

# Proposed Revisions to Draft Housing Element

H-1

## Page III-9

In Long Beach there are five Site Plan Review Findings used to ensure quality development and promote certainty in the development process. These findings are:

1. The design is harmonious, consistent, and complete within itself, and is compatible in design, character, and scale with neighboring structures and the community in which it is located.

(This simply means that the Site Plan Review Committee will not approve a disjointed or poor quality design, nor will they approve a design that is out of character and scale with neighboring structures that should be respected. Appropriate heights, massing and setbacks are carefully evaluated in higher density projects to ensure they respect the design character of their surroundings.)

## Page IV-12

Pertaining to the development of non-residential uses in Planned Development Districts 29 (Long Beach Boulevard) and 30 (Downtown) and how that could affect achieving the densities anticipated for future development in these areas, on these sites, City planners do not see this as an issue or obstacle for a number of reasons.

1. Over the last seven to ten years, local development history is that mixed use zoned properties in the Downtown (PD-30) and along Long Beach Boulevard (PD-29) are being developed with multi-family, high density residential units and parking, and very little commercial square footage, if any. The commercial square footage, when added is intended to serve daily-needs of residents and generally occupies less than 5% of the building. In planning staff's experience, this has never been an impediment to the achievement of maximum residential densities.

2. Although non-residential development uses could occur in PD-29 and PD-30 on some of the sites anticipated for future housing development over the next few years, the local commercial real estate market is indicating high vacancy rates and new commercial (office and retail) development applications are not being received by the Development Services Department. Even fully entitled commercial projects are not being constructed in today's economic downturn; this is not expected to change in the near future.

3. Even if non-residential development were to occur, by no means do these 17 sites represent the full inventory of vacant and underutilized sites with residential development potential in the City of Long Beach. The sites identified represent the sites considered to be most appropriate and feasible for residential development in the near term. Other areas that also contain potential for recycling into high-density residential uses include PD-25. However, for purposes of this RHNA period, the City focused its sites identification efforts in the PD-29 and PD-30 zones.

## Page V-14

## Policy 1.7

- Annually seek out new sources of funding for affordable housing development and continue to look for stable, dedicated sources of funding for the City's Housing Trust Fund.

## Page V-20

### **Program 1.1 – Preservation of At-Risk Units**

- Annually monitor status of the 2,228 affordable housing units that are at risk of converting to market rate. Seek to preserve 1,114 affordable units for extremely low income households and 1,114 affordable units for very low income households.

## Page V-23

### **Program 2.1 – Continuum of Care**

- Develop at least 100 new efficiency units on remaining land at the Villages at Cabrillo by 2012, ~~These units benefit primarily extremely low and very low income households.~~ 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. Accept 3.6 million dollars through the 2009 American Reinvestment and Recovery Act for a local Federal Homeless Prevention and Rapid Rehousing Program.

**Responsible Agencies:** Health and Human Services Department

**Funding Sources:** ESG; CDBG, Shelter Plus Care, American Reinvestment and Recovery Act

## Page V-23

### **Program 2.2 – Zoning Code Update for Special Needs Housing**

- Adopt new zoning terms and classifications to address provisions for special needs housing within one year of the adoption of the 2008-2014 Housing Element.
  - Emergency Shelters: Amend the Zoning Code to permit emergency shelters by right via a ministerial approval process in the Port-IP zone and in PD-31 (Villages at Cabrillo). Increase the shelter bed capacity at the Villages at Cabrillo to allow at least an additional 100 efficiency units. The Zoning Code will be amended to ensure adequate capacity to shelter the unsheltered bed gap (380 individuals, 72 persons in families with children) in both the Villages at Cabrillo and the IP zone.
  - Transitional Housing and Supportive Housing: Amend the Zoning Code to differentiate transitional or supportive housing that operates as group residence versus transitional or supportive housing that is regular rental housing. For transitional and supportive housing operating as regular rental housing, meeting the statutory definitions of the Health and Safety Codes, such housing will be permitted by right in the City where residential uses are permitted.

- Definition of Family: Review the Zoning Code definition of family and amend as necessary and appropriate to ensure clarity and remove any potential constraints to housing for persons with disabilities, within one year of the adoption of the Housing Element.

#### **Page V-28**

##### **Program 3.2 – Acquisition and Rehabilitation**

- Provide assistance to rehabilitate 44 rental and 10 owner units. Target ~~a portion of~~ the assistance to benefit ten extremely low-income renter households.

#### **Page V-33**

##### **Program 4.1 – Affordable Housing Development Assistance**

Between 2000 and 2008, the LBHDC provided approximately \$34 million in assistance to develop affordable housing in the community. In many cases, the LBHDC assists non-profits to provide affordable housing for special needs groups, such as the mentally ill, the elderly, persons with disabilities and extremely low and very low income households, including assistance to Habitat for Humanity. Assistance shall be targeted to households consistent with RHNA allocations by affordability levels.

- Annually seek out new sources of funding for affordable housing development, and continue to look for stable, dedicated sources of funding for the City's Housing Trust Fund.
- Within one year of the adoption of the Housing Element, staff will make recommendations to the City Council on creating a program to reduce entitlement costs and timelines for projects, which include affordable housing units.

#### **Page V-34**

##### **Program 4.2 – Adequate**

- Maintain an adequate sites inventory for the remaining RHNA of 5,983 units (1,257 extremely low, 2,200 943 very low, 1,430 low, 1,576 moderate, and 777 above moderate income units).

##### **Program 6.1 – Development Services Center (page V-37)**

- In order to facilitate the Site Plan Review process for affordable housing, within one year of the adoption of the Housing Element, the Development Services Department will work with the Community Development Department and recommend a program to the Long Beach Housing Development Company to support a portion of the entitlement costs and expedite the development process for affordable housing developments.