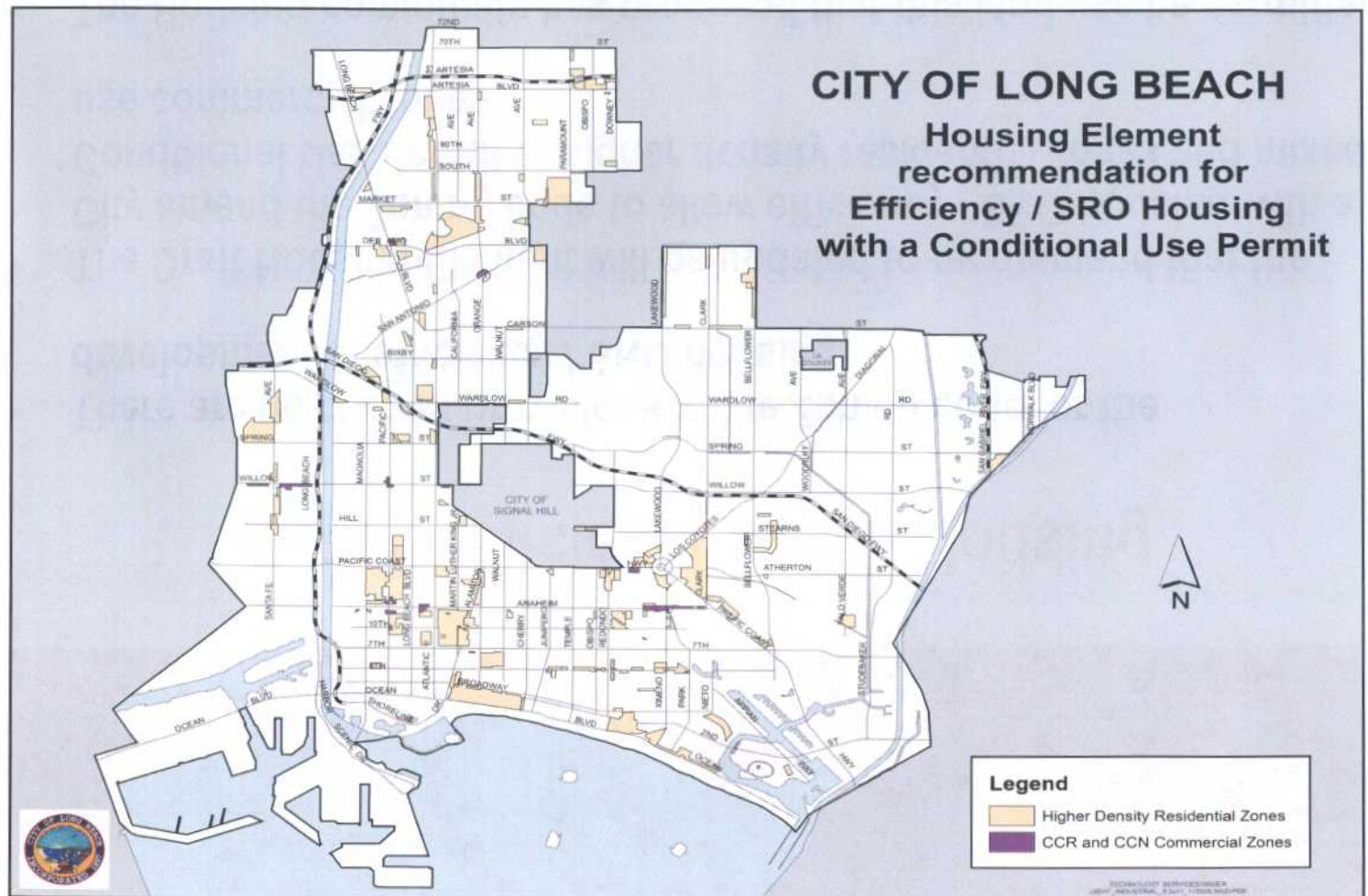


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# Building A Better Long Beach

## Map 3







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### Issue: Housing Trust Fund

- Agenda item scheduled at the November 18 Council meeting to recommend federal funding for the Trust
- The following language is proposed to be added to the Housing Element if Council approves the item on November 18:
  - *\$1.3 million will be deposited into the Housing Trust Fund from the Federal Neighborhood Stabilization Program (NSP) to purchase vacant / foreclosed multi-family property that will be rehabilitated and then maintained as affordable rental housing for residents earning less than 50% of median family income*





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# Questions / Comments