

OFFICE OF THE CITY ATTORNEY
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RESOLUTION NO. RES-09-0050

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH ADOPTING, AFTER PUBLIC
HEARING, THE 2008-2014 HOUSING ELEMENT OF THE
GENERAL PLAN OF THE CITY OF LONG BEACH

The City Council of the City of Long Beach resolves as follows:

Section 1. The City Council does hereby find, determine and declare:

A. The City Council of the City of Long Beach has adopted, pursuant to Section 65302 of the California Government Code, a Housing Element as part of the City's General Plan.

B. The City Council desires to amend the Housing Element of the General Plan by adopting the 2008-2014 Housing Element as set forth in this resolution.

C. The Planning Commission held a public hearing on May 7, 2009, regarding the adoption of the 2008-2014 Housing Element of the General Plan.

D. At that hearing, the Planning Commission gave full consideration to all pertinent facts, information, proposals, environmental documentation and recommendations respecting all parts of the 2008-2014 Housing Element of the General Plan and the viewpoints expressed at the public hearing, and afforded full opportunity for public input and participation.

E. Following receipt of all appropriate environmental documentation, full hearings and deliberation, the City Planning

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Commission certified the Negative Declaration No. ND-0409 and recommended approval of the 2008-2014 Housing Element of the General Plan of the City of Long Beach and further directed that said recommendation be forwarded to the City Council for consideration.

F. That on May 19, 2009, the City Council conducted a duly noticed public hearing at which it gave full consideration to all pertinent facts, information, proposals, environmental documentation and recommendations respecting all parts of 2008-2014 Housing Element of the General Plan and the views expressed at the public hearing and afforded full opportunity for public input and participation.

G. Following receipt of all appropriate environmental documentation, full hearings and deliberation, the City Council did concur with the recommendations of the Planning Commission and did approve and adopt the environmental documentation and the amendment to the 2008-2014 Housing Element of the General Plan of the City of Long Beach

Section 2. The City Council of the City of Long Beach hereby formally approves and adopts the 2008-2014 Housing Element of the General Plan of the City of Long Beach, as recommended by the Planning Commission. Such 2008-2014 Housing Element is attached hereto and incorporated herein by this reference.

Section 3. The Director of Development Services for the City of Long Beach shall promptly submit a copy of the adopted Housing Element to the State Department of Housing and Community Development in accordance with Government Code Section 65585(g).

Section 4. This resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the vote adopting this resolution.

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1 I hereby certify that the foregoing resolution was adopted by the City
2 Council of the City of Long Beach at its meeting of May 19, 2009, by the
3 following vote:

4 Ayes: Councilmembers: Garcia, DeLong, O'Donnell,
5 Schipske, Andrews, Reyes Uranga,
6 Lerch.

7
8 Noes: Councilmembers: None.

9
10 Absent: Councilmembers: S. Lowenthal, Gabelich.

11
12
13 
14 _____
15 City Clerk

Revised
Draft 2008-2014
Housing Element

**City of Long Beach,
California**

General Plan



Mayor and City Council

Bob Foster, Mayor
Val Lerch, Vice-Mayor, 9th District
~~Bonnie Lowenthal~~ Robert Garcia, 1st District
Suja Lowenthal, 2nd District
Gary DeLong, 3rd District
Patrick O'Donnell, 4th District
Gerrie Schipske, 5th District
Dee Andrews, 6th District
Tonia Reyes Uranga, 7th District
Rae Gabelich, 8th District

Planning Commission

Philip Saumur, Chair
Melani Smith, Vice-Chair
Becky Blair
Charles Durnin
Alan Fox
Leslie Gentile
Donita Van Horik

City Staff

Michael J. Mais, Assistant City Attorney
Craig Beck, Development Services Director
Jill Griffiths, Advance Planning Officer
Pat Garrow, Senior Planner
Ellie Tolentino, Housing Services Bureau Manager
Dale Hutchinson, Housing Operations Officer

and

Veronica Tam, VTA Consulting

Approved by Planning Commission on _____

Approved by City Council on _____

**Certified by California Department of Housing and Community Development on
_____**

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EXECUTIVE SUMMARY

Incorporated as a city over 100 years ago, Long Beach today is made up of a highly diverse society of 493,000 residents where there is no ethnic majority. Located in the temperate South Bay region of Los Angeles County, the City is a fully urbanized community with a major port, regional airport, passenger rail to Los Angeles, a State University, and over 60 residential neighborhoods incorporating 17 historic districts.

The City understands it is imperative to pay attention to the housing and neighborhoods, which make up most of the community's land use. With over 170,000 housing units, it is important to have a plan for the preservation and maintenance of those units and neighborhoods, and a plan to allow for housing to grow along with population needs.

The Long Beach 2008-2014 Housing Element is drafted in response to State Housing Element (General Plan) law as a tool to guide communities in periodically thinking about and planning for present and future housing needs. This version of the Housing Element is an update of an existing plan, the 2000-2005 Housing Element, which was an update of the 1989 Housing Element. As it was with the 2000-2005 Element, most of the housing goals and policies have remained consistent with those established in 1989. The changes occur in the programs, primarily as a response to funding sources available. The major funding sources for housing include: Redevelopment Set-Aside (\$20 million annually, CDBG (approximately \$1 million annually), HOME (\$4.6 million annually), and ESG – Emergency Shelter Grants (\$380,000 annually).

The Housing Element:

- defines the special needs population, housing and neighborhood issues in Long Beach;
- assesses the housing market and housing affordability factors;
- assesses the City's current development regulations and practice for their impact on housing development;
- articulates housing and neighborhood improvement goals and policies;
- identifies how the City will meet specific Regional Housing Need Assessment (RHNA) targets for providing housing affordable to various households incomes; and,
- establishes 2008-2014 housing development and neighborhood improvement programs with targeted objectives, timeframes, identified funding sources, and the City departments and bureaus responsible for working together to see that the objectives are met.

EXECUTIVE SUMMARY

City Planning Consistency

The Housing Element as a component of the City's General Plan must be consistent with the goals, policies and implementation measures of the General Plan as a whole. Fortunately, this is the case with this Housing Element update as the City has been espousing the same basic housing preservation and future housing development policies since 1986 when the first Citywide Strategic Plan was developed and incorporated into the Land Use Element of the General Plan. These goals include:

- *Long Beach intends to guide population and economic growth to have an overall beneficial impact upon the City's quality of life;*
- *Future housing development will be focused in the downtown and greater downtown, along major transit corridors and within close proximity to major employment and activity centers;*
- *Long Beach views its existing housing stock as its greatest resource of affordable housing and will stimulate and support continued maintenance and reinvestment in that housing stock. It will take advantage of every available State and Federal program to make its housing affordable to its population, but it will not sacrifice long-term quality for short-term affordability in new or rehabilitated housing; and,*
- *Long Beach recognizes the strong neighborhood to be the essential building block of a citywide quality living environment, and will assist and support citizen efforts to maintain and strengthen their neighborhoods.*

Community Participation

Opportunities for residents to identify community housing needs, recommend housing strategies and comment on the City's Draft Housing Element are integral to creating a successful plan. To this end the City's outreach strategy included notices in thirteen local newspapers, multi-language flyers, and surveys distributed by the City's professional planners at meetings with local community groups and through updates and postings on the City's web site. A Housing Element workshop was held in February and focus group interviews were held in May. A wide variety of inputs were received from the Legal Aid Foundation, Mental Health Association, Housing Long Beach, LB Homeless Coalition, Belmont Shore Mobile Home Estates, The Wrigley Association, Neighborhoods First, and many more groups and individuals.

City's Housing Challenges and Responses

Long Beach faces several challenges over the 2008-2014 planning period of the Housing Element. These challenges include ensuring the quality and affordability of the housing stock, ensuring that suitable housing is available for persons of all economic segments, directing reinvestment in lower income areas, assisting individuals and families with special housing needs and meeting the housing needs of a diversifying community. New State laws now require communities to permit emergency shelters by right in at least one zone, and single room occupancy units and transitional and

EXECUTIVE SUMMARY

supportive housing must also be allowed (see Section 5 Program 2.2 Zoning Code Update for Special Needs Housing).

The following list summarizes the housing and neighborhood issues and the housing programs used to address these issues. Program details are found in Section 5 of the plan.

ISSUE	PROGRAMS
Crime and Safety	Housing and Neighborhood Improvement
Affordable Housing	Housing Assistance and Preservation
	Housing Production
	Mitigation of Government Constraints
Special Needs Groups	Housing for Special Needs Residents
	Mitigation of Government Constraints
	Fair and Equal Housing
Property Maintenance	Housing and Neighborhood Improvement
Deteriorated Public Infrastructure	Housing and Neighborhood Improvement
Need for Home Ownership	Home Ownership Opportunity

1. INTRODUCTION

A. Community Context

First incorporated in 1888, Long Beach is a progressive urban community of 493,000 residents located in the South Bay region of Los Angeles County. The City is home to the world renowned Port of Long Beach, a rejuvenated and thriving downtown, major employers, tourist attractions, a State University and over 60 residential neighborhoods, incorporating 17 historic districts and over 150 local neighborhood and business organizations.

Long Beach benefits significantly from strong employment and educational institutions. The City's economy is expanding as the region's economic base continues to shift from manufacturing industries to an information-based economy built around higher technology, a more skilled and educated labor force, and venture capital investments. To facilitate this transition, new housing opportunities are needed to accommodate the newly emerging workforce.

Long Beach has a highly diverse resident population and is a community where no single race or ethnic group is the absolute majority. This is largely due to the former status of the City as a preeminent west coast naval base and the influx of foreign-born immigrants from the 1970's through the present. This diversity is also reflected in age groups, special needs populations and household types. Such diversity manifests itself with significant housing implications, as housing needs and preferences commonly vary by age of residents, household type, and cultural practice, among other factors.

With over 170,000 housing units, Long Beach offers a range of housing opportunities varying from single-family homes, mobile homes and moderate-density courtyard apartments and town homes, to higher-density condominium and apartment buildings. Future housing growth will be focused in the downtown and greater downtown, along major transit corridors, and within close proximity to major employment and activity centers. Through the Long Beach Housing Development Company, the City will continue to be active in preserving and creating affordable housing opportunities for its residents.

Although the Long Beach economy has improved over the last decade, the improvement has been uneven. Residents in some areas have high levels of housing overcrowding and overpayment. Economic forces have resulted in rapid annual increases in housing prices, placing additional burdens upon individuals and families of lower income and those with special housing needs. Certain neighborhoods also have a high percentage of older housing units. As housing stock ages, neighborhood preservation and improvement continues to be a significant concern.

Therefore, Long Beach faces several challenges over the 2008-2014 planning period of the Housing Element. These challenges include ensuring the quality and affordability of

INTRODUCTION

the housing stock, ensuring that suitable housing is available for persons of all economic segments, directing reinvestment in lower income areas, assisting individuals and families with special housing needs, and meeting the needs of a diversifying community. This Housing Element sets forth policies and programs to address these and other identified housing needs.

B. Organization of the Housing Element

This Housing Element is a six-year plan extending from July 1, 2008 through June 30, 2014. The Housing Element identifies policies, programs and objectives that focus on the following issues: 1) conserving and improving existing affordable housing; 2) providing adequate sites for new housing; 3) assisting in the development of affordable housing; 4) removing governmental constraints to housing development; and 5) promoting equal housing opportunities for Long Beach's population. The Housing Element consists of the following:

- A description of the community outreach effort, community comments and a response to this input. (Section 1 and Appendix A);
- An analysis of the City's demographic, household and housing characteristics to help identify the community's housing needs (Section 2);
- A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs (Section 3);
- An evaluation of the land, financial, and administrative resources available to address Long Beach's housing needs (Section 4);
- A statement of the Housing Plan to address the City's identified housing needs, including housing goals, policies and programs (Section 5);
- The housing survey along with staff notes and community comments received through the housing survey and at public forums on the Housing Element (Appendix A).

C. Data Sources and Methods

In preparing the Housing Element, various sources of information were consulted. The 2000 Census provides the basis for most of the population and household characteristics. Although this information is somewhat dated, data from the 2005 American Community Survey (ACS) was also reviewed; however, ACS data was often not cited because the ACS data often had margins of error not considered acceptable. The 2000 Census data is also often found preferable because it can be readily compared across the decades and with other jurisdictions¹.

¹ 2005 American Community Service (ACS) is only available for jurisdictions with population over 60,000.

INTRODUCTION

In addition to using 2000 Census data to ensure that the Housing Element provides timely and accurate information, several other information sources are used to provide reliable updates. These include:

- Demographic and housing data updated by the State Department of Finance and the County of Los Angeles Urban Research Division as of 2007;
- Housing market data is updated by obtaining current rents and home sales prices through surveys and property tax assessor's files as of 2007;
- Service agencies are consulted for program information to provide information on the nature and magnitude of service needs as of 2007;
- Lending patterns are analyzed from financial institutions based on an analysis of Home Mortgage Disclosure Act data as of 2006.

D. Public Participation

Outreach Strategy

Opportunities for residents to identify community housing needs, recommend strategies and comment on the City's draft Housing Element are integral to creating a successful housing plan. An outreach strategy that involves multiple venues and forums was devised to effectively expand participation from all segments of the City. Participation was solicited through thirteen local newspapers, multi-language flyers, and surveys distributed by the City's professional planners at meetings with local community groups, and through updates and postings on the City's web site: www.longbeach.gov/plan. Meeting notices were provided in English, Spanish and Khmer. Language translation was also provided. Thereby, diligent public noticing was provided for this Housing Element update effort.

Numerous groups representing the community participated in various aspects of updating the 2008-2014 Housing Element at the community workshops. A sample of participating groups includes the following:

- Belmont Shore Mobile Home Estates
- Central RDA Project Area
- Centro Shalom
- Disabled Resources Center
- Fair Housing Foundation
- First Friends Church
- Friendly Village Mobile Home Park
- Hill/Salt Lake Neighborhood Watch
- Housing Long Beach
- Interfaith Community Organization
- LB Coalition for the Homeless
- LB Community Partnership to Prevent and End Homelessness
- League of Women Voters

INTRODUCTION

- Legal Aid Foundation
- Long Beach Alliance for Children with Asthma
- Madres Cesar Chavez
- Mental Health America
- Neighborhoods First
- NLB Community Action
- Salud y Vivenda
- Senior Citizens Advisory Committee
- Southern California Association of Non-Profit Housing
- WECA & North Pine Neighborhoods
- Wrigley Association

Housing Element Workshop

During the Needs Assessment phase, a housing workshop was conducted to invite participants from all over the City to provide input on housing needs in the community. Known-interested parties and housing services providers were emailed special invitations and an electronic link to the Housing Needs Survey. The workshop was held on February 27, 2008. The workshop was attended by about 70 residents and representatives of community groups. The workshop provided a short presentation regarding the Housing Element requirements and staff from various City departments facilitated small group discussions on various topics (e.g., Housing Authority, Housing Services, Planning, and Health and Human Services). In general, participants expressed the critical need for affordable and decent housing in Long Beach, particularly for lower income workers.

Housing Needs Survey

A Housing Needs Survey was devised to solicit input from residents and community groups. The survey was posted on the web site, distributed during the housing needs workshop, and distributed by City planners at neighborhood organization and business association meetings throughout the community in March, April, and May of 2008.

Focus Group Interviews

The City has found that one of the most effective approaches to obtaining expert opinions and information from housing professionals and business groups/major employers is through small group interviews. In May 2008, a series of focused interviews were held with social service providers, realtors, for-profit and nonprofit housing developers, the Southern California Apartments Owners Association, Long Beach Unified School District, business interests, major employers and architects to discuss their housing concerns and strategies to provide affordable housing in Long Beach. Appendix A provides a summary of the interviews.

Housing Element Study Sessions

Public study sessions were held with the Planning Commission, Redevelopment Agency and Long Beach Housing Development Company in May and June of 2008. Notice of these study sessions was provided via the City's e-notify mailing list, meeting notice postings, and meeting agenda distributions. These meetings were attended by both Long Beach residents and representatives from various nonprofit organizations.

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They spoke on the need for additional affordable housing and special needs housing in the community.

Long Beach 2030 General Plan Workshops

Further, City Planning has been gathering information on housing needs through the Long Beach 2030 General Plan update process. Through this planning program five citywide planning festivals were held in mid-2007 where participants were asked about preferred housing types and housing options for the future. This feedback is also reflected in the 2008-2014 Housing Plan.

2008-2014 Housing Element Survey Results

Approximately 375 Housing Needs Surveys were completed and this community input has been reflected in the Element's discussion of issues, goals, policies and programs. A complete summary of public comments received and correspondence submitted is contained in Appendix A along with the survey results. A detailed tabulation of the survey results was also posted on the City's Housing Element web site. A discussion of the survey results follows.

Citizens from all across the City, from all types of housing units, participated in the survey. All Long Beach zip codes were represented in the survey responses. The highest response rates were from the southeast and downtown areas of the community. Specifically, in the southeast area a preponderance of responses were from residents of Belmont Shore Mobile Home Estates where seniors on fixed incomes reported having a difficult time affording recent rent increases on their lots. A fairly even split of owners (53%) and renters (47%) responded to the survey, although a number of respondents were homeless. Housing cost burden, i.e., paying more than 30% of gross monthly income for housing, was identified as an issue for 63% of all respondents. Nearly a third (31%) of respondents reported spending more than 50% of their gross monthly income on housing costs. Three-quarters of respondents are satisfied with their current residence and nearly the same amount reported satisfaction with their neighborhood. An open-ended question asked respondents to list their major issues of concern with regard to their housing and/or neighborhood.

The **major issues** in order of response frequency are:

1. Crime and personal safety;
2. Rising rents and high cost of living;
3. Parking impaction (not enough street parking);
4. Property maintenance;
5. Street and alley repairs;
6. Traffic congestion and traffic safety;
7. Graffiti and vandalism;
8. Noise;
9. Homeless population;
10. Sidewalk repairs; and
11. Trash and litter.

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Of the options provided, the priority order of **support for housing programs** was:

1. Construction of affordable housing and housing for special needs groups;
2. Rehabilitation of housing and neighborhoods;
3. Code enforcement;
4. New mixed use development along transit corridors;
5. Construction of market rate housing; and
6. New mixed use development in the downtown.

Community Comments from Meetings and Focused Interviews

In addition to the Housing Survey, public testimony from housing forums and focused interviews revealed the following **areas of concern**:

- Need for affordable housing
- Need to improve housing and neighborhood conditions
- Need for housing to address special needs groups
- Need for community participation in the process

Combining the community comments, focused interviews, survey results, and adopted public policies, the following list summarizes the City's identified housing needs and outlines the housing programs intended to address these concerns:

<u>Housing and Neighborhood Issues</u>	<u>Housing Programs</u>
Crime and safety.....	Housing and Neighborhood improvement
Affordable housing.....	Housing Assistance and Preservation Housing Production Mitigation of Government Constraints
Special needs groups.....	Housing for Special Needs Residents Mitigation of Government Constraints Fair and Equal Housing
Property maintenance.....	Housing and Neighborhood Improvement
Deteriorated public infrastructure.....	Housing and Neighborhood Improvement
Need for homeownership	Home Ownership Opportunity

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Element Adoption Process

Upon release of the Draft 2008-2014 Housing Element a study session will be held with the Planning Commission. The Housing Development Company, Redevelopment Agency, and possibly others, may also conduct study sessions. Participants at the prior community meetings will be notified of each meeting. The Draft Element will then be submitted to the California Department of Housing and Community Development for their review and comments.

Upon completion of HCD review of the Draft Housing Element, public hearings will be held before the Planning Commission and City Council. Notice will be published in the local newspaper in advance of each hearing and copies of the Draft Element will be posted on the web page and available for public review at City Hall, the Neighborhood Resources Center, and in the libraries. After adoption of the final Housing Element by the City Council, the Housing Element will be circulated to the California Coastal Commission and the City's Water Department (water and sewer service providers), and to HCD for final review.

E. Relationship to Other General Plan Chapters

The 2008-2014 Housing Element is a chapter of the Long Beach General Plan. The General Plan is currently being updated in an effort called Long Beach 2030 whereby new land use, mobility, urban design, historic preservation and sustainability components are being written. Meanwhile, the existing General Plan consists of the following nine chapters: 1) Land Use; 2) Transportation; 3) Housing; 4) Open Space & Recreation; 5) Conservation; 6) Noise; 7) Local Coastal Program; 8) Safety/Seismic Safety; and 9) Air Quality. This Housing Element builds upon the other General Plan chapters and the policies and programs set forth herein remain consistent with the goals, policies and objectives of the entire General Plan. When the new 2030 Plan is adopted, the land use chapter will be made consistent with the inventory of sites and densities outlined in the housing chapter (needed to accommodate the City's Regional Housing Needs Assessment).

At this time, the revised Housing Element does not propose significant change to any other chapter of the City's adopted General Plan. However, if it becomes apparent that over time changes to any chapter are needed for internal consistency, especially upon adoption of the new Long Beach 2030 Plan, such changes will be proposed for consideration by the Planning Commission and City Council.

F. Relationship to City's Strategic Plan

After several months of public input, the City adopted the Long Beach 2010 Strategic Plan in June of 2000. The goals, policies and objectives of the Strategic Plan are incorporated into this Housing Element by reference, they include:

- Build a strong network of healthy neighborhoods in Long Beach;

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- Strengthen community leadership, collaboration and stewardship, and increase public participation;
- Create healthy neighborhoods where diversity is celebrated, arts and cultural programs flourish, services are accessible, and all people have tools to improve the quality of their lives;
- Support neighborhood efforts to create beauty and pride by removing blight and providing high-quality and well-maintained public infrastructure, parks and public facilities in each neighborhood; and,
- Improve the quality and availability of neighborhood housing by addressing declining homeownership, neighborhood stability and overcrowding.

2. HOUSING NEEDS ASSESSMENT

Assuring the availability of decent and affordable housing for residents of all social and economic groups is an important goal for Long Beach. To that end, this section of the Housing Element analyzes important population and housing characteristics to identify the City's specific housing needs. Important characteristics to consider include:

- Demographic issues of age, race/ethnicity and employment
- Household type, age and income
- Special housing needs present in the community
- Housing type, cost, condition and affordability; and
- Evaluation of the City's share of the region's housing needs.

As a result of this analysis, this section will clarify the type and extent of housing needs of residents in Long Beach. Moreover, this evaluation will also serve as the basis for the City's goals, policies and programs detailed in the Housing Plan (Chapter V) that will be implemented over the 2008-2014 planning period of the Housing Element.

A. Population Characteristics

Population characteristics affect the type and amount of housing need in a community. Issues such as population growth, age characteristics, race/ethnicity and employment trends combine to influence the type of housing needed and ability to afford housing. This section details the various population characteristics affecting housing needs.

1. Population Trends

Currently, the City of Long Beach is the fifth largest city in the State of California. The past fifty years have seen extensive growth, with population increasing from approximately 250,000 persons in 1950 to over 461,000 by the Year 2000. Over this period, Long Beach has experienced several cycles of growth – each bringing with it changes in population characteristics that affect housing need. Chart 1 summarizes population changes in Long Beach over the past fifty years.

The first population growth cycle – the World War II era – was characterized by significant growth. From the 1950's through 1960's, the expansion of U.S. Naval operations and the emergence of the aerospace and defense industries in Long Beach provided the stimuli for significant economic and population growth. As a result, the City's population increased significantly, from approximately 251,000 in 1950 to a peak of 344,000 by 1960 – a total of 37% over the decade.

HOUSING NEEDS

The 1960s and 1970s were characterized by more modest population growth. Population increased 2.5% each decade, rising from 344,000 in 1960 to 361,000 persons by 1980. This period of stability was related to the emergence of suburban communities around the City, the relocation of the navy, the decline in federal contracts for the aerospace industry, and the economic decline of the downtown. Without job growth, housing demand and population growth was minimal.

The 1980s signaled a return of rapid population growth. From 1980 to 1990, population increased 19% from 361,000 to 429,000. In particular, between 1984 and 1988, the City's population increased 2.5% annually – growing more than the previous 24-year period (1960-1984). This unprecedented growth was fueled by high rates of immigration into Long Beach and an increase in the fertility rates. Employment growth in the region also contributed to population growth.

The population growth boom of the 1980's eventually slowed. Significant federal cutbacks in defense budgets, the shut down of shipbuilding and naval facilities, and reduction in the aerospace workforce downsized the defense industry in Long Beach. Meanwhile, the real estate market depression in the 1990s coupled with economic restructuring also dampened housing demand. As a result, housing construction and population growth slowed considerably during the 1990s according to the State Department of Finance.

The Southern California Association of Governments (SCAG) estimates that the City can expect population growth to be 6% during 2005 to 2015 and increase another 3% during 2015 to 2020. This represents an annual growth rate of less than 1% per year over the next two decades. According to projections from SCAG, the City of Long Beach is expected to increase in population to approximately 503,450 by 2010 and exceed 533,000 by 2020.

Chart 1: Population Growth in Long Beach

Year	Population	Change	% Change
1950	250,767	-----	-----
1960	344,168	93,401	37%
1970	358,633	14,465	4%
1980	361,334	2,701	< 1%
1990	429,433	68,099	19%
2000	461,522	32,089	7%
2005*	489,528	28,006	6%
2010*	503,450	13,922	3%
2015*	518,627	15,177	3%
2020*	533,590	14,963	3%

Source: U.S. Census Bureau 1950-2000

*Southern California Association of Governments

2. Age Characteristics

Housing demand is affected by the age characteristics of residents in a community. Different age groups are often distinguished by important differences in lifestyle, family type, housing preferences and income levels. Because the community's housing needs change over time, this section analyzes changes in the age distribution of Long Beach residents and how these changes affect housing need. Chart 2 summarizes various trends in age characteristics of Long Beach residents.

As illustrated in Chart 2, the City's population under age 18 has steadily increased over the past two decades from 23% in 1980 to 29% in 2000. However, while the proportion of school age children (5-17 years) has shown a consistent increase, the proportion of preschool age children (under 5 years) actually decreased over the most recent decade. This decrease in the proportion of young children is to be expected, since with time an immigrant population's birth rate can be expected to normalize to that of the general population, according to the State Department of Finance, Demographic Research Unit.

Long Beach's share of college age (18-24 years) residents has evidenced a continual decline over the past two decades, and combined with the decline in young adults (25-44 years) during the 1990's, could in part be a reflection of the shortage of housing affordable to these groups. Finally, both the number and relative proportion of senior citizens (age 65+) in Long Beach has steadily decreased over the past twenty years due to the normal aging process. And with only one-third of the current middle age (45-64 years) population over 55 years of age, the senior population in Long Beach is not expected to grow significantly over the coming decade.

Chart 2: Age Characteristics

Age Groups	1980		1990		2000	
	Persons	Percent	Persons	Percent	Persons	Percent
< 5	25,847	7%	37,669	9%	38,587	8%
5-17	56,791	16%	71,798	17%	96,052	21%
18-24	52,530	15%	57,199	13%	50,158	11%
25-44	104,823	29%	153,939	36%	151,884	33%
45-64	70,669	20%	62,365	15%	82,939	18%
65+	50,674	14%	46,463	11%	41,902	9%
TOTAL	361,334	100%	429,433	100%	461,522	100%

Source: U.S. Census

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3. Race and Ethnicity

Currently, Long Beach is considered to be the most ethnically diverse major city in the United States. As previously noted, during the 1970s and 1980s, Long Beach was the destination for thousands of immigrants fleeing wars and political turmoil in Southeast Asia, especially from Cambodia, Vietnam and the Philippines. These migrants were followed by other in-migrants from various Latin American countries. During the 1980s, the City's foreign-born population doubled to over 100,000 persons, with the majority of the immigrants coming from Mexico and Central America. The arrival of large numbers of Asian and Latin American immigrants in Long Beach quickly transformed the City from what had previously been a predominantly White community into a truly multi-ethnic society where there is no major ethnicity.

Chart 3 displays the racial/ethnic composition of Long Beach's population in 1980, 1990 and 2000. During these two decades, the White population declined from 68% to 33% of the total population, while the Hispanic population more than doubled in number, increasing from 14% to 36%. Similarly, the number of Asian residents has doubled, increasing from 6% in 1980 to 13% in 2000. The proportion of African-American residents exhibited an increase, from 11% to 15% of the population.

Long Beach has effectively become a "starter community" for many new immigrants; a place where they begin the critical process of acculturation. In 2000, 29% of the City's residents were foreign-born, equating to roughly 132,000 foreign-born residents. Approximately one-third of this population entered the United States after 1990 – predominately from Mexico (59%), Asia (24%) and Central America (10%) – indicating a relatively new immigrant population. Recent immigrants, with their limited resources, often face difficulties in acquiring adequate housing as they adjust to their new surroundings and obtain employment. As a result, household problems such as overcrowding and overpayment are often more prevalent among recent immigrants.

Chart 3: Race and Ethnicity

Race/Ethnic Group	1980		1990		2000	
	Population	Percent	Population	Percent	Population	Percent
White	244,594	68%	212,755	50%	152,899	33%
Hispanic	50,700	14%	101,419	24%	165,092	36%
African-American	40,034	11%	56,805	13%	66,836	15%
Asian	20,758	6%	55,234	13%	60,329	13%
Other *	5,248	1%	3,220	1%	16,366	3%
TOTAL	361,334	100%	429,433	100%	461,522	100%

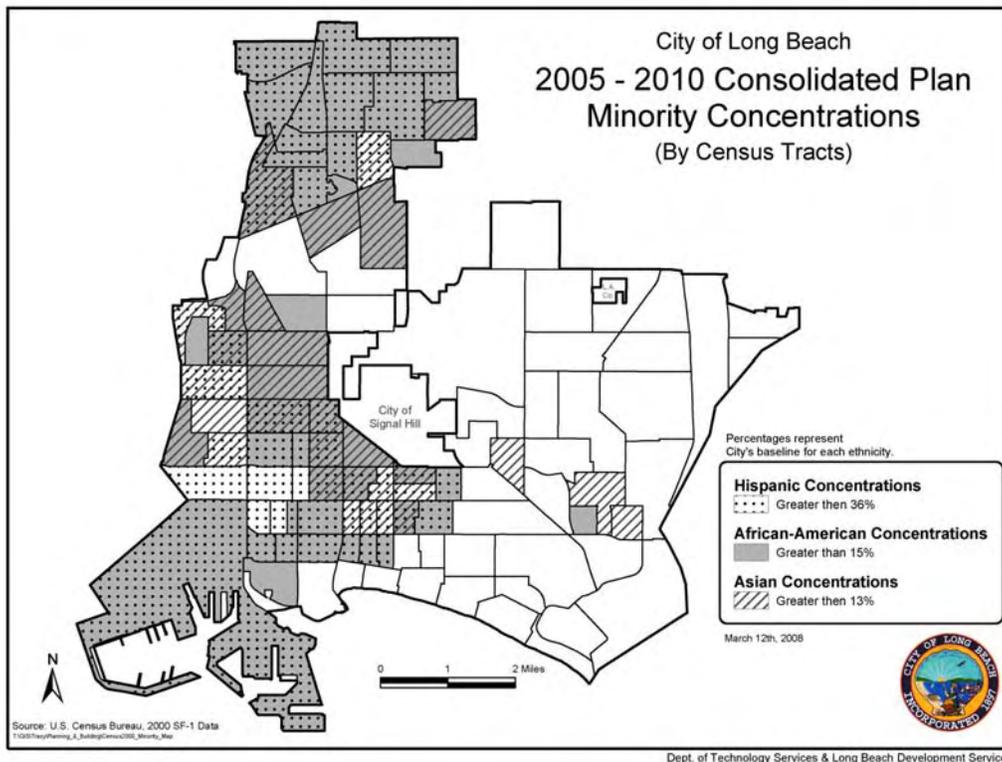
Source: U.S. Census

* Note: The 2000 Census introduced a new category "two or more races" that was not a component of earlier censuses. Therefore, the pool of individuals in the "Other" category has expanded and may now include individuals previously accounted for in another category.

Concentrations of Racial and Ethnic Groups in Long Beach

While Long Beach as a whole is an ethnically diverse City, patterns of ethnic concentrations of Hispanic, African-American and Asian residents exist in the Downtown Central and Westside areas, as well as in several neighborhoods of North Long Beach. Figure 1 depicts these concentrations. A comparison of the locations of ethnic concentrations in the City with the household characteristics profiles reveals a high correlation between concentrations of minority residents and high levels of poverty, renter and owner overcrowding, and renter overpayment. A recent Neighborhood Services Bureau analysis of racial concentration patterns in the City, where the east side is predominately White, concluded that the overriding factor preventing persons of color from moving into White predominated areas was economic in origin; i.e., no evidence of housing or racial/ethnic discrimination was found. Rather, these eastern Census tracts with concentrations of Whites evidence the highest median incomes and highest for-sale housing values in the City.

Figure 1: Concentrations of Minority Groups

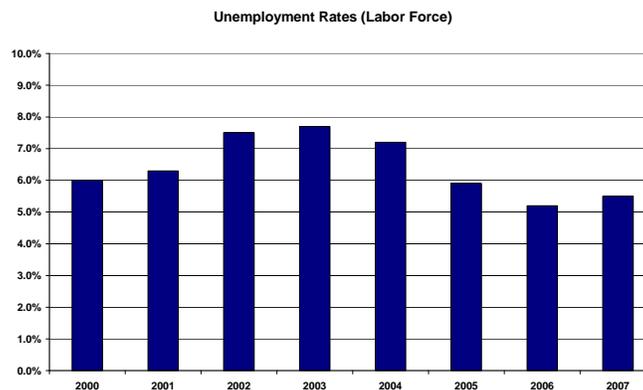


4. Employment Market

The Long Beach-Los Angeles metropolitan region, like other metropolitan areas across the southland, underwent significant economic changes during the 1990s. Base closures, defense industry layoffs, a slowdown in the manufacturing and construction sectors and rising levels of unemployment characterized the regional economy through the early 1990s.

During 1990, Long Beach's unemployment rate was 6.9% according to the U.S. Census. During the recession, in 1993, the City's unemployment rate increased to over 9%. As the regional economy recovered, the City's unemployment rate declined to 6% in 2000 (Chart 4), rose to 7.7% in 2003, and dropped to an estimated 5.4%, according to the California Department of Finance, in 2007.

Chart 4: Unemployment Rate



Source: California Department of Finance

The type of jobs held by residents of Long Beach remained relatively stable from 1980 to 1990 (Chart 5). All occupation types increased significantly (21%), but the changes did not greatly alter the relative distribution of any occupation to total employment. However, the 1990s ushered in a new trend where the faster growing occupations were managerial/professional (34% increase), followed by sales/technical/administration (27% increase), service occupation (16% increase) and production/crafts and repair (37% increase). Manufacturing/Operators/Fabricators employment declined by 40% between 1980 and 2000.

Changing employment patterns impact housing needs. From 1980 to 2000, the 59% increase in managerial and professional positions suggests that income levels are increasing for a certain segment of the population, yet declining for those in service-oriented jobs. This trend in employment profiles indicates a polarization of income levels among residents.

Chart 5: Employment Profile

Occupation of Residents	1980		1990		2000		% Change 1980-2000
	Persons	Percent	Persons	Percent	Persons	Percent	
<i>Managerial/Professional</i>	40,823	25%	56,860	29%	65,060	34%	59%
<i>Sales/Technical/Admin.</i>	53,625	33%	63,671	32%	51,516	27%	-4%
<i>Service Occupations</i>	21,754	13%	27,346	14%	30,019	16%	38%
<i>Production/Crafts/Repair</i>	20,482	13%	21,284	11%	27,967	15%	37%
<i>Operators/Fabricators/Labor</i>	24,546	15%	26,049	13%	14,649	8%	-40%
<i>Farming/Forestry/Fishing</i>	1,587	1%	1,908	1%	276	0.1%	-83%
TOTAL	162,817	100%	197,118	100%	189,487	100%	16%

Source: U.S. Census

Change in Employment Base

Chart 6 details changes in the employment base of Long Beach between 1992 and 2000. While Los Angeles County’s annual average employment rate grew by one percent in these years, the City’s average annual employment rate grew by only one-half percent. During this period in Long Beach, similar to the County, services experienced the fastest growth of all the major sectors, a 41% increase; finance/insurance/real estate increased by 33%; and retail trade increased by 25%. Conversely, government employment showed a 10% decline.

Today, educational, health and social services, technology and manufacturing, trade and tourism sectors form the core of our local economy. One-third of our labor force are managers or professionals, 27% work in sales and clerical positions, 16% are in service occupations, 15% work in production, and 8% labor in maintenance occupations.

Between 1992 and 2000, the City added a net total of 7,000 jobs. However most of the new jobs were created in the relatively low-paying services (+16,570 jobs) and retail (+5,579 jobs) sectors. Job loss was greatest in the better paying sectors of aerospace/defense (-16,828) and government (-2,211).

Chart 6: Change in Employment Levels

Employment Sector	1992	2000	Change	Percent Change
Agriculture & Mining	1,850	1,392	-458	-25%
Construction	5,840	6,731	891	15%
Manufacturing	9,498	10,609	1,111	12%
Transportation & Public Utilities	11,381	11,246	-135	-1.2%
Wholesale Trade	9,097	9,418	321	4%
Retail Trade	22,613	28,192	5,579	25%
Finance/Insurance & Real Estate	7,351	9,798	2,447	33%
Services	40,207	56,777	16,570	41%
Government	21,283	19,072	-2,211	-10%
Unclassified/Confidential	37,253	20,425	-16,828	-45%
TOTAL	166,373	173,660	7,287	4.4%

Source: California Employment Development Department

According to the California Employment Development Department, Los Angeles County is projected to have a 10% growth in jobs between 2004 and 2014. While manufacturing jobs are projected to decline by 12%, administrative and education sectors are projected to grow by 25%, followed closely by health care and social services with a 24% increase. Professional business services and the leisure and hospitality sectors are both projected to increase by 18%, and retail by 16%. The increases in education, health care and social services, leisure and retail are positive trends for Long Beach where these sectors make up most of the core of the local economy.

B. Household Characteristics

Household makeup, income levels, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents. Sections B and C describe household and housing stock characteristics affecting housing needs in Long Beach, while Section D discusses housing issues of overpayment and overcrowding.

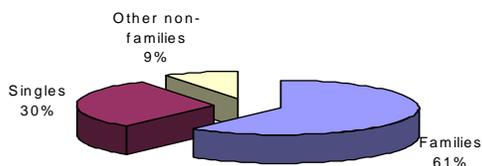
1. Household Type

A household is defined as all persons living in a housing unit. Families are a subset of households and include those persons living together that are related by blood, marriage, or adoption. A single person living alone is also a household, but a household does not include persons in group quarters or dormitories. Other nonfamily households are unrelated people residing in the same dwelling unit, such as roommates.

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The 2000 Census found 163,088 households in Long Beach. The composition of households is illustrated in Chart 7. The majority of households were families (61%); single persons comprised the second largest group at 30% of households. “Other” households, which include unrelated persons living together, comprised the remaining 9%.

Chart 7: Household Type



In comparison to the 7% growth in population over the decade, the City experienced a modest 3% growth in households. Household size also increased slightly from 2.7 persons per household in 1990 to 2.8 persons per household in 2000.

Continuing trends from the 1980s, from 1990 to 2000 the distribution of family type changed slightly as well. Over the 1990s families increased from 59% to 61% and non-families declined from 41% to 39% (Chart 8). “Other non-families” declined by 30% during the 1980s and another decline of 5% during the 1990s. Singles declined by 8% during the 1980s and another 2% during the 1990s.

Families are categorized as those with children (57%) and those without children (43%). During the 1990s, families with children increased by 11%, compared to less than a 1% increase in childless families. This is in direct contrast to the decreases in single-person households and other non-family household declines during the decade.

Chart 8: Changes in Household Type

Household Type	1990		2000		Percent Change
	Households	Percent	Households	Percent	
Families	93,913	59%	99,663	61%	+6%
With children	51,589	55%	57,080	57%	+11%
With no children	42,324	45%	42,583	43%	+<1%
Singles	49,008	31%	48,207	30%	-2%
Other non-families	16,054	10%	15,218	9%	-5%
Total Households	158,975	100%	163,088	100%	+3%
Average Household Size	2.7 persons		2.8 persons		--

U.S. Census

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Household Race, Ethnicity, and Senior-Citizen Characteristics

Another important housing characteristic affecting housing need is household size, depicted in Chart 9. The growth in average household size from 2.7 in 1990 to 2.8 persons in 2000 correlates to the overall growth in average family sizes in the community. This can in large part be explained by the substantial increase in persons of Hispanic and Asian ancestry with larger average family sizes (4.2 and 4.0 respectively), and the relative decrease in the White population with smaller families (2.8). As a result, the number of net households is not changing substantially as larger Asian and Hispanic families are in effect replacing smaller White families.

Chart 9: Household Characteristics

Race and Ethnicity						
<u>Household Size</u>	Total	White	Black	Asian	Hispanic	Other
Persons	461,522	152,899	66,836	60,329	165,092	16,366
Households	163,088	75,409	25,129	15,427	41,017	6,106
Average Size HH Size	2.8	2.0	2.7	3.9	4.0	2.7
Family	99,663	28,172	15,302	10,081	32,238	13,870
Average Family Size	3.5	2.8	3.3	4.0	4.2	n/a
Nonfamily	63,425	29,133	7,797	3,257	7,213	16,204
65 Years & Over	24,463	18,104	2,030	2,089	1,566	674

Source: U.S. Census & American Community Survey

Differences in household size, race/ethnicity, and householder age suggest that persons in different life stages and cultures may have much different housing needs. For instance, the higher proportion of White elderly households may suggest problems with low income and housing overpayment. The higher proportion of Asian and Hispanic large families also suggest overcrowding or overpayment issues. More on large and elderly households will be discussed in the section to follow on special needs groups.

In terms of elderly households, 24% of White households were seniors. Asian senior households were about 14%. All other race/ethnic groups had significantly less elderly households. The lower senior household rates in these ethnic groups could be due to several factors, including lower incomes and the practice of living with close relatives in extended families, where the elderly live with their children or grandchildren.

2. Household Income

Household income is the most important factor affecting housing opportunity, determining a family's ability to balance housing costs with basic necessities of life. Income levels can

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vary considerably among households, based upon tenure, household type, location of residence, and race/ethnicity among other factors.

As of the 2000 Census, households in Long Beach earned a median household income of \$37,270 – well below the \$42,189 median household income for Los Angeles County. Median family income in Long Beach at \$40,002 was also well below the County’s family median income of \$46,452. One-third of Long Beach households earned less than \$25,000, and nearly two-thirds earned less than \$50,000.

Southern California has the most expensive housing in the nation. But many of the workers who make up the diverse fabric of Long Beach earn very limited incomes and are faced with overcrowding or overpaying for housing to live in the community. Chart 10 shows some of the more common occupations in Long Beach and the income levels associated with these jobs in the Los Angeles/Long Beach metropolitan area.

Chart 10: Occupations and Incomes

Occupation	Annual Income
Retail Salesperson	\$25,441
Fast Food Cook	\$17,771
Sales & Office Worker	\$37,761
Truck & Ship Loader	\$39,989
Construction Laborer	\$34,951
Janitor	\$22,799
Security Guard	\$24,358
Nurses Aide/Orderly	\$23,718
Delivery Truck Driver	\$28,498
Barber	\$21,168

Source: CA Department of Finance, 2007 Labor Market Statistics

Definitions of Income groups for State of California housing laws differ from federal definitions. For purposes of the Housing Element, the State has established five income categories based on Area Median Family Income (MFI).²

- Extremely Low Income (0-30% MFI)
- Very Low Income (31-50% MFI)
- Low Income (51-80% MFI)
- Moderate Income (81-120%)
- Above Moderate Income (>120% MFI)

² Definitions of income groups for State of California housing laws differ from federal definitions. For purposes of using federal funds, the following income categories are used: Extremely Low (0-30% MFI); Low (31-50% MFI); Moderate (51-80%); Middle/Upper (>80% MFI). Households with incomes greater than 80% MFI are not eligible for federal housing programs.

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Combined, extremely low, very low, and low-income households are referred to as “lower income” households.

Income by Household Type

Although aggregate information on income levels is useful for looking at trends over time or comparing income levels for different jurisdictions, income levels may also vary significantly by household type, size, and race/ethnicity. Different households can have very different housing needs as well as housing choices available to them.

Race/ethnicity is a characteristic that often is related to housing need. This is because different race/ethnic groups may earn different incomes. As shown in Chart 11, Whites have the lowest proportion of lower income households (17%), in contrast with Hispanic (39%), African American (38%), and Asian (33%) populations. These same groups were under-represented among middle and upper-income households, in contrast to White households who were over-represented in the highest income category.

Because lower income households have less income for housing, tradeoffs in expenditures to afford other living essentials may result in overpayment and/or overcrowding in housing units.

Chart 11: Income by Household Race/Ethnicity

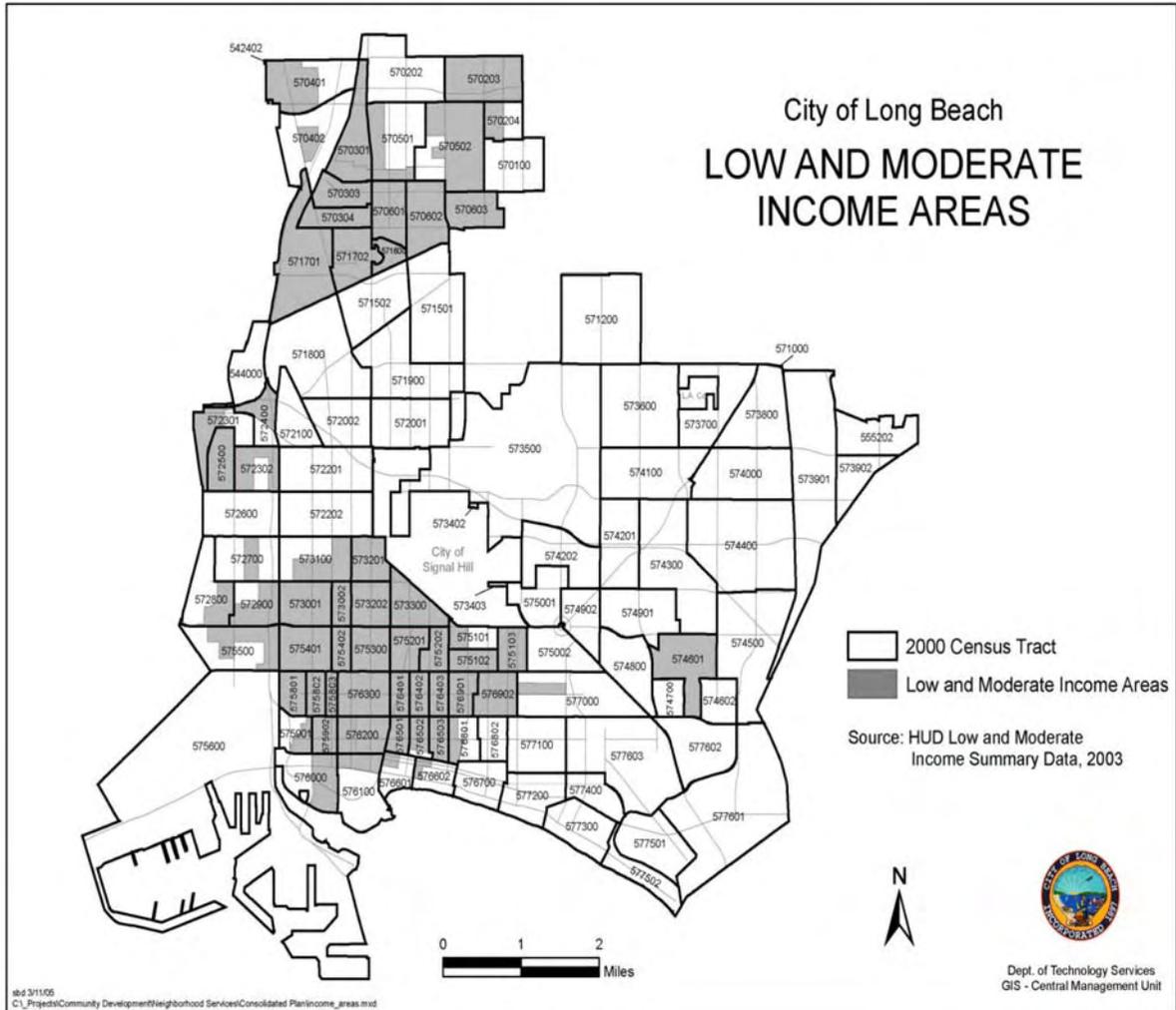
Income Level	Total Hhlds	White		Hispanic		African American		Asian	
		Hhlds	Percent	Hhlds	Percent	Hhlds	Percent	Hhlds	Percent
Extremely Low (0-30% MFI)	16%	7,005	9%	7,995	20%	5,824	24%	2,940	20%
Low (30-50% MFI)	12%	6,155	8%	7,755	19%	3,500	14%	2,005	13%
Moderate (50-80% MFI)	16%	9,330	13%	9,395	23%	4,370	18%	2,140	14%
Middle/Upper (>80% MFI)	56%	53,430	70%	15,740	38%	10,770	44%	7,975	53%
Total Households	100%	75,920	47%	40,995	25%	24,464	15%	15,060	9%

Note: Due to rounding, CHAS special tabulation data household total differ slightly from census data.

Source: LB 2005-2010 Consolidated Plan

Figure 2 on the following page displays the concentration of low-income households. A lower-income area is defined as an area having more than half (50%+) of its households earning 80% or less of the County median income. Lower-income areas tend to be concentrated in the same geographic areas where there are concentrations of minorities, renter households and special needs groups.

Figure 2: Concentrations of Low and Moderate Income Households



Households in Poverty

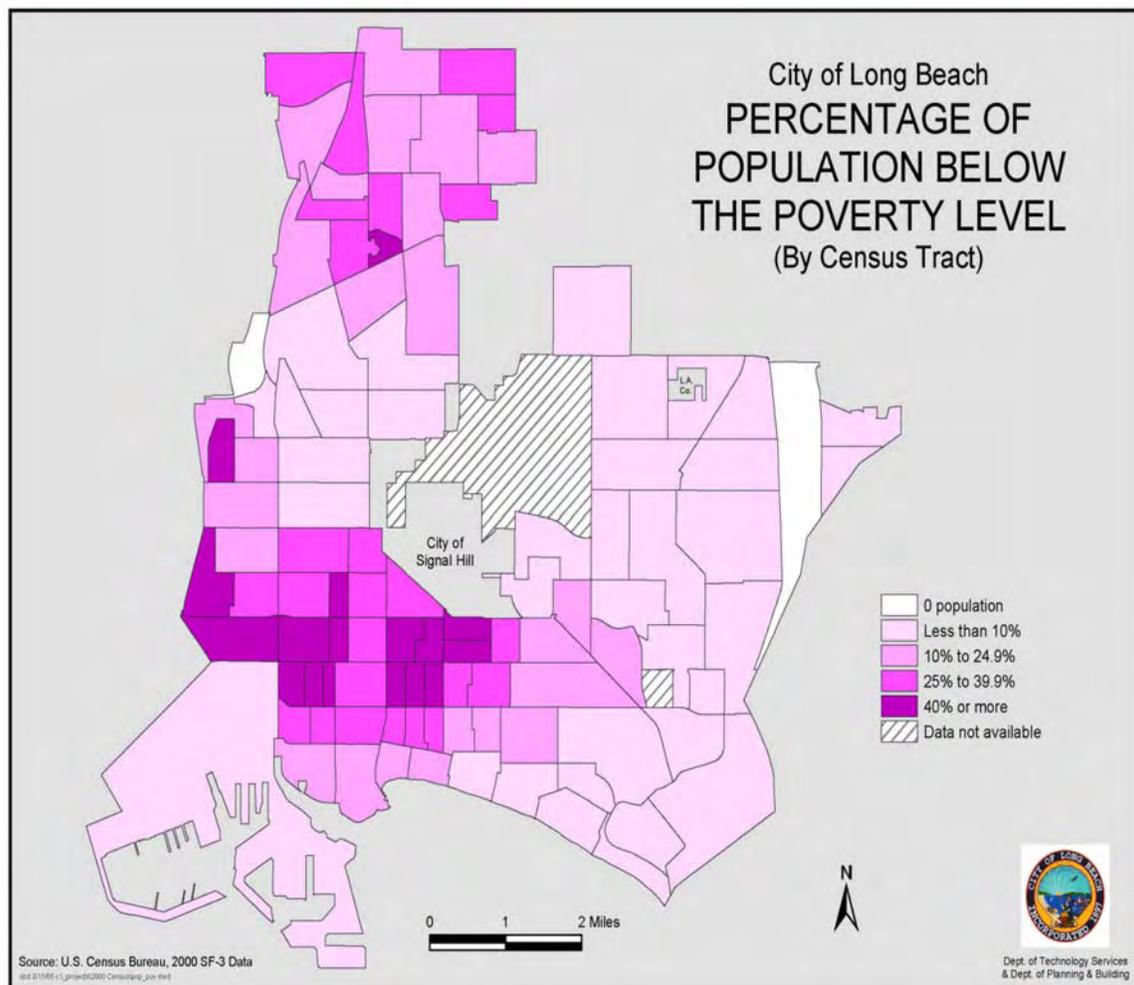
The federal government publishes national poverty thresholds that define the minimum income level necessary to obtain the necessities of life. The 2000 poverty threshold for a family of four was \$17,463. In 2004, Long Beach was ranked 6th of cities with population of more than 250,000 in the United States in terms of the proportion of the population living below the poverty level in the Census Bureau’s American Community Survey.

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The 2000 Census identifies 23% of Long Beach residents as living in poverty, a significant increase from the 17% poverty rate in 1995. More than half of the approximately 103,000 City residents in poverty are children, translating to more than 55,000 children in poverty.

Figure 3 illustrates the percent of the population in poverty by Census tract in the City. The two darkest areas illustrate Census tracts where more than 25% of the population is in poverty. These areas are primarily concentrated in the Downtown, Central and Westside areas of the City, and in several tracts in North Long Beach.

Figure 3: Percentage of Population Below the Poverty Level (by Census Tract)



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3. Special Needs Groups

Certain groups have more difficulty in finding decent, affordable housing due to their special circumstances. Special circumstances may be related to one's income earning potential, family characteristics, the presence of physical or mental disabilities, or health issues. As a result, certain groups typically have higher rates of low-income and overpayment or live in overcrowded conditions.

State Housing Element law defines "special needs" groups to include the following: senior households, disabled persons, large households, single parent families with children, farm workers, and people who are homeless. Because Long Beach is home to two City Colleges and a State University, the City also hosts a large number of college students. Chart 12 summarizes the special needs populations in Long Beach.

Chart 12: Special Needs Populations

Special Needs Group	Persons	Households	Percent
Large Households		26,739	16%
Renter		16,191	61%
Owner		10,548	39%
Seniors (65+)	41,902		9%
With a Disability	18,565		44%
Senior Households		24,920	15%
Renter		8,139	33%
Owner		16,781	67%
Seniors Living Alone		12,429	50%
Persons with Disability	87,773		21%
Percent Employed (age 21-64)			50%
Persons Living with HIV/AIDS	5,500		1%
Single Parents with Children		22,386	14%
Mothers with Related Children		17,620	79%
Fathers with Related Children		4,766	21%
College Students	33,855		7.3%
Farm Workers	276		<1%
Homeless Persons	3,829*		0.8%

Sources: U.S. Census; Long Beach Department of Health and Human Services

* Homeless Persons from Jan. 25, 2007 point-in-time enumeration by Health Dept.

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Large Households

Large households consist of five or more persons and are considered a special needs population due to the limited availability of affordable and adequately sized housing. The lack of large units is especially evident among rental units in Long Beach. Large households often live in overcrowded conditions, due to both the lack of large enough units and insufficient income to afford available units of adequate size.

Approximately 26,700 large households (5+ members) live in Long Beach, representing 16% of all households in the City. Of these large households, 60% are renters, with the majority of these large renter households (75%) earning low to moderate incomes. The CHAS Databook reports that 93% of the City's large renter households suffer from one or more housing problems, including housing overpayment, overcrowding and/or substandard housing conditions.

The CHAS Databook further documents the mismatch between the need for larger rental units and the City's supply of smaller units. Less than 8,000 rental units in Long Beach contain three or more bedrooms, in general, the appropriate sized unit for a large household of five or more members. In contrast, the City has over 16,000 large renter households – twice the number that can be accommodated within the stock of large rental units. This imbalance between supply and demand contributes to 86% of the City's large renter households residing in overcrowded conditions.

Elderly and Frail Elderly

Approximately 9% of Long Beach residents are over age 65, and seniors head about 15% of all households. Two-thirds of seniors are homeowners (67%), one-third (33%) rent their unit. About half of the City's elderly live alone. Approximately 44% of elderly residents in Long Beach have some type of disability.

The elderly have a number of special needs including housing, transportation, health care, and other services. Housing is a particular concern due to the fact that many of the elderly are on fixed incomes. As housing expenses rise, they may have less money available for medical costs and other vital services.

Rising rental housing costs are a major concern, since 72% of Long Beach's elderly renter households have low or moderate-incomes (<80% MFI), with 56% earning low incomes (<50% MFI). Moreover, the CHAS Databook documents that over half of the City's elderly renters experience a housing cost burden (> 30% income spent on rent).

Resources Available

As shown later in Chart 33, Long Beach is home to 19 senior housing projects, providing over 1,500 affordable units restricted to occupancy by lower income seniors. While 1,100 senior households receive Section 8 rent vouchers from the Housing Authority of the City of Long Beach, another 1,600 senior households are on the waiting list for Section 8 assistance.

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Over 15,000 senior homeowners in Long Beach earn low-to-moderate incomes. Minor home repair and rehabilitation assistance is needed by many of these elderly owners, as their financial and physical condition makes it difficult for them to maintain their homes.

Single-Parent Households

Single-parent households often require special consideration and assistance as a result of their greater need for affordable housing and accessible day care, health care and other supportive services. According to the 2000 Census, there were 22,386 single-parent family households in Long Beach, representing 14% of all households.

Single-mother households, in particular, tend to have lower incomes, and as a result have greater needs for affordable housing and childcare. In 2000, there were 17,620 female-headed households with children in Long Beach. Of those households, approximately 53% lived in poverty. Without access to affordable housing, many of these households may be at risk of becoming homeless. Affordable housing with childcare centers or in close proximity to schools, public transportation and recreation facilities can address critical needs of lower-income single-parent families.

Another vulnerable group of single parent families are “subfamilies” with children, defined as single parents/grandparents with children who live with another family. Long Beach had 3,045 mother-child subfamilies and 1,141 father-child subfamilies in 2000. Subfamilies are vulnerable to the point they must double up with other families in living arrangements to save income for other basic necessities. In some cases, subfamilies double up to share child-rearing responsibilities.

Persons with Disabilities

A disability is defined as a long-lasting condition that impairs an individual’s mobility, ability to work, or ability to care for themselves. Persons with disabilities include those with physical, mental, or emotional disabilities. According to the 2000 Census, approximately 21% of residents, 87,773 persons in Long Beach, have some type of disability. Of the City’s working-age disabled population (ages 21-64), only 50% are employed. In general, many persons with disabilities have lower incomes since the disability often affects their ability to work. Thus, persons with disabilities have a greater need for affordable housing, as well as supportive services.

Chart 13 provides a more detailed breakdown of the types of disabilities faced by Long Beach residents. More than half of persons with disabilities have more than a single impairment, making it difficult to assess the true extent of each discrete disability type. Nonetheless, among residents with a single disability, the most prevalent types are: employment (35%), physical (23%), go-outside home (16%), mental (12%), and sensory disabilities (11%).

Chart 13: Persons with Disabilities

Type of Disability	Age 5-64	Age 65+	Total
One Type Only	35,006	8,161	43,167
Sensory	3,367	1,569	4,936
Physical	5,743	4,031	9,774
Mental	4,787	527	5,314
Self-Care	797	73	870
Go-Outside Home*	5,012	1,961	6,973
Employment	15,300	--	15,300
Two or More Types	34,202	10,404	66,992
Total	69,208	18,565	87,773

Source: 2000 Census

* Defined by Census as any condition which impedes person's ability to go outside the home alone.

Persons with Physical Disabilities

Persons with an illness or impairment that impedes their ability to function independently are considered physically disabled. In most cases, a disabled person's ability to function independently can be enhanced by accessible housing conditions. Examples of accessibility accommodations include ramps, holding bars, wider doorways, lower sinks and cabinets, and elevators.

In addition to accessibility, housing affordability also serves as a barrier for many physically disabled individuals to live independently.

Severe Mental Illness

A severe mental illness includes persons diagnosed with a major affective disorder such as bipolar disorder or major depression, as well as those diagnosed with psychoses such as schizophrenia. Nationwide, an estimated 5.4% of the adult population suffers from a severe mental illness.³ Persons suffering from mental illness require counseling, health care, and medication. In some cases, they may require institutionalization. In addition to mental health care, persons with severe mental illness may require housing with supportive services such as counseling or case management to lead stable lives. The National Alliance for the Mentally Ill estimates that one-third of the approximately 600,000 homeless in the United States have a severe mental illness.

Persons with Developmental Disabilities

The term developmental disability describes a group of conditions including mental retardation, autism, cerebral palsy, epilepsy and other conditions similar to mental

³ National Alliance for the Mentally Ill, *Facts & Figures*, January 2001. Severe mental illness is defined as mental illness lasting for at least one year (excluding substance use disorders and developmental disorders), which causes functional impairment and substantial interference with major life activities.

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retardation or requiring services such as would be required by a person with mental retardation.⁴ State regional centers provide a wide range of services and supports for people with developmental disabilities, as well as services for pregnant women who are at-risk for having a child with this type of disability. The Harbor Regional Center (with a main office in Torrance and training center in Long Beach) reports serving 3,086 developmentally disabled Long Beach residents in 2004. Persons with developmental disabilities require an array of services, ranging from affordable housing, health care, job training, special education, public transportation, and recreation programs. While many developmentally disabled persons live with their families, a variety of other living arrangements may be appropriate, including:

- ✓ licensed community care homes for children and adults
- ✓ foster family homes
- ✓ licensed health care homes
- ✓ independent and supported living

With the proper supportive environment, many persons with developmental disabilities are able to live independently, including renting or owning their own homes.

Resources Available

Many disabled persons receive Social Security Income (SSI) assistance, however, benefit payments are well below the level necessary to afford market rate apartments in the Long Beach community. In response to this reality, the Long Beach Housing Development Company (LBHDC) assists in the development and rehabilitation of affordable housing units for persons with disabilities and special needs. For example, recently the LBHDC provided financial assistance to Clifford Beers Housing for the rehabilitation of 17 units downtown at 530 Elm Avenue. These units serve formerly homeless individuals with mental disabilities. Additionally, the Villages at Cabrillo – Phase 3 will provide 81 units to formerly homeless families and families at risk of becoming homeless. Several of these units will be reserved for formerly homeless individuals with disabilities. Further, Phases I and II at the Villages offer 66 units of permanent housing with rental assistance to disabled and senior veterans.

College Students

College students in a community can affect housing demand and housing costs. Although students represent a temporary housing need, the heightened demand for rentals around colleges can impact the housing market with higher rent levels. A large student population is also associated with higher mobility and turnover rates. The 2000 Census reported that Long Beach had 33,855 residents who were college students, some attending college in Long Beach, some attending college elsewhere.

⁴ Source: Harbor Regional Center website: www.harborrc.org

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Long Beach is home to two public (2-year) city colleges and a public university with large student populations. The city colleges are estimated to have approximately 27,000 full and part-time students attending classes. In keeping with the intent of the community college system to serve local needs, approximately two-thirds of these students are part-time, many of whom are younger persons living with parents. Thereby, the housing need of city college students is not necessarily considered significant.

However, Long Beach is also home to the nationally renowned California State University. Current enrollment is estimated at approximately 33,000 full-time and part-time students. CSULB is an urban commuter campus with only about 1,500 beds in on-campus residence halls. (The 2000 Census reported 2,300 college dorm beds citywide.) Most students live in the surrounding communities and commute to campus. Because students typically are lower-income and occupy rental units, they influence the overall demand for apartments in the Long Beach and surrounding communities.

Farm Workers

The City of Long Beach is a fully urbanized and built-out community. No agriculturally zoned land is located here. The 2000 Census reported 276 farm workers residing in Long Beach, not a significant number. Hence, rather than create any special program to address this particular special needs population, programs to address lower income households will be used to address the needs of farm worker residents as well.

Homeless Persons

The size, diversity and geographic location in a major population center have made Long Beach home to homeless persons. The City of Long Beach, Department of Health and Human Services has been conducting homeless enumerations biannually. For comparison purposes - a thorough point in time, street and service based homeless count and comprehensive assessment was performed on March 12, 2003. At that time the homeless count was 5,845. An assessment in 2005 found 4,475 homeless persons. An assessment on January 25, 2007, found 3,829 homeless persons. This indicates a steady decline with 2,000 fewer homeless persons found in 2007 than in 2003.

This process of quantifying the homeless population has provided important data to comprehensively understand the demographics of Long Beach homeless persons. This data has been used to evaluate existing service availability and determine gaps in resources citywide. In the 2003 count 35% of the homeless were children; in the 2007 count 18% were children. In 2003, 795 families were counted as homeless; in 2007 this number was 355 – more than a 50% reduction.

Homelessness affects all people, regardless of household size, age, race or ethnicity. However, one factor that seems to have remained constant is that three-quarters of the homeless are single adults. A factor that seems to be changing, though this category is more difficult to identify, is that more of the homeless are teenagers unaccompanied by families. The 2007 survey found that 39% of the homeless are White, 35% are African

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American, 18% are Hispanic, and 8% are other ethnicities. Males account for 71%, females 28%, and others are transgender. During the 2007 homeless count, it was discovered that the majority of homeless in our City, 74%, were residents of Long Beach, and nearly two-thirds, 64%, were working in Long Beach when they became homeless.

Chart 14 provides a further breakdown of the City's estimated 3,829 sheltered and unsheltered homeless by subpopulation. Based on the current inventory of housing available to serve for this homeless population, the gaps analysis documents an unmet need for 1,625 beds for individuals and 301 beds for families with children.

Chart 14: Continuum of Care: Homeless Population and Gaps Analysis

**Homeless Populations and Subpopulations Chart
Point-in-Time Count: January 25, 2007**

<i>Part 1: Homeless Population</i>	<i>Sheltered</i>		<i>Unsheltered</i>	<i>Total</i>
	Emergency*	Transitional		
1. Number of Households with Dependent Children	75	88	157	320
1a. Total Number of Persons in these Households (Adults and Children)	227	263	525	1,015
2. Number of Households without Dependent Children	384	802	1,615	2,801
2a. Total Number of Persons in these Households	386	803	1,625	2,814
Total Persons (lines 1a. + 2a.)	613	1,066	2,150	3,829
<i>Part 2: Homeless Subpopulations</i>	<i>Sheltered</i>		<i>Unsheltered</i>	<i>Total</i>
1. Chronically Homeless	166 (Emergency) and 318 (Transitional)			
2. Severely Mentally Ill	162			
3. Chronic Substance Abuse	248			
4. Veterans	341			
5. Persons with HIV/AIDS	28			
6. Victims of Domestic Violence	77			
7. Youth (Under 18 years of age)	13			

Chart 14: (Continuation)

**Homeless Populations and Subpopulations in Chart
Point-in-Time Count: January 25, 2007**

Continuum of Care Housing Gaps Analysis Chart

		Current Inventory in 2007	Under Development in 2007	Unmet Need/ Gap
Individuals				
Beds	Emergency Shelter	294*	0	380
	Transitional Housing	773	0	339
	Permanent Supportive Housing	333	212	906
	Total	1,400	212	1,625

*Does not include seasonal, overflow/voucher beds.

Persons in Families With Children

Beds	Emergency Shelter	185	12	72
	Transitional Housing	408	0	178
	Permanent Supportive Housing	68	80	51
	Total	661	92	301

Homeless persons are distinguished by a range of health needs. About a third suffer from mental illness and it is estimated that at least half of homeless persons suffer from some type of substance abuse problem. Homeless people also experience a range of medical conditions associated with the rigors of living on the street. Addressing the range of services needed by homeless persons requires a comprehensive strategy.

Resources Available

The City’s Department of Health and Human Services is developing a Ten Year Plan to End Homelessness and has established a Continuum of Care (CoC) Program to assist homeless people to exit the streets, become stable and achieve self-sufficiency to the maximum extent possible. Following is a description of the stages in the CoC Program.

- Outreach/Assessment – The City has established an outreach and assessment program to reconnect a homeless person to public benefits, rent assistance, employment counseling, health care and other support services. The City’s Multi-Service Center is the entry point into the Continuum of Care. The Health Department, Los Angeles County Mental Health Association, and Boys Town Long Beach provide outreach for different groups of the homeless population.
- Emergency Shelter – Long Beach provides emergency shelter beds for homeless persons, including 143 emergency shelter beds for single persons, 184 beds for families and one year-round program for single homeless males. Hotel and motel

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vouchers are provided for persons living with HIV/AIDS and tuberculosis. Long Beach is also home to a 150+ bed Cold Weather Shelter.

- Transitional Housing – Transitional housing is the second phase of the program, where clients are provided a more structured environment. Clients are linked to rehabilitative services, such as substance abuse, mental health, employment, counseling and life-skills training to prepare them for transition to service-enriched housing or more independent settings. Nonprofit housing provides 74 beds.
- Supportive Services – Long Beach offers an array of supportive services for the homeless to ease their transition into shelter. These include mental health and substance treatment, job and life-skills training, medical care, childcare and transportation services. The City has also developed a Standard of Care to standardize case management services for homeless people citywide.
- Permanent Housing – This phase is designed to transition homeless persons into permanent housing with childcare, drug treatment, job training and other supportive skills needed to reintegrate into community life. A total of 65 units of supportive permanent housing are provided. The City also administers over 6,000 Section 8 certificates and vouchers and provides over 4,000+ subsidized housing units.

C. Housing Stock Characteristics

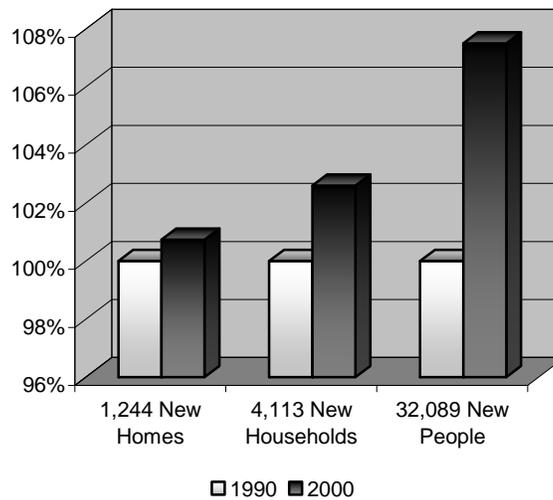
The characteristics and condition of Long Beach's housing stock, combined with household characteristics discussed earlier, affect the well being of residents. This section begins with an examination of the gap between housing production and need in the region and the City of Long Beach, followed by an evaluation of local housing characteristics - including: housing stock changes and types, tenure and vacancy rates, age and condition, and housing costs. Combined with the information on population and household characteristics, Section D will discuss specific housing problems of overpayment, overcrowding, and other housing needs of residents.

1. Housing Verses Population Growth

To meet the housing needs of California's growing population, 220,000 new housing units are needed every year. Housing production has fallen well below this level for over a decade, contributing to rising housing prices and rents, higher housing cost burdens, lower homeownership rates, increased crowding and longer commutes. In 2003, 165,000 units were built, representing a 15% increase over the prior year, yet still addressing only 75% of the total need.

Statewide trends of insufficient housing production are realized both at the subregional and local level. During the 1990's, the Gateway Cities population increased by 153,339 people (8.8%), mostly as a result of natural growth (births rather than in-migration). However,

Chart 15: Long Beach Housing vs. Population Growth



Source: U.S. Census

2. Housing Stock

A certain level of diversity in the housing stock is an important factor in ensuring adequate housing opportunity for all Long Beach residents. A diverse housing stock helps ensure that all households, regardless of their income, age, and/or family size, have the opportunity to find housing that is best suited to their lifestyle needs. This section briefly details the housing stock characteristics in Long Beach.

Chart 16: Housing Type 1990-2007

Unit Type	1990		2000		2007	
	Units	Percent	Units	Percent	Units	Percent
Single-Family (SF) Detached	68,895	40%	69,014	40%	69,277	40%
SF Attached	8,048	5%	10,093	6%	10,091	6%
Total Single-Family	76,943	45%	79,107	46%	79,368	46%
2 to 4 Units	24,738	15%	23,386	14%	23,294	13%
5 or more units	64,296	38%	66,637	39%	69,356	40%
Total Multi-Family	89,034	53%	90,023	53%	92,650	53%
Mobile Homes & Other*	4,411	2%	2,529	1%	2,529	1%
TOTAL HOUSING UNITS	170,388	100%	171,659	100%	174,547	100%

Source: U.S. Census 1990, 2000. Dept of Finance 2007 Population and Housing Estimates.

*Note: In 1990, a variety of "other" housing types were grouped under this category. In the subsequent 2000 Census and Department of Finance estimates, these "other" units have been combined with multi-family units (5+ units).

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This section briefly details the housing stock characteristics in Long Beach.

The California Department of Finance documented a total of 174,547 housing units in Long Beach in 2007. With limited housing development activity over the past 1 ½ decades, the mix of housing has remained relatively constant, comprised predominately of single-family detached homes (40%) and larger multi-family buildings (40%), followed by duplexes/triplexes/fourplexes (13%), single-family attached units such as townhomes and condominiums (6%), and mobile home units (1%). Nonetheless, housing activity has increased during the current decade, with 2,888 net new housing units constructed since 2000, compared to fewer than 1,300 net new units produced during the entire 1990s.

Housing Type 1990 – 2007

Chart 17 below summarizes the housing construction permit activity in Long Beach between 2000 and 2007. Although permit activity during these seven years is 45% greater than it was for the decade between 1990 and 2000, activity has remained modest, with a net permit addition of 3,253 new units in the City. Over the same period, however, there have been 669 units permitted for demolitions and only 5 units lost to reconfiguration. Over the period, approximately 5 units were built for each unit lost to the housing stock.

Chart 17: Housing Construction Permit Activity 2000-2007

Year	Units Lost to			Total Change
	New Units	Demolition	Reconfiguration	
2000	188	52	0	136
2001	982	116	1	865
2002	953	93	0	860
2003	271	61	1	209
2004	440	48	2	390
2005	467	107	0	360
2006	371	129	1	241
2007	255	63	0	192
Total	3,927	669	5	3,253

Source: Planning and Building Department

The demolition rate, although higher than in many communities, is not unusual for Long Beach. As an older and highly urbanized community, Long Beach has older, substandard buildings that are periodically demolished and replaced with new housing.

3. Housing Tenure

The tenure of housing refers to whether a housing unit is owned, rented or vacant. Tenure is an important indicator of well being in a given community because it reflects the cost of

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housing and the ability of residents to own or rent a unit. Moreover the tenure distribution affects several other aspects of the local housing market, including turnover rates and overall housing costs.

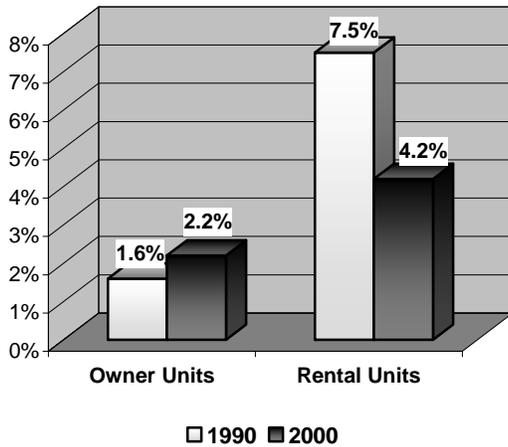
Contrary to public perception, owner-occupancy rates in the City have also remained stable over the past two decades. During 1980, 1990 and 2000, the Census documents that 41% of Long Beach households were homeowners, with 59% renters. However, while the City has maintained a consistent level of homeownership, the homeownership rate is still relatively low in comparison to both the County (48%) and the State (57%), and is particularly low among African-American and Hispanic residents. The 2000 Census documents the following homeownership rates by race/ethnicity in Long Beach: 25% for African-Americans, 32% for Hispanics, 41% for Asians, and 60% for Whites. The dramatic escalation in housing prices since 2000 further exacerbates the problem of limited home purchase opportunities for these households.

Residential vacancy rates are a good indicator of how well the current supply of housing is meeting the demand for various types of units. A certain number of vacant housing units are needed in any community to moderate the cost of housing, allow for sufficient housing choices, and provide an incentive for landlords and owners to maintain their housing. The Southern California Association of Governments (SCAG) has identified optimal vacancy rates of 5% for rental housing and 2% for ownership units.

The chart below depicts rental and ownership vacancy rates in Long Beach in both 1990 and 2000. In 1990, rental vacancies were at 7.5%, indicating an adequate supply of rentals to allow mobility. However, with only limited increases in rental housing and continued population pressures, rental vacancies had dropped to 4.2% by 2000. These less than optimal vacancy rates can lead to increased competition for rental units, placing upward pressure on rents and potentially leading to households spending more than they can afford. Low vacancy rates can also contribute to overcrowding, as households “double-up” to afford scarce units.

While overall the vacancy rate reported in the 2006 American Community Survey was 3.7%, less dramatic changes were evidenced in the vacancy rates for ownership units. While the 1990 ownership vacancy rate of 1.6% was slightly below optimum, vacancies had increased to a healthy 2.2 % by 2000. However, with the continued escalation in the real estate market prices since 2000 and limited increases in supply, it is likely homeowner vacancies are also declining.

Chart 18: Housing Vacancy Rate



Source: 1990 and 2000 Census

4. Housing Age and Condition

The age of a community's housing stock can be an indicator of overall housing conditions. If not well maintained, housing can deteriorate and depress property values, discourage reinvestment, and negatively affect the quality of life in a neighborhood. Typically, housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. If not well maintained, housing over 50 years in age may require total building replacement.

Chart 19 summarizes the age distribution of Long Beach's occupied housing stock by owner/renter tenure. Among owner-occupied housing, over 80% of units were constructed prior to 1970, largely a reflection of the community's numerous Post World War II subdivisions. While a lesser proportion of renter housing is greater than 30 years in age (68%), this housing is typically of lesser quality construction and suffers more wear-and-tear from tenants than owner-occupied housing. The prevalence of housing built prior to 1978 is also of concern because of lead-based paint hazards, discussed in greater detail later in this section. The advanced age of the majority of Long Beach's housing stock indicates the significant need for continued code enforcement, property maintenance and housing rehabilitation programs to stem housing deterioration.

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Chart 19: Age of Housing Stock

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
1990-2000	4,201	4%	2,536	4%	4%
1980-1989	10,440	11%	4,127	6%	9%
1970-1979	15,772	17%	5,776	9%	13%
1960-1969	18,434	19%	6,956	10%	16%
1950-1959	17,794	19%	20,094	30%	23%
1940-1949	12,879	13%	15,010	22%	17%
1939 or earlier	16,666	17%	12,472	19%	18%
Total	96,136	100%	66,971	100%	100%

Source: U.S. Census 2000.

While a Citywide survey of housing stock conditions is not available, information from the City's Code Enforcement program provides a good indicator of the extent of housing deterioration. As presented in Chart 20, as of February 2005, the City had approximately 2,200 active code enforcement cases. Over 60% of these were for property maintenance issues such as deteriorated paint or roof covering, broken windows, overgrown vegetation, or other similar maintenance issues not directly related to the structural condition of the unit. Another 20% were for unpermitted construction, such as an illegal storage shed. A total of 213 cases, or 10%, were for substandard conditions, a citation related to one or more structural deficiencies relatively limited in scope. In contrast, 201 code enforcement cases (9%) were for substandard buildings, the most severe citation used for extensive structural deficiencies and necessitating building demolition if the infractions are not promptly remedied.

Chart 20: Active Code Violations

Code Violation	Total		Year Structure Built				
	#	%	1900-1932	1933-1949	1950-1979	1980-Present	Not Available
Property Maintenance	1,351	61%	520	434	340	49	8
Unpermitted Construction	441	20%	171	133	121	12	4
Substandard Conditions	213	10%	99	33	56	23	2
Substandard Building	201	9%	156	21	18	4	2
Total	2,206	100%	946	621	535	88	16

Source: Neighborhood Services Bureau, City of Long Beach, February 2005

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Concentrations of deteriorated housing are located in the Downtown and in Central Long Beach, and to a lesser degree in North Long Beach.⁵ These areas also correspond with high levels of household overcrowding and a predominance of low and moderate-income households.

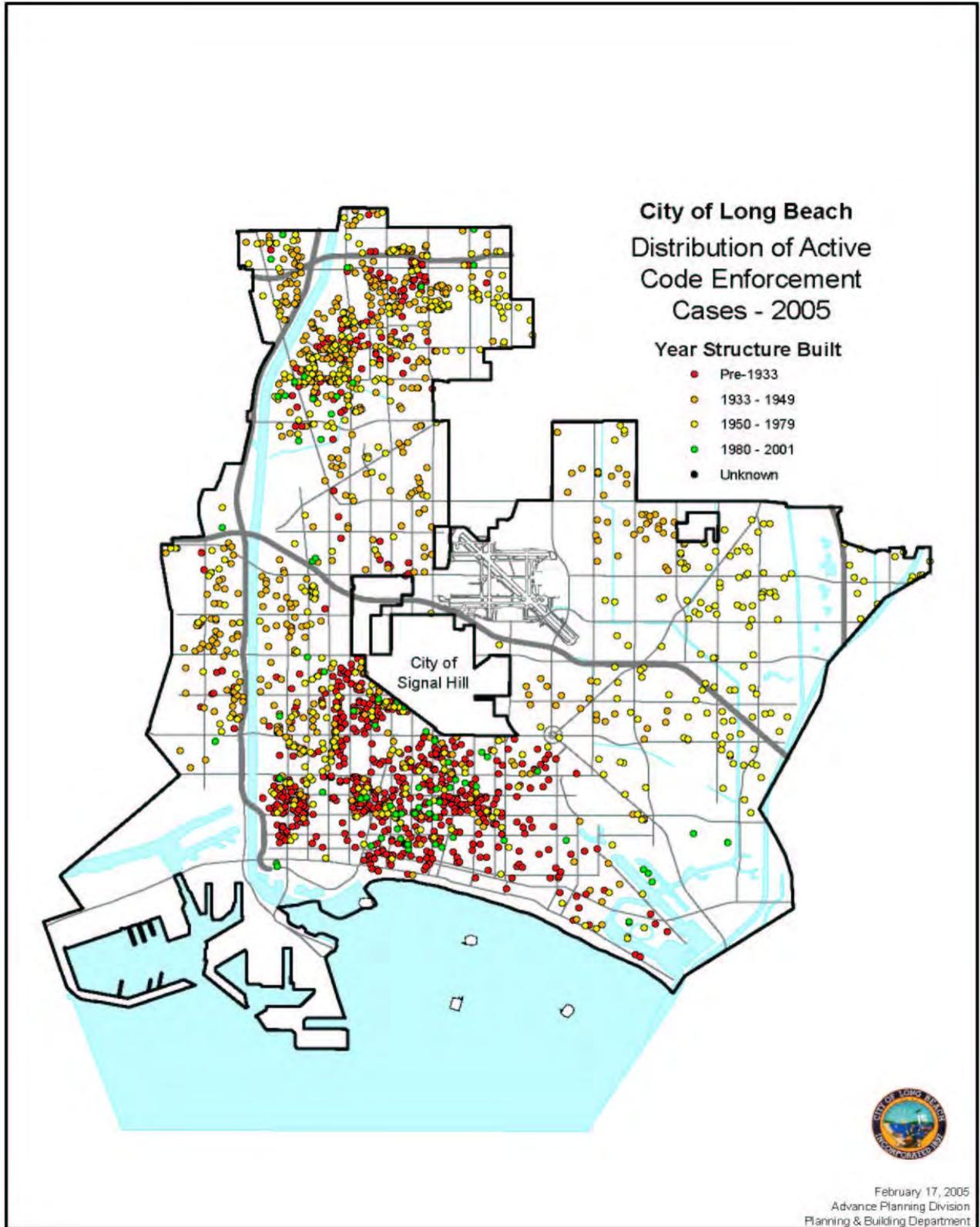
Evaluation of the City's substandard conditions and substandard building code violations by year the structure was built provides further insight into the nature of deteriorated housing in Long Beach. The vast majority of substandard buildings (78%) are over 70 years in age (1932 and older), which may render the rehabilitation of many of these severely substandard properties economically infeasible. Approximately half (46%) of structures cited for substandard conditions were in properties 70+ years of age. As properties, which fall under this category, have more limited structural deficiencies, it will be critical to ensure improvements are made before properties fall into severely deteriorated condition and potentially require demolition.

Figure 5 depicts the location of code violations in Long Beach by year the structure was built. As could be expected, pre-1933 code violations are concentrated in the oldest parts of the City - Downtown and Central Long Beach.

⁵ Neighborhood Services Bureau, City of Long Beach

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Figure 5: Code Enforcement Cases



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Lead-Based Paint Hazards

Childhood lead poisoning is a major, preventable environmental health problem in the United States. Blood lead levels (BLL) as low as 10 µg/dl are associated with harmful effects on children's ability to learn. Very high BLLs (70 µg/dl and above) can cause serious health consequences, including seizures, coma and death. The Centers for Disease Control estimate 890,000 children in the U.S. have BLLs greater than 10 µg/dl.

Lead-based paint (LBP) is typically the primary source of elevated lead levels in the blood and lead poisoning, with 77% of children in Los Angeles County with lead poisoning caused by ingestion of lead-based paint.⁶⁶ The data show single and multiple source exposure to LBP hazards are associated with the incidence of lead poisoned children in Los Angeles County as follows: lead-based paint (77% of cases), LBP dust hazards (30% of cases), take home exposure from parent's workplace (25% of cases), and soil contamination (23% of cases). Certain groups have a higher risk factor associated with exposure to lead, including children, pregnant women, and persons working with lead in their jobs.

While the use of lead-based paint for all residential structures was banned in 1978, most older homes and apartments tend to have paint with higher concentrations of lead, more coats or layers of lead-based paint, and larger surface areas covered with lead-based paint. Approximately 16% of young children from low-income families in older housing units had levels of lead in their blood above the level of concern established by the CDC, compared to only 1% for upper-income households.⁷

According to HUD, approximately 40% of the homes in the United States have lead-based paint in the unit. HUD has established national averages to estimate the amount of lead-based paint in a community. According to these national averages, approximately 90% of housing units built before 1940 have lead-based paint. Units built from 1940 to 1959 have an estimated incidence of 80%, while units built between 1960 and 1979 have an incidence of 62%. Using these national estimates, Chart 20 approximates the number of housing units with lead-based paint in Long Beach, and estimates the number of these units occupied by low and moderate-income households.⁸ As illustrated in this Chart, an estimated 11,329 low/mod owner-occupied units and 35,213 low/mod renter-occupied units in Long Beach may contain lead based paint.

6 Los Angeles County Department of Health Services Public Health CLPP, Lead Safe Los Angeles 2010

7 U.S. Department of Housing and Urban Development, *Addressing Lead-Based Paint in Local Housing Programs Receiving CPD Funds*, May 2001.

8 Low and Moderate Income estimates based on following statistics from CHAS Databook, 2000: Long Beach owner households – 24% low/mod occupancy, Long Beach renter households – 58% low/mod occupancy.

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Chart 21: Estimated Units in Long Beach with Lead-Based Hazards

Year Built*	Units Occupied by Low/Mod Households	Percent with LBP	Units with LBP
<i>Owner-Occupied</i>			
Before 1940	2,993	90%	2,694
1940-1959	8,425	80%	6,740
1960-1979	3,056	62%	1,895
Total	14,472	--	11,329
<i>Renter-Occupied</i>			
Before 1940	9,666	90%	8,699
1940-1959	17,790	80%	14,232
1960-1979	19,810	62%	12,282
Total	47,266	--	35,213

Source: U.S. Census 2000. CHAS Data Book, 2000.

In assessing the potential lead based paint hazard in these older structures, several factors must be considered. First, not all units with lead-based paint have lead-based paint hazards. Only testing for lead in dust, soil, deteriorated paint, chewable paint surfaces, friction paint surfaces, or impact paint surfaces provides information on hazards. Properties more at-risk than others include:

- Deteriorated units, particularly those with leaky roofs and plumbing; and
- Rehabilitated units where there was not a thorough clean-up with high-phosphate wash after the improvements were completed

Cumulative lead surveillance data provided by the Long Beach Department of Health and Human Services since 1992 identifies a total of 916 childhood lead poisoning cases (defined as 10 µg/dl lead or greater). Four zip codes lying in the City's downtown and residential west-south-central core account for 69% of these cases, including zip codes 90813 (37.8%), 90806 (14.9%), 90802 (9.8%), and 90804 (6.7%). The City's Westside (west of the LA River) and North Long Beach zip codes, 90810 (5.8%) and 90805 (16.4%) respectively, contain the other two concentrations of cases. These six zip codes, which account for over 90% of the City's childhood lead poisoning cases, have a strong correlation with the City's low and moderate-income areas.

5. Housing Market Analysis

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of overpayment and overcrowding. This section summarizes costs for housing in Long Beach and evaluates the affordability of the City's housing stock to low and moderate-income households.

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Ownership Housing

To obtain information on home sales both Real Quest and Data Quick supplied data. Real Quest supplied data on 1,700 single-family and 680 condominiums sold in Long Beach during 2007. Using Data Quick, sales data was then divided into eight housing submarkets, to illustrate how housing prices vary throughout Long Beach. As shown in Figure 6, these housing market areas are as follows: Anaheim Corridor, Belmont Shore, Bixby Knolls, Downtown, and Central, East, North and West Long Beach. The chart following summarizes housing prices by type and size of unit for each housing submarket area. Since 1999, prices for one and two bedroom units have tripled or quadrupled for both single-family homes and condominiums, and doubled and tripled for larger-sized units.

The median price for single-family homes ranges from \$370,000 for a one-bedroom unit up to \$820,000 for a larger, five-bedroom home. Belmont Shore is the most expensive subarea, with a median sales price of \$833,000. Medium priced homes can be found in Bixby Knolls and East Long Beach for around \$585,000. Homes in the remaining areas of Anaheim Corridor, Central Long Beach, North, West and Downtown range from a median of \$420,000 to \$465,000.

The median price for condominiums ranged from \$299,000 for a one-bedroom unit to a median price of \$543,000 for a three-bedroom condo. Again, Belmont Shore and East Long Beach are the most expensive areas with the median price of a condominium around \$395,000. Medium-priced condominiums found in Bixby Knolls, the Anaheim Corridor, Downtown, and Central Long Beach range from \$325,000 to \$360,000. Condominiums in North and West Long Beach have the lowest median prices at around \$250,000.

Chart 22: Sales Price of Homes

Home	Bdrms.	Units	Range	Median
Single Family	1	45	\$92,000 - \$1,085,000	\$370,000
	2	614	\$183,000 - \$3,600,000	\$485,000
	3	757	\$220,000 - \$2,450,000	\$575,000
	4	235	\$183,000 - \$8,161,500	\$650,000
	5	46	\$400,000 - \$2,900,000	\$820,000
Condo-miniums	1	248	\$31,000 - \$2,950,000	\$299,000
	2	368	\$175,000 - \$2,200,000	\$362,000
	3	64	\$257,500 - \$1,440,000	\$543,000

Source: Real Quest 2007

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Figure 6: Median Sales Price of Homes and Condominiums



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Rental Housing

The Long Beach Housing Authority maintains a database of rents charged for a cross section of multi-family and single-family homes in the City. This survey, however, places a greater emphasis upon older buildings and complexes with fewer amenities that are more typically affordable to lower and moderate-income tenants. To supplement this data, and provide a benchmark for rents for rental units available citywide, rental listings from rentslicer.com were reviewed. Data from rentslicer.com reveals that more modern units with greater amenities run from 20-50 percent higher than the more modest building units. Charts 22-24 illustrate the rental housing rates in the City in the spring of 2008.

According to these data bases, rents charged for single-family and multi-family housing units range significantly depending on the size of the unit, the geographic location of the building, and the age and type of building or complex in which the unit is housed. For instance, average rents range from \$625 for a studio in a smaller, older building with fewer amenities to \$782 for a studio in a newer, more modern building.

Chart 23: Rental Housing Average Price by Unit Type

Unit Type	Units Surveyed	Average Rent
Studio	59	\$782
Apartment	389	\$1,197
Duplex	28	\$1,797
Condo/Townhouse	129	\$1,594
Loft	8	\$1,386
Single Family	110	\$2,091

Source: Rent Slicer, 2008

Chart 24: Rental Housing Average Price by Bedrooms

Unit Type	Units Surveyed	Average Rent
0 - Bedroom	192	\$892
1 - Bedroom	374	\$1,094
2 - Bedroom	374	\$1,443
3 - Bedroom	116	\$2,026
4 - Bedroom	43	\$2,512

Source: Rent Slicer, 2008

Average rental rates increase by about \$200 dollars for a one-bedroom versus a studio; about \$350 dollars for a two-bedroom as opposed to a one-bedroom unit, and about \$600 dollars for a three-bedroom versus a 2-bedroom unit.

As with the for-sale housing prices, rental prices are higher in the Belmont Shore and East areas of the City averaging around \$1,550 for a single-family home and \$1,250 for a unit in a multiple family building.

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The lowest average rental rates are for older housing units, which are concentrated in the Downtown and Downtown adjacent areas of West, Anaheim Corridor and Central Long Beach. Multiple family units in the more affluent area of Belmont Shore command the highest rents, just slightly more than rents paid for newer units in higher density and multiple family buildings found along the Downtown shoreline.

Chart 25: Average Rent by Subareas – 2005/2006

Subarea	Single Family Unit	Multiple Family Unit
Anaheim Corridor	\$1,374	\$1,210
Belmont Shore	\$1,537	\$1,246
Bixby Knolls	\$1,500	\$1,070
Downtown	\$1,362	\$1,207
East	\$1,595	\$1,128
North	\$1,508	\$1,076
West	\$1,346	\$1,027
Central	\$1,473	\$1,199

Source: LB Housing Authority

6. Housing Affordability

Housing affordability can be inferred by comparing the cost of renting or owning a home in Long Beach with the maximum amount that households of different income levels can pay for housing. Taken together, this information can provide a picture of who can afford what size and type of housing as well as indicate the type of households that would likely experience overcrowding or overpayment.

The Department of Housing and Urban Development (HUD) conducts annual household income surveys for the Long Beach – Los Angeles metropolitan area. These income surveys are adjusted for differences in the type and size of a family. HUD uses these income statistics to determine the maximum affordable amount that a household can pay for housing based on fair market rents and sales prices.

The chart below shows the annual income for very low, low, and moderate income households by size of family and the maximum affordable housing payment based on the federal standard of 30% of household income. Standard housing costs for utilities, taxes, and property insurance are also shown. From these income and housing cost figures, the maximum affordable home price and rent is determined.

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**Chart 26: Housing Affordability Matrix –
Los Angeles County 2008**

Household	Annual Income	Affordable Costs (All Costs)		Estimated Utility Allowance, Taxes & Insurance		Affordable Rent	Affordable Home Price
		Rental Costs	Ownership Costs	Renters	Owners		
Extremely Low Income (0-30% AMI)							
1-Person	\$12,558	\$314	\$314	\$42	\$105	\$272	\$37,985
2-Person	\$14,352	\$359	\$359	\$51	\$123	\$308	\$42,867
3-Person	\$16,146	\$404	\$404	\$51	\$132	\$353	\$49,383
4-Person	\$17,940	\$449	\$449	\$61	\$151	\$388	\$54,083
5-Person	\$19,375	\$484	\$484	\$61	\$158	\$423	\$59,296
Very Low Income (31-50% AMI)							
1-Person	\$20,930	\$523	\$523	\$42	\$147	\$481	\$68,393
2-Person	\$23,920	\$598	\$598	\$51	\$171	\$547	\$77,619
3-Person	\$26,910	\$673	\$673	\$51	\$186	\$622	\$88,479
4-Person	\$29,900	\$748	\$748	\$61	\$211	\$687	\$97,523
5-Person	\$32,292	\$807	\$807	\$61	\$222	\$746	\$106,211
Low Income (51-80%)							
1-Person	\$25,116	\$628	\$733	\$42	\$189	\$586	\$98,801
2-Person	\$28,704	\$718	\$837	\$51	\$218	\$667	\$112,371
3-Person	\$32,292	\$807	\$942	\$51	\$239	\$756	\$127,576
4-Person	\$35,880	\$897	\$1,047	\$61	\$270	\$836	\$140,964
5-Person	\$38,750	\$969	\$1,130	\$61	\$287	\$908	\$153,127
Moderate Income (81-120% AMI)							
1-Person	\$46,046	\$1,151	\$1,343	\$42	\$311	\$1,109	\$187,493
2-Person	\$52,624	\$1,316	\$1,535	\$51	\$358	\$1,265	\$213,733
3-Person	\$59,202	\$1,480	\$1,727	\$51	\$396	\$1,429	\$241,607
4-Person	\$65,780	\$1,645	\$1,919	\$61	\$445	\$1,584	\$267,665
5-Person	\$71,042	\$1,776	\$2,072	\$61	\$475	\$1,715	\$289,965

Assumptions: 2008 HCD income limits; Health and Safety code definitions of affordable housing costs (between 30 and 35% of household income depending on tenure and income level); HUD utility allowance; 20% of monthly affordable cost for taxes and insurance; 10% down payment; and 6.19% interest rate for a 30-year fixed-rate mortgage loan. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance.

Sources:

1. State Department of Housing and Community Development 2008 Income Limits.
2. Veronica Tam and Associates.

D. Local Housing Needs

1. Existing Housing Needs

A continuing priority of communities is enhancing or maintaining the quality of life. A key measure of the quality of life in a community is the extent of housing issues found therein.

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The Comprehensive Housing Affordability Strategy (CHAS) Databook developed by the Census for HUD identifies housing needs for low and moderate-income households in Long Beach based on 2000 Census data.

Chart 27 identifies the percentage of households by income level, household type and by the housing problems they experience. In addition to substandard living conditions, housing problems include overpayment or “housing cost burden” and overcrowding. The discussion following identifies current household needs by income level. A disproportionate housing need refers to any income group that has a housing need which is at least 10 percentage points higher than the total population. For example, 93% of low-income renter households experienced housing problems compared to 59% of all renter households. Thus, low-income renter households have a disproportionate housing need.

Chart 27: Housing Needs of Low and Moderate Income Households in Long Beach

Housing Problem	Renters				Owners		Total
	Elderly	Small Families	Large Families	Total Renters	Large Families	Total Owners	
Extremely Low-Income (0-30% MFI)	3,269	7,835	4,418	22,157	409	3,111	25,268
% With Any Housing Problem	69%	91%	99%	84%	96%	75%	83%
Cost Burden > 30%	67%	85%	88%	79%	85%	71%	78%
Cost Burden > 50%	53%	74%	66%	67%	85%	62%	67%
Low-Income (31-50% MFI)	1,883	6,355	3,780	16,033	749	4,203	20,236
% With Any Housing Problem	79%	94%	97%	93%	95%	65%	87%
Cost Burden > 30%	74%	82%	66%	80%	82%	62%	76%
Cost Burden > 50%	36%	28%	14%	30%	66%	45%	33%
Moderate Income (51-80% MFI)	1,499	7,055	3,795	17,969	1,735	8,288	26,257
% With Any Housing Problem	52%	70%	95%	71%	95%	64%	69%
Cost Burden > 30%	47%	37%	20%	40%	74%	58%	45%
Cost Burden > 50%	17%	4%	< 1%	7%	24%	28%	14%
Total Households	9,205	36,100	15,937	96,112	10,478	67,003	163,115
% With Any Housing Problem	55%	61%	94%	59%	71%	38%	50%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Databook, 2000

Note: “Total Households” include households with income of greater than 80% of MFI. “Total Renters” also includes “other” renters, and “Total Owners” also includes elderly, small families and “other” owners not listed in this table.

Extremely Low-Income Households

Extremely low-income households are defined as earning incomes of less than 30% of the area median family income (MFI). Renter households comprised 88% (22,157 households) of all extremely low-income households in Long Beach in 2000, with owners comprising the remaining 12% (3,111 households). Overall, 83% of extremely low-income households experienced housing problems, compared to 50% of all Long Beach households. Both extremely low-income renter and owner households had a high incidence of severe overpayment, with 67% of renters and 62% of owners spending more than half of their income on housing costs. Nearly all extremely low-income large family renters (99%) and

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large family owners (96%) experienced housing problems. In general, extremely low-income households had a disproportionate unmet need for affordable housing, especially rental housing, due to their limited incomes and the rising costs of housing.

Very Low Income Households

Very low-income households (31-50% MFI) also experienced a disproportionate unmet need for affordable housing. Renter households comprised 79% (16,033 households) of all low-income households, compared to owners who comprised 21% (4,203 households). About 93% of low-income renter households experienced housing problems, with 80% experiencing overpayment, and 30% severely overpaying for rent. Large family renters were the most impacted with housing problems (99%) and with overpayment comprising only 66% of this group's housing problems, issues of overcrowding and substandard housing were also prevalent. The incidence of housing problems was also high for large family homeowners, with 95% experiencing some type of housing problem, and 82% experiencing housing overpayment. Low-income households have a disproportionate unmet need for low-cost housing. The need is greatest for large families, who comprise 22% of Long Beach's low-income households.

Low Income Households

Low-income households earn 51-80% of the area median income. They comprised 16% of all households in Long Beach in 2000. More than two-thirds of the City's moderate-income households are renters (17,969 households), while the remainder are homeowners (8,288 households). About 71% of moderate-income renter households and 64% of owner households experienced housing problems. Once again, almost all large family renter households experienced housing problems (95%), but the issues appear to relate more to overcrowding and substandard housing than to housing cost burden. Both moderate-income renters and owners evidence a disproportionate unmet need for housing assistance.

Overcrowding

Overcrowding is a significant issue in Long Beach. Overcrowding occurs when housing costs are so high relative to income that families double up to devote income to other basic needs such as food and medical care. Overcrowding also tends to result in more cars and traffic, deterioration of homes, and a shortage of on-site parking. Maintaining a reasonable level of occupancy and alleviating overcrowding is an important contributor to quality of life.

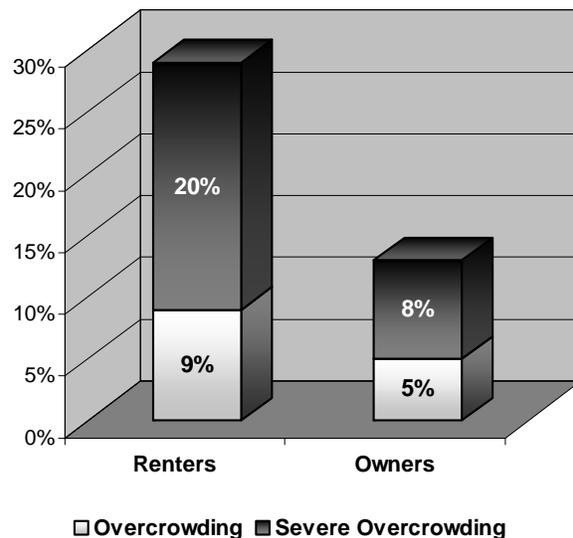
While the Southern California Association of Governments (SCAG) and HUD consider units with more than one person per room⁹ to be overcrowded, 1.01 occupancy is common in today's urban environment and poses little threat to the stability of communities or longevity of properly managed housing. However, housing occupancy in excess of 1.5 persons per room, called "severe overcrowding," can significantly affect community health and housing viability.

⁹ The Census defines "room" as including living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms.

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The 2000 Census documents the presence of severe overcrowding in 8% of homeowner households and 20% of renter households in Long Beach. Although these rates of overcrowding are fairly comparable to Los Angeles County as a whole, certain neighborhoods in the City demonstrate extreme rates of overcrowding. In fact, the entirety of Downtown and Central Long Beach, as well as parts of the West Side and North Long Beach are characterized by over one-third of renter households living in severely overcrowded housing. Severe owner overcrowding, while less prevalent, impacts over one-third of owner households in much of Downtown and Central Long Beach.

Chart 28: Household Overcrowding

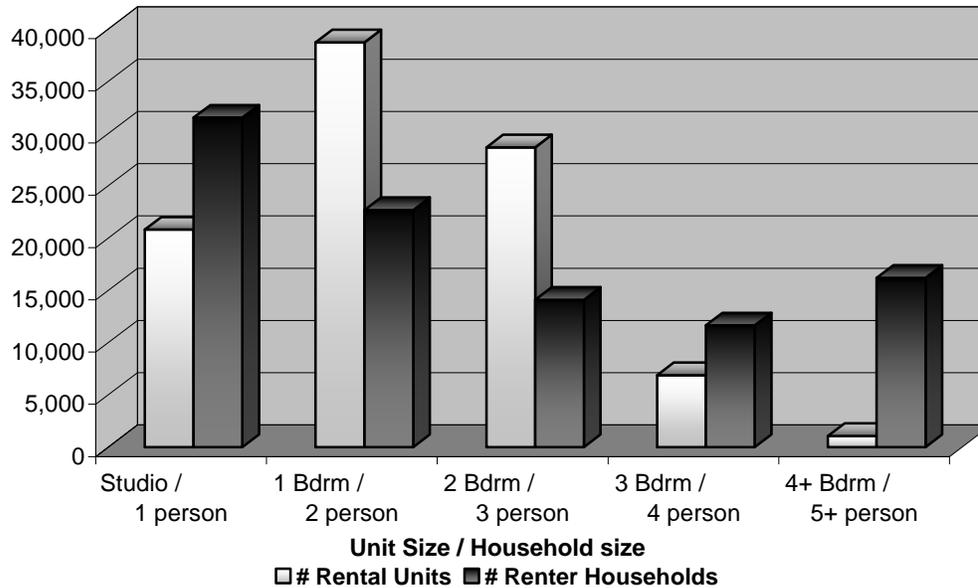


Source: U.S. Census 2000

One of the key demographic trends impacting housing needs in Long Beach is the City's transition from a majority White homeowner population comprised of smaller households to an increasing number of Hispanic and Asian renter households with large families. The City's existing rental housing stock of primarily older, small units are of inadequate size to house this population, contributing to significant unit overcrowding and deterioration.

The following chart, Chart 29, highlights this mismatch between the need for larger rental units and the City's supply of predominately studio and one-bedroom units. Using State Redevelopment definitions of "household size appropriate for the unit" as number of bedrooms plus one, Long Beach has only 1,063 rental units (4+ bedrooms) to accommodate 16,191 large renter households (5+ members). Even adding in three-bedroom rentals results in less than 8,000 larger rental units – less than half that needed to adequately house the City's large renter population. This imbalance between supply and demand contributes to 86% of large renter households living in overcrowded housing.

Chart 29: Renters – Unit Size vs. Household Size
(Supply vs. Demand)



Source: U.S. Census 2000

Overpayment

Similar to overcrowding, HUD and SCAG have established specific standards for determining housing affordability based upon an income-to-housing cost ratio. Households spending more than 30 percent of their incomes on gross housing costs (including rent/mortgage payments, utilities, taxes, insurance and related costs) are considered to be overpaying for housing.

As indicated in Chart 30, 32 percent of homeowner households in Long Beach were overpaying in 2000. Of these approximately 17,000 overpaying homeowners, nearly- two-thirds were above moderate income (>80% MFI). The number and proportion of overpaying owners increased in both the City and Countywide over the past decade, as housing prices escalated and historically low interest rates attracted buyers to extend themselves financially. However, homeowner overpayment in Long Beach remains approximately three percent below the countywide average.

**Chart 30:
Housing Overpayment 1990 and 2000
Long Beach and Los Angeles County**

Overpayment	1990		2000		
	Households	%	Households	%	L.A. Co. %
Owners					
>30% Household Income	14,254	27%	17,263	32%	35%
>50% Household Income			6,455	12%	14%
Renters					
>30% Household Income	45,109	50%	42,126	46%	46%
>50% Household Income			21,912	24%	23%

Source: 1990 and 2000 U.S. Census.

Note: >50% Household Income is a subset of >30% Household Income

With respect to renter households, 46 percent were overpaying in 2000. Renter overpayment was even more prevalent in 1990 at 50 percent, indicating market conditions were generally more favorable during the 2000 census than ten years prior. (Renter overpayment also decreased three percent Countywide during the same period). However, market rents have escalated dramatically since 2000, and have likely again resulted in increasing levels of renter overpayment.

Of the City’s approximately 42,000 overpaying renters in 2000, nearly 90 percent earned low to moderate incomes. More than half of all renters overpaying for housing in the City were faced with severe overpayment – spending more than 50 percent of their income on rent. The locations in the City where severe renter overpayment is greatest are found in Central Long Beach, Downtown, the West Side, and North Long Beach. As would be expected, neighborhoods which exhibited high levels of severe renter overpayment were predominately lower income and also had a strong correlation with areas with high levels of poverty and renter overcrowding.

Chart 31 provides a more detailed review of the types of Long Beach households experiencing severe overpayment. As would be expected, extremely low-income (0-30% MFI) households were most impacted, with approximately two-thirds of renters spending more than half their incomes on housing. Small family renters experienced the greatest cost burden of this income group, three-quarters severely overpaying for rent. Among low-income (31-50% MFI) renters, severe overpayment still impacts 30% of households.

While housing overpayment impacts far fewer of the City’s homeowners than renters, among the lowest income homeowners, overpayment is still significant. Over 60% of Long Beach’s 3,100 extremely low-income owners, and 45% of the City’s 4,200 low-income homeowners spend more than half their incomes on housing costs. Such households typically do not have adequate incomes remaining to properly maintain their homes, and may also be at risk of foreclosure.

**Chart 31:
Severe Housing Cost Burden by Type and Tenure**

Income Level	Elderly	Small Family	Large Family	Other	Total
<i>Renter Households</i>					
Extremely Low	53%	75%	67%	67%	68%
Low	36%	28%	13%	45%	30%
Moderate	17%	4%	1%	11%	7%
Middle/Upper	4%	<1%	<1%	1%	1%
<i>Owner Households</i>					
Extremely Low	50%	73%	86%	59%	62%
Low	22%	66%	66%	67%	45%
Moderate	16%	40%	24%	44%	28%
Middle/Upper	4%	4%	2%	5%	4%

Source: HUD, CHAS Data Book, 2000

2. Future Housing Need – Regional Housing Need Assessment (RHNA)

Future housing need refers to the proportion of the region’s future housing need that has been allocated to a community. In brief, the Southern California Association of Governments (SCAG) calculates future housing need based on household growth forecasts provided by communities, plus a certain number of units needed to account for a normal and appropriate level of vacancies and the replacement of units for units that are typically lost to conversion or demolition activities.

In allocating the region’s future housing needs to different jurisdictions, SCAG is required by law to consider several planning considerations: (1) the market demand for housing; (2) the type and tenure of housing; (3) employment opportunities; (4) commuting patterns; (5) suitable sites and public facilities; (6) loss of assisted multi-family housing units; (7) special housing needs; and (8) reduction of the impact of lower-income households.

In 2007, SCAG developed its Regional Housing Need Allocation (RHNA) based on forecasts contained in their Regional Transportation Plan. This included population, employment and household forecasts from 2006-2014. These growth forecasts are the basis for determining housing demand for each subregion. A portion of growth is allocated to each community within the Gateway Cities subregion, of which Long Beach is a part.

Once household growth is determined for the region and SCAG makes the vacancy and replacement unit adjustments for each subregion, SCAG applies a “fair share proportion” formula to determine the units to be affordable based on State mandated income levels – very low, low, moderate, and above moderate-income. The chart below provides the City’s RHNA allocation for the 2008-2014 planning period.

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Chart 32: Long Beach RHNA Allocation

Income Group	Number of Households	Income Distribution
Very Low	2,321	24.2%
Low	1,485	15.5%
Moderate	1,634	17.1%
Above Moderate	4,143	43.2%
TOTAL	9,583	100%

Source: Southern California Association of Governments

E. Assisted Housing At Risk of Conversion

State Housing Element law requires the analysis of government-subsidized housing that may change from low-income housing to market-rate housing during the next ten years. This section evaluates the City's affordable housing that is at-risk of converting to market rates and the cost to preserve or replace the at-risk units. Resources and programs for preservation or replacement are evaluated in Chapters 4 and 5.

1. Assisted Housing Inventory

Long Beach has a sizable stock of publicly assisted rental housing. This housing stock includes all multi-family rental units assisted under federal, state, and local programs, including HUD, state/local bond programs, density bonus and Long Beach redevelopment programs. Assisted rental projects include both new construction, as well as rehabilitation projects with affordability covenants. A total of 4,043 publicly assisted multi-family units are located in the City. Chart 32 summarizes multi-family projects in Long Beach, which are rent restricted as affordable to lower-income households.

Chart 33: Inventory of Assisted Housing Developments

Project Name and Address	Tenant Type	Affordable & Total Units	Funding Source(s)	Expiration of Affordability
At-Risk				
Park Pacific 714 Pacific Tower	S	157 of 183	Section 8	9/30/2008 Nonprofit Owned
New Hope Home 1150 New York	S/D	140 of 140	Section 8 Section 202/811	5/31/2008 Nonprofit Owned
Federation Tower 3801 E. Willow	S/D	50 of 50	Section 8 Section 202	6/5/2008 Nonprofit Owned
Baptist Gardens 1011 Pine Avenue	S	157 of 200	Section 8 Section 236 (j)(1)	6/30/2008 Nonprofit Owned
Northpointe Apts 5441 Paramount	S/F	167 of 528 526 of 528	Section 8 City of Long Beach	8/31/2008 1/1/2032
Del Amo Gardens 225 Del Amo	S	230 of 230	Section 8 Section 221(d)(3)	8/31/2008 Prepayment Eligible
Scherer Park Apts 4676 LB Blvd	S	58 of 58	Section 8 Section 221(d)(4)	10/29/2008 Nonprofit Owned

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Chart 33: Inventory of Assisted Housing Developments

Project Name and Address	Tenant Type	Affordable & Total Units	Funding Source(s)	Expiration of Affordability
Plymouth West 240 Chestnut	S	137 of 196	Section 8 Section 236(j)(1)/202	4/30/2009 Nonprofit Owned
Beachwood Apts. 505 W. 6 th Street	S	44 of 45	Section 8	5/31/2009 Nonprofit Owned
Lutheran Towers 2340 4 th Street	S/D	92 of 93	Section 8 Section 202/811	1/3/2009 Nonprofit Owned
Covenant Manor 600 E 4th Street	S	100 of 100	Section 8 Section 202	11/20/2009 7/1/2025 Nonprofit Owned
Springdale West 2095 W. Spring St	F	186 of 232	Section 8 Section 221(d)(4)	7/31/2009 Prepayment Eligible
Springdale West III 3095 W. Spring St	F	178 of 180	Section 8	7/31/2009 Prepayment Eligible
Casitas Del Mar 1430-33 E. 17 th	F	12 of 48	Section 8	1/27/2011 Non Profit Owned
Almond Apts 461 Almond	F	5 of 5	Replacement Housing Program	2/17/2011 Non Profit Owned
St. Mary's Tower 1120 Atlantic	S/D	148 of 149	Section 8 Section 207/223(f)	2/23/2011 Nonprofit Owned
Pacific Coast Villa 690 E. PCH	F	50 of 50	Section 8	12/31/2013 Prepayment Eligible
Merit Hall Apts. 1035 Lewis Ave	S/D	19 of 20	Section 8 Section 202/162 LBHDC	9/2/2013 9/30/2032 Nonprofit Owned
Seamist Tower 1451 Atlantic Blvd.	S	74 of 75	Section 8 Section 202 LBHDC	9/30/2013 1/1/2034 Non Profit Owned
Renaissance Terr 926 Locust Ave	S/F S	61 of 102 29 of 102	Housing Authority Density Bonus	7/1/2014 Perpetuity
Casa Corazon 408 Elm Avenue	S/D	24 of 24	Section 8/202/162 LBHDC	9/27/2014 9/1/2034 Nonprofit Owned
American Gold 3065 Goldstar	S	139 of 348	Section 8 Section 236(j)(1)	5/1/2015 Nonprofit Owned
Not at Risk				
Love Manor 1801 E. 68 th St.	F	26 of 26	LBHDC/HOME	9/27/2023
Atlantic Apts 240 W. 7 th St.	D	29 of 29	HOME	12/23/2023
Brethen Manor 3333 Pacific Place	S	296 of 296	Section 202	2024 Nonprofit owned
Northside Apts. 128-30 E. 8 th	F	47 of 47	LBAHC/ CHFA	2030
Lois Apartments 321 W. 7 th St.	S	24 of 24	LBHDC	1/25/2031 Nonprofit Owned
Evergreen Apts 1823 E. 68 th St.	F	36 of 36	LBHDC	12/18/2032

Chart 33: Inventory of Assisted Housing Developments

Project Name and Address	Tenant Type	Affordable & Total Units	Funding Source(s)	Expiration of Affordability
Freeman Apts 1528-32 Freeman	F	19 of 19	LBHDC	4/3/2033
SeaGate Village 1450 Locust	S	44 of 44	Tax Credit	2050
Cambridge Place 421 W. 33 rd St	F	24 of 24	LBAHC / Tax Credit	2050
Beechwood Terr. 1117 Elm Ave	F	25 of 25	LBAHC / Tax Credit	2050
Grisham Apts 11 W. 49 th St.	F	94 of 96	LBHDC	12/1/2057
Pacific City Lights 1643 Pacific Ave	F	41 of 42	HOME	11/9/2059
Puerto Del Sol 745 W. 3 rd St.	F	63 of 64	LBHDC	1/1/2068
Redondo Plaza 645 Redondo	S	40 of 59	Density Bonus	Perpetuity
Magnolia Manor 1128 E. 4 th St	S	54 of 54	Density Bonus	Perpetuity
Vintage Apts 1330 Redondo	S	20 of 20	Density Bonus	Perpetuity
1542 Orizaba	S	16 of 16	Density Bonus	Perpetuity
City Terrace 425 E. 3 rd St.	S/D	93 of 98	Density Bonus	Perpetuity
3485 Linden	S	29 of 29	Density Bonus	Perpetuity
3945 Virginia	S	25 of 25	Density Bonus	Perpetuity
Village Chateau 518 E. 4 th St.	S	28 of 28	Density Bonus	Perpetuity
Carmelitos Public Housing	S/F	713 of 713	Housing Authority	Perpetuity

Sources: HUD Inventory of Section 8 projects, 2008;
California Housing Partnership Corporation, 2008;
Housing Services Bureau, 2008
Tenant Type: S = Senior; F = Family; D = Disabled

2. Potential Loss of Assisted Housing Inventory

From time to time, restricted units lose their affordability controls and revert to non-low-income use due to expiration of subsidy contracts and/or affordability covenants. For example, projects receiving City assistance, primarily through HOME and Redevelopment Set-Aside funds, carry long-term affordability covenants of 30-55 years. However, many of the City’s HUD-assisted projects have much shorter affordability controls and may be at risk of conversion to market-rate housing due to: 1) the prepayment of the HUD-insured mortgages; 2) the expiration of Section 8 contracts; and/or 3) the expiration of mortgage revenue bonds issued by the locality. The following describes in detail these conditions.

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The Housing Element must evaluate the potential conversion of publicly assisted affordable housing to market-rate housing. This analysis is required to cover a ten-year period commencing at the beginning of the Housing Element cycle. Therefore, for the 2008-2014 Housing Element cycle, the “at risk analysis” covers the period of July 1, 2008 through June 30, 2018. Overall, 22 projects totaling 2,228 may be considered at risk.

Prepayment of HUD Loans

The fifteen federally assisted housing projects in Long Beach comprise three different types of HUD-insured mortgages: Section 236, Section 221 and Section 202, each with differing prepayment options.

Section 236 loans carry a 40-year low income use restriction with the option to prepay the outstanding mortgage and opt out of the low income use restrictions after 20 years. Until recently, prepayment of the Section 236 loan had been regulated by the Low Income Housing Preservation and Resident Homeownership Act (LIHPRA). LIHPRA offers various incentives for the project owner to maintain the existing mortgage or sell the property under a voluntary sale program with the first right of purchase offered to tenants and non-profit organizations. However, in light of federal budgetary constraints, the incentives offered to prepayment eligible projects are now more limited and owners are provided more flexibility to sell their projects than previously provided under LIHPRA. HUD now considers all Section 236 projects to be at-risk of converting to market-rate housing.

Two of Long Beach’s Section 236 projects (Springdale Apartments and Plymouth West) have prepaid their mortgages since the last Housing Element was adopted. While HUD provides the Housing Authority of the City of Long Beach (HACLB) with Section 8 vouchers for the tenants, as tenants leave and take their vouchers with them they can be replaced with market-rate tenants. However, Plymouth West was sold to a non-profit and was awarded \$7 million in State mortgage revenue bond funding in 2003 to maintain affordability on a portion of the units.

Section 221 loans include those with below market rate interest (221(d)(3)) and those with market rate interest (221(d)(4)). Projects financed under Section 221(d)(3) carry a 40-year low-income use restriction, which is considered fairly secure. However, the Section 8 contracts on these projects are subject to renewal and may be at risk if Section 8 funds are reduced by HUD or no longer made available. Section 221(d)(4) projects have no low-income use restrictions tied to their mortgages, but receive project-based Section 8 contracts, which similarly may be considered at risk. Two 221(d)(4) projects, Scherer Park Apartments and Springdale West, have affordability expiration dates in 2009. One 221(d)(3) project – Del Amo Gardens – has a Section 8 contract that is expiring in 2008.

Section 202/811 projects are owned by non-profit organizations and low-income use restrictions are locked in for the full 40-year mortgage loan. Because they are owned by non-profits the long-term low-income use restrictions on these projects is fairly secure.

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However, the Section 8 contracts may be at risk due to budgetary constraints at HUD. Long Beach has eight Section 202/811 projects.

Expiration of Section 8 Contracts

In addition to the HUD assisted mortgages, all of the City's federally assisted housing projects also have Section 8 contracts. These Section 8 contracts are project based – attached to the specific project – rather than vouchers, which move with the individual tenant. Project-based Section 8 contracts started to expire in 1997 and can now be renewed for one-, five-, ten- or twenty-year terms. However, the renewals are subject to annual appropriations by Congress. For this reason, projects with Section 8 contracts are considered at risk of losing their affordability.

Density Bonus Projects

Long Beach has included density bonus provisions in the Zoning Code compliant with the provisions of State law, which was significantly modified in 2004 to provide large incentives to developers who include modest amounts of affordable housing in their projects. Considered a voluntary inclusionary program, the changes reduce the proportion of affordable units needed to obtain a density bonus, increase the maximum bonus from 25 to 35 percent above that permitted in the underlying or basic zone, require local governments to grant additional concessions to make projects feasible, and add a bonus for land donation. Additional incentives in Long Beach are available for special needs housing: a 100% density bonus for housing is available if the units are set-aside as affordable for senior citizens and disabled persons, and a 200% density bonus is available if the units are set-aside as affordable to lower-income seniors and/or disabled persons. In return for the density bonus the projects must remain affordable for at least thirty years. As of April 2008, the City has recorded 378 density bonus units.

3. Preservation and Replacement Options

Preservation or replacement of at-risk projects in Long Beach can be achieved in several ways: 1) transfer of ownership to a non-profit organization; 2) provision of rental assistance to tenants using other funding sources; 3) replacement or development of new assisted multi-family housing units; 4) purchase of affordability covenants; and/or 5) refinance of mortgage revenue bonds on bond-funded units. These options are described below, along with a general cost estimate for each.

Option 1: Transfer of Ownership

Transferring ownership of the at-risk projects to non-profit organizations has two major benefits: (1) affordability controls can be secured indefinitely and (2) the project would be eligible for a range of governmental assistance. The feasibility of this option depends on several key factors, including the willingness of the apartment owner to sell the project, the existence of non-profit corporations with sufficient administrative capacity to manage the project, and the availability of funding.

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In Long Beach, four at-risk projects are owned by for-profit owners and are eligible for the prepayment option: Del Amo Gardens, Pacific Coast Villa, Springdale West, and Springdale West III. As shown in Chart 33, the market value of the 692 units is estimated at \$93 million based on an estimation of market rents, annual income and standard costs associated with apartment management. These estimates are intended to demonstrate the magnitude of costs relative to other preservation and replacement options; actual market values of these projects will depend on the building and market conditions at the time of appraisal.

Chart 34: Market Value of At-Risk Housing Units

Unit Size	Total Units
1 BR	251
2 BR	334
3 BR	101
4 BR	6
Total	692
Annual Operating Cost	\$2,423,475
Gross Annual Income	\$9,841,301
Net Annual Income	\$7,417,826
Market Value	\$92,722,823

Market value for each project is estimated with the following assumptions:

1. 2008 Fair Market Rents in Los Angeles County for 1-BR is \$1,016, 2-BR is \$1,269, \$1,704 for a 3-BR, and \$2,051 for a 4-BR
2. Average unit size for 1-BR assumed at 650 square feet, 800 square feet for 2-BR, 1,000 square feet for a 3-BR, and 1,200 square feet for a 4-BR
3. Vacancy rate = 5%
4. Annual operating expenses per square foot = \$4.50
5. Market value = Annual net project income*multiplication factor
6. Multiplication factor for a building in good condition is 12.5.

Option 2: Rental Assistance

All at-risk projects in Long Beach maintain Section 8 contracts for rental assistance. Availability of funding at the federal level for Section 8 contract renewal is uncertain. Should Section 8 be terminated or deed-restrictions at other projects be expired, the City could potentially provide rent subsidies to maintain affordability at these projects that are structured to mirror the Section 8 program. Under Section 8, HUD pays owners the difference between what tenants can pay (defined as 30% of household income) and the negotiated payment standard.

The feasibility of this alternative depends on the willingness of property owners to accept rental assistance and the ability of the City to provide such assistance. Nonprofit owners are most likely to be willing to accept other rent subsidies, while for-profit owners will evaluate how comparable the rent subsidies are to market rate rents. As summarized in Chart 35, given the bedroom mix of all 2,228 at-risk Section 8 units, the total cost of

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subsidizing the rents to Fair Market Rent (FMR) levels is approximately \$800,000 per month or approximately \$9.6 million annually.

Chart 35: Rent Subsidies Required

Unit Size	Total Units
0 BR	383
1 BR	1,246
2 BR	433
3 BR	157
4 BR	8
5 BR	1
Total	2,228
Total Monthly Rent Income Supported by Affordable Housing Cost of Very Low Income Households	\$1,621,448
Total Monthly Rent Allowed by Fair Market Rents	\$2,424,269
Total Annual Subsidies Required	\$9,633,858

Average subsidy per unit for each project is estimated with the following assumptions:

1. A 0-BR or 1-BR unit is assumed to be occupied by a 1-person household, a 2-BR unit by a 3-person household, a 3-BR unit by a 5-person household, and a 4-BR or 5-BR by a 6-person household.
2. Vacancy rate of 5%.
3. Based on 2008 Area Median Income in Los Angeles, affordable monthly housing cost for a 1-person very low-income household is \$664, \$853 for a 3-person household, \$1,024 for a 5-person household, and \$1,099 for a 6-person household.
4. 2008 Fair Market Rents in Los Angeles County for 1-BR is \$1,016, 2-BR is \$1,269, \$1,704 for a 3-BR, and \$2,051 for a 4-BR

Once Section 8 contracts expire, HUD provides a Mark-Up-to-Market program. If current contracted rents exceed the FMR, HUD gives favorable tax treatment to property owners provided that they preserve units at rents affordable to low and moderate income households. For apartments renting below FMR, HUD encourages for-profit or limited-dividend owners to remain in the Section 8 program by allowing rents to be marked up to comparable market rents, not exceeding 150 percent of the FMR. While all Section 8 projects are at-risk of conversion to non low-income uses once the expiration date is reached, the below-market stock is most likely to be converted. All HUD-funded at-risk projects, with the exception of the Scherer Park Apartments, are renting at rates below fair market rents and eligible to participate in the Mark-Up-To-Market program.

Option 3: Construction of Replacement Units

The construction of new low-income housing units is a means to replace at-risk units should they be converted to market rates. This option is only applicable to for-profit owned projects that have the option to opt out of low-income use restrictions.

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The cost of developing housing depends upon density, size of the units, location, land costs and type of construction. According to the City's Housing Development Company, the average construction cost for multi-family housing in Long Beach ranges from about \$150 to \$222 per square foot. Residential land costs in Long Beach vary from \$37 to \$90 per square foot, depending on the location and the density permitted.

Using an average per-square-foot cost of \$186 for construction and \$64 for land and a net development density of 30 units per acre, average development costs can be estimated at \$213,828 for a one-bedroom unit, \$241,728 for a two-bedroom unit, \$278,928 for a three-bedroom unit, and \$316,128 for a four-bedroom. Using these assumptions, the total cost to develop the 692 units at risk of conversion to market rates is \$165 million.

Option 4: Purchase of Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners eligible to opt out of affordability controls to maintain the projects as low-income housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the units require rehabilitation or are too highly leveraged. By providing lump sum financial incentives or an on-going subsidy in rents or reduced mortgage interest rates, the City could ensure that some or all of the assisted units remain affordable.

Comparison of Options

Different housing projects have different preservation/replacement options. For nonprofit owned projects and those for-profit projects that are not eligible to opt out of low-income use restrictions, continuing the rent subsidies is possibly the only option available and needed to maintain the affordability of the units.

For for-profit owned projects with the option to opt out of low-income use restrictions, more options are available: transfer of ownership, Mark-Up-To-Market rent subsidies, purchase of affordability covenants, and construction of replacement housing. Typically, preservation of existing affordable units is less costly than building new affordable units. Mark-Up-To-Market are the least costly options to local jurisdictions, however, only a limited number of projects are eligible to participate in these programs.

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The provision of decent, safe, and affordable housing is an important goal of the City of Long Beach. However, there are a variety of factors that encourage or constrain the development, maintenance, and improvement of the housing stock in the City. These include market mechanisms, government codes and regulations, and physical and environmental constraints. This section addresses the above constraints.

A. Market Constraints

Land costs, construction costs, and market financing contribute to the cost of housing investment, and potentially can hinder the production of affordable housing. Although many of these potential constraints are driven by market conditions, jurisdictions have some options to address these constraints. This section analyzes these constraints as well as the activities that the City of Long Beach can take to mitigate their impacts.

1. Development Costs

The costs of developing housing vary widely according to the type of home, with multi-family housing generally less costly to construct than single-family homes on a per-unit basis. However, within each construction type, costs can vary based on the size of unit and the number and quality of amenities provided, such as fireplaces, swimming pools, and interior fixtures among others. Land costs vary by location, size, and the existing use of the lot, i.e., whether the site has an existing structure that must be removed.

A key component in the cost of housing development is the price of raw land and any necessary improvements and infrastructure that must be made to a particular site. The diminishing supply of vacant residential land combined with a fairly high demand has kept land cost relatively high in Southern California. In recognition that land costs affect the feasibility of developing affordable housing, the Long Beach Redevelopment Agency routinely writes down the cost of land on Agency-owned property in exchange for developers placing affordability controls on the units.

Construction costs also vary widely according to the type of housing development. Multi-family housing is generally less costly to construct than single-family homes. However, construction costs can vary greatly depending upon the size of unit and the number and quality of amenities provided. However, construction costs are generally uniform across the region and therefore do not serve to constrain housing development in specific communities.

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2. Mortgage Financing

Home Purchase Loans

The availability of mortgage financing affects a household's ability to purchase a home. This section describes and analyzes the disposition of loan applications submitted for home purchases based upon data provided through the Home Mortgage Disclosure Act (HMDA). Only conventional home purchase loan applications were evaluated; during the last few years, housing prices were high and mortgage-lending restrictions were substantially loosened and therefore, few households relied on government-backed financing for home purchases. In 2006, only nine Long Beach households applied for government-backed financing.¹

Chart 36 summarizes the disposition of loan applications submitted to financial institutions for home purchase loans in Long Beach. In 2006, 14,649 households applied for conventional loans to purchase housing units in Long Beach. As expected, there is a relationship between household income and the number of applications, as well as the approval rate. Approval rates vary by household income level, with above moderate-income households (greater than 120% AMI) and moderate-income households (100-120% AMI) achieving the highest approval rate of approximately 60%. Approval rates decline as household incomes decline. As described later in the Housing Plan, the City provides various homeownership programs for lower and moderate-income households through the Long Beach Housing Development Company (LBHDC).

Chart 36: Disposition of Conventional Home Purchase Loans

Income	Total Applications	% Approved	% Denied	% Withdrawn	% Closed or Other
<50% AMI	60	28.3%	26.7%	36.7%	8.3%
50-80% AMI	141	40.4%	34.8%	18.4%	6.4%
80-100% AMI	218	55.5%	27.1%	11.9%	5.5%
100-120% AMI	418	59.3%	19.6%	12.4%	8.6%
>120% AMI	12,727	60.0%	21.9%	8.7%	9.5%
Not Applicable	1,085	58.7%	16.6%	9.4%	15.3%
Total	14,649	59.5%	21.7%	9.1%	9.8%

Source: Home Mortgage Disclosure Act (HMDA) data, 2006

Notes:

1. "% Approved" includes all applications approved by the lenders, regardless of whether they were accepted by the applicants.
2. "% Withdrawn" are applications withdrawn by the applicants.
3. "% Closed or Other" includes applications that were closed for incomplete information or denied at the preapproval process.

¹ Government-backed financing includes financing backed by Federal Housing Administration (FHA), Veterans Administration (VA), and Rural Service Agency (RSA).

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Foreclosures

Between 2000 and 2005, with record low interest rates, “creative” financing (e.g., zero down, interest only, adjustable loans), and predatory lending practices (e.g. aggressive marketing, hidden fees, negative amortization), many households purchased homes that were beyond their financial means. Under the assumptions that refinancing to lower interest rates would always be an option and home prices would continue to rise at double-digit rates, many households were unprepared for the hikes in interest rates, expiration of short-term fixed rates, and decline in sales prices that accelerated in 2006. Suddenly faced with significantly inflated mortgage payments, and mortgage loans that are larger than the worth of the homes, many households are facing foreclosures.

In Los Angeles County, 20,339 homeowners filed Notices of Default (NODs) in the first quarter of 2008, representing a 130% increase over the 8,843 NODs filed during the same period in the previous year.² With the implosion of the mortgage lending market, many households have difficulty obtaining new mortgage loans or refinancing, even the above moderate income households.

In June 2008, 2,551 homes in Long Beach were listed as at various stages of foreclosure (from pre-foreclosures to auctions).³ The prices of these foreclosing homes reached as high as a \$5million property, with the median price being \$307,000. The high prices of homes facing foreclosure indicate that the impact of foreclosure extends not only to lower and moderate-income households, but also to households with higher incomes.

B. Governmental Constraints

Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, residential development standards, fees and exactions, and permit processing procedures among others may increase the cost of housing maintenance, development and improvement. This section discusses these potential constraints and actions taken to mitigate them.

1. Land Use Controls

The Land Use Element (LUE) of the Long Beach General Plan sets forth the City’s policies for guiding local development. It establishes the distribution and intensity of land that is allocated for different uses. The General Plan LUE provides eight residential land use designations in the community. Development density ranges from 7 units per acre in single-family districts, 30 to 44 units per acre in multi-family districts, and over 100 units per acre in the Downtown Planned Development District.

² DataQuick Information Systems, www.DQNews.com, July 1, 2008.

³ www.homes.com, July 1, 2008.

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Chart 37 summarizes the seven General Plan residential and mixed residential-commercial land use categories, the corresponding zoning districts, permitted densities, and primary or typical residential types permitted in each district. Residential development standards for each district are described later in this section.

Chart 37: Residential Land Use Districts

General Plan Land Use District	Zoning Designation(s)	Primary Residential Type(s)
LUD-1: Single-Family	R-1-S, R-1-M, R-1-N, and R-1-L	Single-family detached homes
LUD-2: Mixed Style Homes	R-2-S, R-2-I, R-2-N, R-2-A, R-2-L, and RM	Single-family detached and attached homes
LUD-3A Townhomes LUD-3B Moderate Density Residential	R-1-T, R-3-T; R-3-S, R-3-4, and R-4-R	Duplexes, triplexes, and townhomes, etc.
LUD-4: High Density Residential	R-4-N	Larger apartments and condominiums
LUD-5: Urban High Density	R-4-U	High-density apartments and condominiums in downtown
LUD-6: High-Rise Residential	R-4-H	High-rise apartments and condominiums
LUD-7: Mixed Use Residential District	PDs	Moderate to high-density uses in multi-purpose activity centers
LUD-8R Mixed Retail/Residential Strip	CU/CO/CR	Moderate-density to high-rise uses on main streets
LUD-8M Mixed Office/Residential Strip	CO	Moderate to high rise density on major streets

Sources:

1. Land Use Element, City of Long Beach General Plan
2. Municipal Code, City of Long Beach

Planned Development Districts (PDs)

The Planned Development (PD) district allows flexible development standards for areas with unique land uses that would benefit from special design policies and standards not otherwise possible under conventional zoning district regulations. The PD district is designed to promote a compatible mix of land uses, allow for planned commercial/business parks, and encourage a variety of housing styles and densities. PD districts with significant potential for residential development are noted below:

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PD-5 Ocean Boulevard: PD-5 is located between the beach and Ocean Boulevard, from Alamitos Boulevard to Bixby Park. The land is primarily used for multi-family housing at a relatively high density (54 units per acre). The PD-5 plan is designed to encourage similar high-density housing through lot assembly, provided that development is sensitive to parameters in the Long Beach Local Coastal Program.

PD-6 Downtown Shoreline: The goal of the PD-6 plan is to guide and control the development of the Downtown Shoreline below Ocean Boulevard. Specifically, the plan intends to coordinate future public and private improvements under a concept of mixed uses, including residential, commercial, and recreational components. PD-6 consists of eleven sub-areas, each with unique standards and guidelines for development.

PD-10 Willmore City: The intent of the PD-10 plan is to provide special zoning regulations for Willmore City, an area of unique historical and cultural interest to the City. As an older, historic neighborhood, Willmore City suffers from residential overcrowding and a shortage of parking and open space. Preservation and rehabilitation of deteriorated multi-family units is thus an important goal of the PD-10 plan. R-2-N (two-family – standard lot) is the predominant residential land use in this area.

PD-25 Atlantic Avenue: The Atlantic Avenue PD-25 area is transitioning from blighted conditions such as vacant, underutilized and deteriorated commercial and residential structures and incompatible land uses, to include new schools, banks, residences and shopping opportunities. PD-25 aims to ensure that recycling and reinvestment results in high-quality development and compatible uses that complement and serve the adjoining residential neighborhoods. New workforce, senior and family housing developments are improving this corridor.

PD-29 Long Beach Boulevard: PD-29 is designed to promote the economic and aesthetic revitalization of Long Beach Boulevard below the I-405 freeway, once a very distressed corridor. PD-29 has encouraged quality commercial, residential and infill institutional projects, and promotes uses and levels of intensity that take advantage of the Blue Line passenger rail service to Los Angeles. Higher density residential uses and special needs housing – R-4-N uses are permitted in Sub-areas 1 and 3, and R-4-U uses are allowed in Subareas 2 and 5.

PD-30 Downtown: PD-30 is designed to develop the downtown into a multi-purpose activity center of regional significance and to connect the various districts of downtown into a cohesive and functional whole. PD-30 residential districts include the: Mixed Use District, East Village Mixed Use District, West End Residential District, and East Village Residential District. Typical densities

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range from 31 to 54 du/acre, with unlimited higher densities available to high-rise buildings in the Downtown Core.

PD-31 CSULB Technology Center/Villages at Cabrillo: Set on the 26-acre former Naval housing site on the Westside of Long Beach, the Villages at Cabrillo contains emergency housing and permanent supportive housing for veterans, homeless, families and youth. It is a location where the Long Beach Housing Development Company (LBHDC) works with nonprofit developers to create permanent affordable housing. In conjunction with the Long Beach Multi-Service Center (operated by the City's Department of Health and Human Services with 12 nonprofit agencies), the Villages is the largest naval base reuse model for a residential and social service community of its kind in the United States.

2. Residential Development Standards

The Zoning Code implements the general policies contained in the General Plan. It is designed to protect and promote the health, safety, and general welfare of residents, and serves to preserve the character and integrity of residential neighborhoods. Therefore, the Zoning Code establishes specific definitions of allowable uses and residential development standards for the community. The Zoning Code delineates the following five basic residential zones, with 18 subcategories:

- R-1: Single Family (plus suffix S, M, N, L, or T)
- R-2: Two Family (plus suffix S, I, N, A, or L)
- R-3: Low Density Multi-Family (plus suffix S, 4, or T)
- R-4: High Density Multi-Family (plus suffix R, N, H, or U)
- RM: Mobile Home (no suffix attached)

These zoning districts and associated development standards provide for the development of a variety of housing types in the City. Chart 38 summarizes the development standards for each zone.

Overall, the City's development standards (citywide and in the coastal zone) do not constrain housing development. Because the City facilitates residential development primarily through Planned Development (PD) zoning, flexibility in development standards are built in within the PD regulations. As demonstrated later in Section 4, Housing Resources, most multi-family developments in the PD zones intended for high density residential and/or mixed use developments were able to achieve maximum permitted densities. In PD-30 (Downtown Core) there are no limits to height or density. As such, developments have exceeded 200 units per acre in this area.

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Chart 38: Residential Development Standards

Development Standard	Zoning Designations				
	<i>R-1</i> <i>One Unit</i> <i>Per Lot</i>	<i>R-2</i> <i>Two Units</i> <i>Per Lot</i>	<i>R-3</i>	<i>R-4</i>	<i>RM</i>
Range and Maximum Density	4-14	14, except where small lot exists	14-25	R-4-R: 30; R-4-N: 44; R-4-U: 108; R-4-H: 249	14
Minimum Lot Area (sq.ft.)	6,000	R-2-S: 4800; R-2-N: 6,000; R-2-L: 8,000	R-3-S: 6,300; R-3-4: 4,500; R-3-T: 3,000	18,000	18,000
Front Yard (ft.)	20	15	15	10-15	10
Side Yard (ft.)	4	3-4	10% lot width	10% lot width	4
Rear Yard (ft.)	10	R-2-S: 10; R-2-N: 20; R-2-L: 10	20	20	10
Maximum Lot Coverage (%)	50%	R-2-S: N/A; R-2-N: 60%; R-2-L: 40%	N/A	N/A-50%	65%
Maximum Building Height (ft.)	25	R-2-S: 24; R-2-N: 25; R-2-L: 35	25-28	28-65	30
Minimum Usable Open Space/Unit	16%	R-2-S: 2%; R-2-N: 6%; R-2-L: 8%	200-250 sq.ft./unit	150 sq.ft./unit	200 sq.ft./unit

Source: Municipal Code, City of Long Beach

Suffix denotes:

S = small lot; M = moderate lot; N = standard lot, L = large Lot; T = townhomes; I = intensified development;
A = accessory unit; H= high rise; U = urban; RM = mobile homes

Parking Requirements

Parking requirement for residential districts varies by the number of bedrooms in a housing unit, location of the development, type of permitted use, and other criteria associated with the demand for parking generated by the particular development. Chart 39 details parking requirements by residential type and location.

The City offers incentives to ensure that parking standards do not constrain housing. The Planning Commission may reduce the parking standards for residential projects for lower income seniors and disabled residents if it is found that the neighborhood in which the complex is proposed has ample, readily available on-street parking or is well-served by public transportation and a concentration of supportive services. Parking is also reduced for special group residences, and other uses typically requiring less parking. Overall, the City's parking requirements are lower than most communities in Southern California, reflecting the compact development patterns in the City and the greater use of public transit by residents and workers in the City.

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Long Beach has a Downtown Transit Mall served by the MTA Blue Line, regional buses and local buses, and the very popular Bike Station.

On-street parking in the coastal zone is more limited given that the California Coastal Act encourages the City to not impair public coastal access. However, the difference between coastal zone parking requirements and that for other parts of the City is an additional 0.5 space per unit for one-bedroom units. Other unit sizes have the same parking requirements Citywide. This difference is to recognize the current under-parked situation in the coastal zone and the encouragement of the Coastal Commission to provide adequate parking in the zone. Given the desirable location, even small units (especially in the Belmont Shore area) are occupied by households with two cars. Specifically, the City conducted a parking study in Belmont Shore to identify appropriate parking standards for the area.

To balance the need for parking for coastal access, business uses, and housing, the Zoning Code allows ~~several incentives: tandem parking for low-income housing units when projects include 10% or more of the units as on-site low-income units and for projects of 20 units or more to satisfy the parking requirements for one-bedroom units in the PD-30 and the PD-5 districts. Moreover, PD districts also allow for shared use guest parking for mixed-use projects.~~ several incentives: tandem parking for low-income housing units when projects include 10% or more of the units as on-site low-income units and for projects of 20 units or more to satisfy the parking requirements for one-bedroom units in the PD-30 and the PD-5 districts. Moreover, PD districts also allow for shared use guest parking for mixed-use projects.

Because the City's parking standards are reasonable and the City offers numerous incentives Citywide as well as in the coastal zone to mitigate cost impacts on affordable housing, the City's parking standards do not unduly constrain the development or affordability of housing. Furthermore, much of the City's residential development potential identified for the 2008-2014 planning period is expected to occur in PD-29 and PD-30 (portions that are outside the coastal zone). Affordable housing in the coastal area also usually receives funding from the coastal housing replacement fund.

Chart 39: Parking Requirements

Residential Use General Requirement	Required Number of Spaces	
	Market Rate	Low Rent
0 bedroom (< 450 sq.ft.):	1.0 space/unit	
1 or more bedroom	1.5 spaces/unit*	
2 bedrooms or more	2.0 spaces per unit	
Guest parking	1.0 space/four units	
Disabled	1 space/1 bedroom	1 space/2 bedrooms
Senior Citizen	1 space/1 bedroom	1 space/2 bedrooms
Congregate Care	1 space/1 bedroom	1 space/2 bedrooms

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Residential Care Facility	1 space/bed
Fraternity, Sorority, Dormitory	1 space/bed
Other Special Group Residences	1 space/2 beds

Source: Municipal Code, City of Long Beach, 1998 update

* In the coastal zone the requirement is 2.0 spaces (see explanation above)

Site Requirements

In general, maximum height and lot coverage standards determine the number of units that can be constructed on a given lot. In some communities, relatively strict standards in effect could disallow the maximum allowable densities from being achieved. However, in Long Beach, the maximum building height ranges from two stories in the low-density R-1 zone to five stories in the R-4-U zone. Unlimited heights are allowed in the core of Downtown PD-30; high rises are allowed along the Downtown Shoreline in PD-5 and PD-6 and in limited areas along Long Beach Boulevard PD-29. The R-4-H zone offers a height incentive up to 24 stories if the minimum lot width and height standards are met. Maximum lot coverage varies from “none” in some residential zones to 65% in the mobile home zone, while R-3 and R-4 zones are not subject to such requirement. Therefore, the City’s overall site requirements do not constrain housing development.

In Long Beach there are five Site Plan Review Findings used to ensure quality development and promote certainty in the development process. These finding 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;
2. The design conforms to the City’s Design Guidelines for R-3 and R-4 Multi-family Development, the Downtown Design Guidelines, the General Plan, and any other design guidelines or specific plans which may be applicable to the project;
3. The design will not remove significant mature trees or street trees unless no alternative design is feasible;
4. There is an essential nexus between the public improvement requirements and the likely impacts of the proposed development; and,
5. The project conforms to all requirements set forth in Chapter 21.64 on Transportation Demand Management.

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Incentives for Affordable Housing

To encourage the development and conservation of affordable housing, the City has adopted several ordinances – a density bonus ordinance, State coastal zone law, as well as various other incentives. These ordinances encourage higher density housing that is affordable to special needs populations and remove potential constraints to development, while preserving affordable units in the coastal zone.

- **Density Incentives** – Long Beach has adopted the State density law to provide up to 35 percent of density bonus to facilitate the development of lower income housing, moderate-income condominiums, and housing for seniors.
- **Waiver of Fees** – In addition to the density bonus, parks and recreation and transportation development fees are waived for affordable housing if the criteria on length of affordability and income/affordability level are met.
- **Relaxed Standards** – In conjunction with the density bonus ordinance, certain development standards may be relaxed if increased density cannot be physically accommodated on the site. This provision follows a priority order specified in the Zoning Code and the applicant must show that the density bonus cannot be achieved with each sequential waiver before the next waiver is allowed. The priority order is:
 1. Percentage of compact parking
 2. Tandem parking design limitations;
 3. Privacy standards;
 4. Private open space;
 5. Common open space;
 6. Height;
 7. Distance between buildings;
 8. Side yard setbacks;
 9. Rear yard setbacks;
 10. Number of parking spaces (but not less than one space per unit); and
 11. Front setbacks.

If the developer believes that with the density bonus and the additional incentives, the provision of lower income housing, moderate income condominiums, or senior citizen housing units is not financially feasible, then the developer may submit a project pro forma demonstrating the deficiency.

Replacement Policies

State law stipulates that the conversion or demolition of homes occupied by lower or moderate-income households within the coastal zone is not permitted unless the units are replaced. Since 1980, the City has required one-for-one replacement of very low, low, and moderate-income housing units demolished or converted in the

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coastal zone. Developers are required to replace the affordable housing by either providing units on site or within three miles of the coastal zone through the following: 1) new construction; 2) rehabilitation of substandard units; 3) subsidy of existing higher cost units; or 4) payment of an in-lieu fee. [Through this replacement policy the City has provided 378 affordable housing units in the coastal zone since 1980.](#)

3. Provisions for a Variety of Housing

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments. This includes single and multi-family housing, factory-built housing, mobile homes, emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units, among others. Chart 40 summarizes the housing types permitted within Long Beach's primary residential zone districts.

Chart 40: Housing Types by Residential Zone

	R-1	R-2	R-3	R-4	RM	CNR	CCR	CCN	CHW
Single-Family Detached	<i>P</i>	<i>P</i>	<i>P</i> ³	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	■
Single-Family Attached	■	<i>P</i>	<i>P</i>	<i>P</i>	■	<i>P</i>	<i>P</i>	<i>P</i>	■
Duplex (2 units)	■	<i>P</i>	<i>P</i>	<i>P</i>	■	<i>P</i>	<i>P</i>	<i>P</i>	■
Three-Family Dwelling	■	■	<i>P</i> ³	<i>P</i>	■	<i>P</i>	<i>P</i>	<i>P</i>	■
	R-1	R-2	R-3	R-4	RM	CNR	CCR	CCN	CHW
Four-Family Dwelling	■	■	<i>P</i> ³	<i>P</i>	■	<i>P</i>	<i>P</i>	<i>P</i>	■
Multi-Family (5 or more)	■	■	■	<i>P</i>	■	<i>P</i>	<i>P</i>	<i>P</i>	■
Townhouse	■	■	<i>P</i>	<i>P</i>	■	<i>P</i>	<i>P</i>	<i>P</i>	■
Manufactured Home	<i>P</i>	<i>P</i>	■	■	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	■
Mobile Home Park	<i>C</i>	<i>C</i>	<i>C</i>	<i>C</i>	<i>P</i>	■	■	■	■
Secondary Units	<i>A</i> ¹	<i>A</i> ²	<i>A</i>	<i>A</i>	■	■	■	■	■
Senior/Handicapped Housing	■	■	■	<i>C</i>	■	■	<i>C</i>	<i>C</i>	■
Small Group Home	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i> ⁴	<i>P</i>	<i>P</i>	<i>P</i>	■
Residential Care (7 or more)	■	■	■	<i>C</i>	■	■	<i>C</i>	<i>C</i>	<i>C</i>
Special Group Residence	■	■	■	<i>C</i>	■	■	<i>C</i>	<i>C</i>	<i>C</i>

Source: Municipal Code, City of Long Beach

P = Permitted *C* = Conditionally Permitted *A* = Permitted Accessory Use (by right) ■ = Not Permitted

Notes:

1. Except the R-1-S, R-1-M, and R-1-T zones
2. Except the R-2-S and R-2-I zones
3. Except the R-3-T zone
4. Except the R-4-M zone

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In addition to single-family residential opportunities, the following housing types are available for all economic segments of the community, including lower-income residents, seniors, students, homeless people, and other residents of the City.

Multi-Family Housing

Multi-family housing comprises approximately half of the City's housing. The City's Zoning Code sub-categorizes multi-family housing units into duplexes, three-family dwellings, four-family dwellings, and multi-family dwellings with five or more units. Duplexes are permitted in the R-1-T, and R-2, R-3, and R-4 zones. Triplexes are permitted in R-2-A, R-3-S, R-3-4, and all R-4 zones. Four-family dwellings are permitted in the R-3-S, R-3-4, and R-4 zones. Finally, multi-family dwellings with five or more units are permitted in the R-4 zones.

Mixed Use Development

Housing can be developed in mixed-use commercial zones, provided it complies with the specified density and development standards. Townhouses are permitted in the Neighborhood Commercial and Residential (CNR) zone. R-4-N uses (apartments and condominiums) are allowed in the CO, CCN, and CT zones. In addition, R-4-R uses (duplexes, triplexes, and other smaller multi-family complexes) are permitted in the CCR zone.

Secondary Units

Secondary units are permitted in 12 residential districts as an accessory use. The Zoning Code permits secondary units, provided the following:

- The lot must be at least 4,800 square feet;
- The unit cannot exceed one bedroom or 640 square feet;
- The unit cannot exceed 10% of existing home's floor area
- The unit must be located only on lots that contain existing single-family residences;
- The unit must be attached to the principal unit and comply with development standards of its underlying zone;
- The principal unit maintains the existing number of parking spaces and provides one additional space if the secondary unit exceeds 450 square feet;
- The entrance to the unit cannot be on the front façade; and
- The unit is subject to minimum housing code compliance and the principal unit must be brought into compliance before occupancy of the secondary unit is allowed.

Mobile Homes/Manufactured Housing

Long Beach has approximately 2,500 mobile homes. Recognizing the significant contribution that mobile homes can make toward providing a variety of housing choices, the City has established the RM district for mobile home parks. In addition,

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mobile home parks are conditionally permitted in all residential zones provided that the specified requirements are met.

Manufactured or modular housing placed on a permanent foundation is explicitly permitted in the R-1, R-2 (except R-2-A), and RM zones.

Housing for Persons with Disabilities

The City recognizes the need for housing for persons with disabilities. Through various provisions and incentives, the City offers ample opportunities for housing that serves this special needs group.

Land Use Control

The City facilitates the development of housing for persons with disabilities via provisions for group care facilities. The Zoning Code provides for group care facilities through either Small Group Care Facilities or Special Group Residences, depending on the size.

- **Small Group Care Facilities.** The Long Beach Zoning Code defines a group home as any residential care facility serving six or fewer persons who are mentally disordered or otherwise handicapped or supervised. A group home must be licensed by the State pursuant to Section 1400 of the Health and Safety Code. In compliance with the Lanterman Developmental Disabilities Services Act, the City of Long Beach permits the siting of State-licensed small group homes serving six or fewer persons by right in all residential zones.
- **Special Group Residences.** The Zoning Code defines special group residences to include (but not be limited to): housing for seniors and the disabled, residential care facilities, communal housing, convalescent hospitals, half-way houses, and boarding houses/lodging houses. These are housing options that meet the census definition of group quarters, but not housing units.

Special group residences are permitted in the higher density R-4 zones, Community Commercial CCR and CCN zones subject to a conditional use permit, and in three Planned Development Districts. Group housing for seniors and other special group housing are also conditionally permitted in the R-4, CCR and CCN zones.

Social services in support of housing for persons with disabilities are classified in the Zoning Code as Institutional uses. Social services with food distribution are conditionally permitted in the CHW zone. Social services without food distribution are permitted in the following zones: Neighborhood Commercial (CNA), Community Commercial (CCA), Commercial Pedestrian (CP), Community R-4-R Commercial (CCR) and Community R-4-N Commercial (CCN) through an Administrative Use

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Permit process. Such uses are also permitted in the Regional Commercial (CHW) zone.

Therefore, the City offers ample opportunities for the development of housing and supportive uses for persons with disabilities. **In fact, over 100 licensed facilities are located throughout the City today, including:**

- 55 adult residential care facilities, ranging in size from 4 beds to 82 beds;
- 9 group homes for children, ranging in size from 6 beds to 29 beds;
- 2 small family homes for children, totaling 5 beds;
- 3 residential care facilities for the chronically ill, totaling 32 beds; and
- 46 residential care facilities for the elderly, ranging in size from 4 beds to 262 beds.

Overall, more than 2,000 beds are being provided in these group care facilities. The City of Long Beach, unlike many neighboring areas, has an aggressive program for facilitating and encouraging the development of special group residences as noted below:

- Special group residences are entitled to apply for a density bonus incentive of up to 100% above the density allowed in the underlying zone district. In a nonresidential zone, density shall be limited to one unit per 200 square feet of lot area, which translates into a density of approximately 217 units per acre.
- Handicapped housing, senior housing, and congregate care facilities that are low rent are required to have only one parking space per two bedrooms. Residential care facilities, sororities, and dormitories require only one space per bedroom. Monasteries, convents, etc., require only one space per two beds.
- Section 21.52.271 of the Zoning Code sets forth the same approval process for special group residences. Standard conditions are that no similar facility can be operate within ½ mile from one another, thus furthering state law and fair housing goals to reduce the impactation of lower-income households in any one area.
- The Zoning Code sets forth further incentives for siting special group facilities. Because of the low parking demands associated with the uses, each facility must only comply with R-4 parking standards (unless provided an incentive), and thus shall be located within 1,000 feet by legal pedestrian route to a public transit stop.

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Definition of Family. The Zoning Code defines “family” as “any group of individuals living together based on personal relationships. Family does not include larger institutional group living situations such as dormitories, fraternities, sororities, monasteries, nunneries, residential care facilities or military barracks, nor does it include such commercial group living arrangements such as boarding houses, lodging houses and the like.”

Because the City facilitates housing for persons with disabilities through its provisions for small group care facilities and special group residences, this definition does not conflict with the City’s policies regarding housing for persons with disabilities. However, the City will review this definition and amend it as appropriate and necessary to ensure clarity and remove any potential constraints to housing for persons with disabilities.

Building Code. The City enforces the 2008 California Building Code. No unique restrictions are in place that would constrain the development of housing for persons with disabilities. Compliance with provisions of the Building Code is reviewed and enforced by the Building Division of the Development Services Department as a part of the building permit submittal.

Planning/Processing Fees. Small group care facilities are permitted by right and no planning fee is required. Special group care facilities (for more than six persons) are permitted via a CUP, requiring payment of a processing fee. However, given the number of large residential care facilities located in the City, the City’s processing fee is not seen as a constraint to the development of housing for persons with disabilities.

Reasonable Accommodation. It is the policy of the City, pursuant to the Federal Fair Housing Amendments Act of 1988, to provide people with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The City has adopted specific procedures in the Zoning Code for processing reasonable accommodation requests.

In order to make specific housing available to persons with disabilities, a disabled person or representative may request reasonable accommodation relating to the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City. If an individual needs assistance in making the request for reasonable accommodation, or appealing a determination regarding reasonable accommodation, the Development Services Department will provide the assistance necessary to ensure that the process is accessible to the applicant or representative. The applicant is entitled to be represented at all stages of the proceeding by a person designated by the applicant.

A request for reasonable accommodation in laws, rules, policies, practices and/or procedures may be filed on an application form provided by the Development

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Services Department at any time that the accommodation may be necessary to ensure equal access to housing.

When a request for reasonable accommodation is filed with the Development Services Department, it will be referred to the Zoning Officer or Building Official for review and consideration. The Zoning Officer or Building Official will issue a written determination within 30 days and may (1) grant the accommodation request; (2) grant the accommodation request subject to specified nondiscriminatory conditions; or (3) deny the request. All written determinations will give notice of the right to appeal and the right to request reasonable accommodation on the appeals process, if necessary.

The following findings must be analyzed, made and adopted before any action is taken to approve or deny a request for reasonable accommodation:

- The housing will be used by an individual protected under the Fair Housing Act.
- The request is necessary to make the housing available to an individual protected under the Fair Housing Act.
- The requested accommodation will not impose an undue financial or administrative burden on the City.
- The requested accommodation will not require a fundamental alteration of the zoning or building laws, policies and/or procedures of the City.
- For housing located in the coastal zone, a request for reasonable accommodation will be approved by the City if it is also consistent with the certified Local Coastal Program (LCP). Where a request is not consistent with the LCP, the City may waive compliance if the City finds:
 - The requested accommodation is consistent, to the maximum extent feasible, with the LCP; and,
 - There are no feasible alternative means for providing an accommodation at the property that would provide greater consistency with the LCP.

The City defines a group home as one for no more than six persons. A request for reasonable accommodation relating to increased occupancy of a group home can be filed with the Zoning Officer. A hearing with the Zoning Officer or the Planning Commission is required to act on a request to increase the number of occupants for a group home. A decision must be made within 30 days by the Zoning Officer or within 60 days by the Planning Commission.

Emergency Shelters

Senate Bill No. 2 (2007) amended Sections 65582, 65583, and 65589.5 of the Government Code relating to local planning. This bill added emergency shelters to

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these provisions and required that the Housing Element identify zones in the City where emergency shelters are allowed as a permitted use without a Conditional Use Permit. State law defines an emergency shelter as a means of housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

The City conditionally permits the siting of shelters for no more than six persons in two Community Commercial districts – Community R4R (CCR) and Community R4N (CCN). In addition, halfway houses are conditionally permitted as special group care facilities in R4, CCR, CCN, and CHW (Community Commercial – Regional Highway) districts. Through these provisions, the City has facilitated the siting of many homeless shelters in the community, including Catholic Charities Shelter (32 beds for families), Long Beach Rescue Mission (125 beds for men), Lydia House (35 beds for women and children), Boys Town (16 beds for youth), Women Shelter (32 beds for domestic violence victims), Project Achieve (59 beds for adults), etc.

~~To comply with SB2, the City will amend the Zoning Code to permit emergency shelters by right in the port IP zone and in PD-31 (Villages at Cabrillo). The Zoning Code amendment will establish specific development standards and the following performance standards for emergency shelters:~~

~~Maximum number of beds;~~

~~Proximity to other shelters;~~

~~Length of stay;~~

~~Off Street parking standards to be the same as other residential uses within the same zone;~~

~~Size and location of exterior and interior waiting drop-off;~~

~~Security and lighting; and~~

~~Provision of on-site management.~~

~~Properties located in PD-31 (Villages at Cabrillo) and properties zoned for port use are located along major transportation corridors. The port is located next to the Villages at Cabrillo where supportive services are available. Site inventories show that opportunities exist in the City for both the conversion of existing buildings into shelters and for the construction of new facilities on underutilized properties.~~

In order to comply with the provisions of SB2, the City is proposing to amend the Zoning Code within one year of the adoption of the 2008-2014 Housing Element to allow by-right emergency shelters in the IP-Port zone and in PD-31 Villages at Cabrillo. Primary reasons for permitting by-right emergency shelter beds in these two zones are: 1) these zones/areas already contain a concentration of primary, necessary support services for individuals and families experiencing emergency, transitional, and sometimes permanent housing needs; 2) they have ample capacity to bridge the gap between what is currently needed in emergency shelter beds and

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what is currently provided; and 3) these homeless service centers are close to each other and easily accessible along bus service routes.

The Continuum of Care Program, Program 2.1 in the Housing Plan section of the Element discusses the services and facilities available at both The Villages at Cabrillo and the City's Health and Human Services Multi-Service Center (MSC). The Villages at Cabrillo is located just east of the Terminal Island Freeway (I-47), north of Pacific Coast Highway, and west of Santa Fe Avenue. The Multi-Service Center is located 1.5 miles to the southeast of the Villages at Cabrillo on the south side of Anaheim Street just west of the Long Beach Freeway (I-710). Santa Fe Avenue would be the north/south main bus corridor connecting these two facilities. Bus shelters and bus benches are found along Pacific Coast Highway, Santa Fe Avenue, and Anaheim Street.

Since 1997, the Multi-Service Center, a collaborative partnership between the City of Long Beach, the Port of Long Beach, and twelve non-profit agencies has been located on this IP-zoned site at 1301-1327 W. 12th Street. Services at the Center include: showers, laundry, mail/phone messaging to licensed childcare, a medical clinic, employment assistance, drug and alcohol treatment, case management, and shelter and housing placement assistance.

Similarly, The Villages at Cabrillo located nearby in PD-31, is a collaborative partnership of eleven agencies, which currently provide the largest non-governmental housing and social services program for homeless people in the United States. Built on a former naval housing site, new housing here ranges from emergency and transitional shelters to permanent-affordable housing for singles, unaccompanied youth, families, Native Americans and veterans. Additionally, support services include childcare, employment counseling, mental health and medical care. They also have a program to help homeless children re-integrate into the public school system in Long Beach. A new project within the Villages called The Family Commons is celebrating their grand opening on April 7, 2009. It features 81 units of permanent affordable housing in six residential buildings, along with three new community buildings. The majority of the population in the new Family Commons is of Long Beach origins, including 72% of the homeless residents. This facility is specifically targeted to providing assistance to homeless families with mental disabilities.

Hence, the nexus between providing supportive services and supportive housing is a strong reason for recommending emergency shelters be located in PD-31 and in the IP- port zone. Furthermore, access between the Villages at Cabrillo and the Multi-Service Center is straightforward and convenient. Service providers currently operate free shuttles between the two sites, and both Anaheim Street and Santa Fe Avenue serve as major bus routes with public bus stops within a reasonable distance to the entrance of each facility.

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According to the Continuum of Care Homeless Population Gaps Analysis the City's emergency shelter gap is 380 beds for individuals and 72 beds for persons in families with children. (Chart 14) Housing law requires jurisdictions to review their shelter gaps and identify at least one land use zone where shelters can be built, by right, to address this gap. City staff has found that there is adequate capacity for development of emergency shelter facilities and transitional housing for those in need in the IP zone. Assuming that the docks, piers and primary port activity areas will not be targeted for emergency shelters, this leaves an area north of the Southern Pacific Railroad right-of-way, south of Anaheim Street, between the Terminal Island (I-47) and Long Beach Freeways (I-710).

In this IP-Port-zoned area there are 55.3 acres of land with 37.9 of these acres (68.5%) owned by the City of Long Beach. Of the 163 parcels in the area, 102 of them are City-owned. Additionally, there are a number of opportunities for an emergency shelter to lease space in existing buildings located within a three- to ten-minute walk of the Multi-Service Center (MSC). Two of these buildings are on Fashion Avenue, just south of the MSC. Below are photographs that illustrate the character of the area and depict these buildings.

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Front of MSC



Large building for lease at 1326 W. 12th Street across from MSC



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Building across from 1326 W. 12th Street



It should be emphasized that the City has been working cooperatively with the Port of Long Beach for more than a decade in operating the Multi-Service Center on the site at 1301-1327 W. 12th Street. Offering the opportunity for shelter beds to be accommodated on sites in the IP zone and at the Villages at Cabrillo should create no hardship, especially since performance standards for emergency shelters will be instituted, including: maximum number of beds permitted; proximity to other shelters; length of stay permitted; location and size of waiting drop-off areas; security and lighting; and provisions for on-site management.

Transitional and Supportive Housing

Transitional and supportive housing facilities in Long Beach are permitted or conditionally permitted as small group care facilities or special group care facilities if they are operated as group residential facilities (see detailed earlier discussions under Housing for Persons with Disabilities in this Chapter). Specifically, the City of Long Beach is actively facilitating and encouraging the conversion of surplus naval property to one of the largest transitional housing facilities for homeless persons in the nation. The Villages at Cabrillo provides 400+ beds of transitional housing and services for men, women, and unaccompanied youth.

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However, transitional and supportive housing can also be operated as regular rental apartments. Section 50675.2(h) of Health and Safety Code defines transitional housing as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Section 50675.14(b) of Health and Safety Code defines supportive housing as housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Recent changes to State law mandate that such transitional housing and supportive housing be permitted by right as a multi-family residential use where multi-family housing is permitted.

Further, transitional and supportive housing can be accommodated in many forms, including group homes, institutional housing, or regular housing units. To comply with State law, the City will amend the Zoning Code to differentiate transitional or supportive housing that operates as group residence versus transitional or supportive housing that is regular rental apartments. 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. For transitional and supportive housing operating as group housing facilities, meeting the statutory definition of residential care facilities under the Lanterman Disability Services Act, such facilities will be permitted according to the City's Zoning Code provisions for residential care facilities. The former will be permitted or conditionally permitted under small or special group residence. The latter will be permitted by right as multi-family residence in multi-family zones.

Single-Room Occupancy Units

Single-Room Occupancy (SRO) units are one of the most traditional forms of affordable private housing for lower income individuals, including seniors and persons with disabilities. An SRO unit is usually small, between 80 and 250 square feet. These units provide a valuable source of affordable housing and can serve as an entry point into the housing market for formerly homeless people.

Currently the Long Beach Zoning Code does not contain specific provisions for SRO units. Through Program 2.2 the Zoning Code will be amended 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.

4. Building Codes and Enforcement

Long Beach has adopted building and safety codes in order to preserve public health, safety, and welfare. To implement these codes, the City has various code enforcement programs designed to address building and neighborhood conditions. These building codes and their enforcement have the potential to significantly increase the cost of development, maintenance, and improvement of housing.

- **Building Codes** - Long Beach has adopted and enforces the California Building Code (CBC) that establishes standards pertaining to the construction of housing and inspection at various stages of construction to ensure code compliance.
- **Accessibility Codes** - The Federal Fair Housing Act of 1998 and the American Disabilities Act (ADA) are federal laws that are intended to assist in the provision of safe and accessible housing. These regulations were codified in Title 24, Part 2, known as the California Building Code and apply to newly constructed multi-family dwelling units in building with three or more units or in condominium projects with four or more units. The City of Long Beach has adopted and enforces compliance with these standards to comply with federal law.
- **City Code Enforcement** - The City's Community Development Department enforces State and local regulations governing the maintenance of residential buildings. The Code Enforcement and Rehabilitation Divisions administer programs to facilitate neighborhood upgrading, including property maintenance, weed abatement, and other citywide programs. In addition, the City implements a Neighborhood Improvement Strategy (NIS). The NIS program aims to improve the quality of life in specific CDBG-targeted areas through a partnership of City staff, other agencies and neighborhood residents.
- **Community Code Enforcement** - The Community Code Enforcement program is designed to customize actions to fit the needs of a specific neighborhood. Target areas under the program are selected upon the presence of established, active community groups, and the need for code enforcement to assist in stabilizing and improving the neighborhood. The City provides the community with an individual point of contact and City staff members who can coordinate with various governmental agencies in addressing multi-faceted problems.

Building codes and their enforcement increase the cost of housing investment and can impact the viability of rehabilitating older properties required to be upgraded to current code standards. To the extent this makes the cost of housing production or rehabilitation economically infeasible, it could serve as a constraint. However, these

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regulations are similar to cities in the region, provide minimum standards for safe and accessible housing, and thus are not considered to be an undue constraint upon housing investment.

5. Development Permit Procedures

Communities can encourage needed reinvestment in the housing stock by reducing the time and uncertainty involved in obtaining development permits. Pursuant to the State Permit Streamlining Act, governmental delays are recommended to be reduced by: (1) limiting processing time in most cases to one year; and (2) by requiring agencies to specify the information needed to complete an acceptable application. Chart 41 summarizes the approximate planning project processing time in the City and Chart 42 summarizes the building timelines.

Residential projects of less than five housing units typically do not require committee review. Projects with 5 to 49 units that comply with all standards and have no other zoning entitlements are only subject to Staff Site Plan Review, which takes approximately five weeks. Planning Commission Site Plan Review is necessary for developments with 50 or more units, and projects that require a Negative Declaration or Conditional Use Permit. The approximate time needed for Commission Site Plan Review is 11 weeks. As shown in Chart 42, for the issuance of building permits, most projects are able to complete the review process within three months. Building permits for multi-family projects take between four and five months. Comparatively, among larger cities in the Los Angeles Basin, Long Beach has relatively short processing times for routine planning and permit processing actions.

While the City requires legislative approval of multi-family projects of 50 or more units, this process has not impeded residential development. As evidenced in Chart 45 in Section 4, Housing Resources, of the Housing Element, between January 1, 2006 and July 2008, 3,376 units have been constructed, under construction, or entitled. Most of these projects are have over 50 units, indicating that the City has a track record of approving these projects. Specifically, three of the five projects with an affordable housing component have over 50 units.

To facilitate multi-family residential and mixed use developments, the City offers pre-application study sessions with the Planning Commission at no cost to the applicants. These pre-application study sessions allow the applicants to gain an understanding in the City's goals and objectives for the project site, and therefore be able to craft a project that can take advantage of the flexibility offered through the PD zoning regulations and address City issues and concerns. In most cases, developers do take advantage of the pre-application study sessions.

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Chart 41: Planning Timelines

Planning Process	Timeline
Site Plan Review	5 weeks
Zoning Administrator	7 weeks
Planning Commission	11 weeks
Negative Declaration	10 weeks
Environmental Impact Report	9 months

Source: City of Long Beach, Development Services Department

Chart 42: Building Timelines

Building Project	Timelines	
	1 st Review	2 nd Review
Single-Family Alteration (no new square footage or non-structural)	Over the counter	Over the counter
New Single-Family Homes/Additions	10 weeks	2 weeks
Multi-Family Alteration (no new square footage or non-structural)	10 weeks	2 weeks
New Multi-Family Construction – Low-rise	12 weeks	4 weeks
New Multi-Family Construction – High-rise	16 weeks	4 weeks
Tenant Improvements (no change of use or non-structural)	10 weeks	2 weeks
Additions and Alterations	10 weeks	2 weeks

Source: City of Long Beach, Development Services Department

Site Plan Review

The requirements and process for site plan review are clearly specified in the City's Zoning Code. The following residential projects require site plan review:

- Five or more units as one project;
- Construction of a new dwelling unit or an addition greater than 450 square feet in size to an existing dwelling, located on a lot less than 27 feet in width in the R-1-N, R-1-M, R-2-N, and R-2-A districts;
- Any project proposing to utilize the incentive program established for very low and low income households; and
- Any residential project proposing to utilize a wing wall.

A residential project of 50 or more units is also required to submit a conceptual site plan for review by staff prior to formal site plan review.

At the Site Plan Review, the review committee (either staff or Planning Commission) can request reasonable conditions for approval of the site plan, including:

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- A revised site plan;
- Reduced building height, bulk or mass;
- Increased setbacks;
- Changes in building material;
- Changes in rooflines;
- Increased usable open space;
- Increased screening of garages, trash receptacles, motors or mechanical equipment;
- Increased landscaping;
- Increased framing, molding or other detailing;
- Change in color; or
- Other changes or additions that are necessary to further the goals of the site plan review process.

These are typical conditions to improve the performance of the project and design compatibility with surrounding uses in order to make the following findings for approval:

- 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;
- The design conforms to any applicable special design guidelines adopted by the planning commission or specific plan requirements, such as the design guidelines for R3 and R4 multi-family development, the downtown design guidelines, PD guidelines or the general plan;
- The design will not remove significant mature trees or street trees, unless no alternative design is possible;
- There is an essential nexus between the public improvement requirements established by this ordinance and the likely impacts of the proposed development; and
- The project conforms to all the transportation demand management requirements.

Development Services Center

Pursuant to the Permit Streamlining Act, the Development Services Center serves as a one-stop processing counter staffed with representatives from various City departments. In particular, the Planning Counter processes the following: coastal permits, standards variances, conditional use permits, subdivision maps, certificates of compliance, lot line adjustments, and condominium conversion permits. Permits issued by other counters at the Center include sewer permits, health permits, and all building, electrical, plumbing, and mechanical permits for new buildings and additions/alterations to existing buildings. In many cases, developers can apply for

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permits via the City's website. By offering a consolidated services center and web access, the City can effectively reduce the costs of processing routine permits and facilitate and encourage housing production.

6. Fees and Exactions

Development service fees charged by local governments contribute to the cost of maintaining, developing, and improving housing. Long Beach collects fees to recover the costs of processing permits and providing the necessary services and infrastructure related to new development. Chart 43 summarizes the common planning fees charged for providing associated services for new housing development.

Chart 43: Development Services Fees

Services Provided	Single- and Multi-Family Units
Administrative Use Permit	\$4,942.55/permit
Conditional Use Permit	\$8,154.87 / permit
Local Coastal Development Permit	\$5,165.52 / application
Modifications (no hearing to approval final map)	\$1,161.86 / modification
Site Plan Review: Conceptual	\$4,440.86 / application plus \$1.64 / 100 sq. ft.
Committee (staff) Approval	\$5,270.45 / application plus \$3.28 / 100 sq. ft.
Planning Commission Approval	\$10,892.84 / application plus \$3.28 / 100 sq.
Standard Variance	\$4,942.55 / application
Zoning Amendments: Zoning Ordinance (map)	\$8,313.36 / zone change
Tentative Maps: Condo Conversion	\$2,654 / permit
Final Maps: Condo Conversion	\$7,120.90 / application plus \$109.30 / unit
New Construction	\$4,858.39 / application plus \$109.30 / unit
Vesting Final Map	\$1,967.40 / application
General Plan Amendment	\$9,392.15 / amendment

Source: City of Long Beach, Development Services Department

The City conducts an annual assessment of its service fees to ensure that they reflect the cost of providing services and attempts to keep fees in line with other communities. Fees are generally increased based on a comparative survey and increase in the CPI. Fees are generally not waived, because they represent the actual cost for service, are a relatively minor portion of the total building valuation,

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and therefore are not considered to be an undue constraint upon the production or maintenance of housing.

Development Impact Fees

In addition to planning fees, the City of Long Beach charges various development impact fees upon new development. In contrast to service fees that recover the costs of providing services, impact fees are intended to fund the improvements in infrastructure and services needed to accommodate new housing development. For instance, common examples include school fees, park and recreation fees, sewer fees, and transportation improvement fees. Chart 44 below details these impact fees.

Chart 44: Development Impact Fees

Service Provided	Single Family Residence	Multi-Family
School Impact Fee	\$3.28 per sq. ft.	
Sewer Capacity Fee	\$77.65 per fixture	
Fire Facilities Fee	\$496/unit	\$378/unit
Police Facilities Fee	\$703/unit	\$537/unit
Park and Recreation Facilities Impact Fee*	\$4,221/unit	\$3,260/unit
Transportation Improvement Fee*	\$1,125 per residential unit \$663.75 per senior citizen unit	

Source: Development Services Department, City of Long Beach

* Exempt for housing that is affordable to low-income households.

To ensure that development impact fees are reasonably related to the costs to extend infrastructure, public services, and facilities, the City conducts a periodic nexus study that links service costs to the actual impacts of the development. However, to ensure that fees do not constrain the production of affordable housing, the City waives development impact fees – parks and recreation and transportation improvement fees – for housing that is dedicated as affordable to lower income households.

7. Site Improvements

Site improvements are an important component of new development and include water, sewer, circulation, and other infrastructure needed to support development. Long Beach requires pro-rata payments for off-site extension of the water, sewer and storm drain systems, and pro-rata payments for traffic signals. It requires the developer to construct all internal streets, sidewalks, curb, gutter, affected off-street arterials, and landscaping. New residential construction will occur as infill, where infrastructure is in place. While these impact affordability, these requirements are deemed necessary to maintain the quality of life desired by City residents, and are

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consistent with the City's General Plan goals to ensure that public services and facilities are in place at the time of need, thus avoiding the overloading of existing urban service systems.

8. Coastal Zone Housing

State law requires a review of the City's success in maintaining affordable units in the coastal zone. Since 1980, the City has had an ordinance providing for one-for-one replacement for very low, low and moderate income housing units removed by new construction or conversion to other non-residential uses. Developers are required to replace affordable housing removed within or near the coast by new construction, rehabilitation of substandard units, or by contribution of an in-lieu fee to the Housing Authority to defer the construction costs of producing similar units. Incidentally, the in-lieu fees are updated annually in accordance with the change in the Building Cost Index (BCI) from January to January. Currently, the fees range from \$16,000 to \$40,000 per removed unit depending on the unit's size and affordability level.

In the City's Coastal Zone, since 1980, 375 affordable units have been demolished and 54 affordable units have been converted to market rate condominiums. Specifically, between 2000 and 2006, 111 affordable units had been removed due primarily to condominium conversion (see below).

Property Address	Reason for Removal	# Units Removed	Year	In-Lieu Fee
<u>1000 E. Ocean</u>	<u>Demolition</u>			
	<u>(replaced with new construct)</u>	<u>57</u>	<u>2000</u>	<u>\$1,206,800</u>
<u>215 Euclid</u>	<u>Apt to Condo Conversion</u>	<u>25</u>	<u>2001</u>	<u>\$322,500</u>
<u>1062 E. 2nd St</u>	<u>Apt to Condo Conversion</u>	<u>7</u>	<u>2006</u>	<u>\$122,614</u>
<u>1605 E. 2nd St</u>	<u>Apt to Condo Conversion</u>	<u>12</u>	<u>2007</u>	<u>\$238,154</u>
<u>2138 E. 1st Street</u>	<u>Apt to Condo Conversion</u>	<u>10</u>	<u>2006</u>	<u>\$262,100</u>
<u>Total Units removed from 2000-2006</u>		<u>111</u>		<u>\$2,152,168</u>

In all cases above, the developers opted to pay in-lieu fees totaling \$2,152,168. As of this writing, 100% of the fees for 1000 E. Ocean and 95% of the fees for the condo conversion projects have been collected. Chapter 21.61 stipulates that in-lieu fees are to be used for the production of affordable housing within 36 months of receipt, within the area located south of the area bounded by the Los Angeles River on the West, Pacific Coast Highway on the North, and 7th Street on the East. Overall, 378 affordable replacement units have been constructed using funds from the coastal zone housing replacement fund. Most recently, \$1,373,375 was used to construct a project downtown – the 64-unit Puerto Del Sol Apartments which now serve the housing needs of extremely low, very low and low-income Long Beach residents. The Housing Fund currently has \$156,926 in remaining in-lieu funds and developer obligations remaining are \$328,456 plus interest, to be collected by 2009. Chapter 21.61 stipulates that in-lieu fees are to be used for the production of affordable housing within 36 months of receipt, within the area located south of the

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area bounded by the Los Angeles River on the West, Pacific Coast Highway on the North, and 7th Street on the East. Overall, 378 affordable replacement units have been constructed using funds from the coastal zone housing replacement fund. Most recently, \$1,373,375 was used to construct a project downtown – the 64-unit Puerto Del Sol Apartments which now serve the housing needs of extremely low, very low and low-income Long Beach residents. The Housing Fund currently has \$156,926 in remaining in-lieu funds and developer obligations remaining are \$328,456 plus interest, to be collected by 2009. The in-lieu fees remaining in the Housing Fund will be used for the development of additional new affordable housing.

C. Environmental and Infrastructure Constraints

Environmental issues and infrastructure capacity or other limitations could possibly affect the type and amount of residential development in a given location. If not mitigated, these types of constraints could preclude a jurisdiction from facilitating the development of housing that is needed to address a community's Regional Housing Needs Assessment (RHNA) assignment. None of the sites being used to address the City's new RHNA targets have environmental or infrastructure constraints. Nevertheless, this section addresses the environmental and infrastructure constraints in the City of Long Beach and the actions that have been taken to mitigate these constraints to the potential development of housing.

City Infrastructure

Long Beach was incorporated 120 years ago in 1888. Today, the City is highly urbanized and fully developed. The only remaining theoretically developable parcels (assuming that parks, beaches and wetlands will be preserved) are either brown fields or other lands that can be recycled for new uses. No new streets are needed; water, sewer and power lines service all properties. With respect to needed infrastructure able to support additional housing development, there are no known constraints. However, like most developed communities, one of the City's major challenges is to maintain this infrastructure in good condition and working at optimal levels to serve the needs of residents and businesses. The long and short term Capital Improvement Programs are designed to address these concerns.

Geologic Conditions

Located directly adjacent to and between the Los Angeles and San Gabriel Rivers, with eight miles of coastline, the City is situated on a coastal plain with relatively unstable soils (i.e., terrace deposits). The potential for flooding and liquefaction are an ongoing concern for the City and steps have been taken to mitigate these hazards. For instance, following the discovery of oil here in the 1920s, by the 1950s areas along the downtown and in the port experienced severe subsidence when oil and gas resources were extracted. In 1958, a full-scale water injection system was initiated to repressurize and stabilize these areas. With this Wilmington Oil Field underlying the coastline a very important national resource, and oil operations continuing for the foreseeable future, this water injection system is maintained to

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protect the developments on the surface above – including a lot of new housing recently constructed in the City’s downtown.

Similarly, following severe storms and flooding in the City’s early history, an extensive breakwater was constructed to protect lives and properties situated on the peninsula and along the shoreline. Although studies are planned to examine the reconfiguration of this breakwater in order to allow more surf and better offshore water quality, it is not expected that alterations to the breakwater would impact any potential development sites.

Although potential land subsidence is an issue, the most pervasive geologic hazard in Long Beach is that of an earthquake. The City is bisected diagonally across the center by the Newport Inglewood Fault Zone. Again, because of the relatively unstable soils beneath the surface in some areas, a major earthquake along this fault could cause widespread devastation. In fact, the City experienced such a quake in 1933 where lives were lost and many buildings destroyed. Learning from that episode, the City has developed a reputation for applying strict building standards, and initiating and supporting State legislation to protect lives and property from potential earthquake damage. The Alquist-Priolo Special Studies Zone Act of 1973 was adopted to mitigate the potential impacts from an earthquake by requiring buildings to be set back from the fault zone. Further, several years ago levees along both the San Gabriel and Los Angeles Rivers were raised and improved to mitigate exposure to flooding should an earthquake occur.

4. HOUSING RESOURCES

This section describes and analyzes resources available for development, rehabilitation, and preservation of housing in the City of Long Beach. This includes the availability of land resources and the City's ability to satisfy its share of the region's future housing needs, financial resources available to support the provision of affordable housing, and administrative resources available to assist in implementing the City's housing programs.

A. Opportunities for Residential Development

1. Regional Housing Needs Assessment

State Housing Element law requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period. This share, called the Regional Housing Needs Assessment (RHNA), is important because State law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction's ability in providing adequate land to accommodate the RHNA.

The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the six-county region, including the County of Los Angeles.¹ The RHNA is distributed by income category. For the 2008 Housing Element update, the City of Long Beach is allocated a RHNA of 9,583 units as follows:

- Extremely Low/Very Low-Income (up to 50% of AMI): 2,321 units (24.2%)²
- Low-Income (51 to 80% of AMI): 1,485 units (15.5%)
- Moderate-Income (81 to 120% of AMI): 1,634 units (17.1%)
- Above Moderate-Income (more than 120% of AMI): 4,143 units (43.2%)

The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these units.

¹ Southern California Association of Governments (SCAG) covers a six-county region, including Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial.

² The City has a RHNA allocation of 9,583 very low-income units (inclusive of extremely low income units). Pursuant to new State law, the City must project the number of extremely low income housing needs based on Census income distribution or assume 50% of the very low-income units are extremely low. According to CHAS data (based on Census data), the City had 28% very low-income households (16% extremely low income and 12% very low income). Therefore the City's RHNA of 2,321 very low-income units are proportionately split into 1,326 extremely low and 995 very low-income units.

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An important component of Long Beach's Housing Element is the identification of sites for future residential development, and evaluation of the adequacy of these sites in fulfilling the City's share of regional housing needs as determined by SCAG.

2. Credits toward RHNA

The RHNA uses January 1, 2006 population and housing data as the baseline for growth projections. As a result, housing units constructed, permitted, or entitled since this baseline date can be credited toward the RHNA for this Housing Element cycle. Chart 45 summarizes housing units that can be credited toward the RHNA by project and income/affordability level.

~~All affordable housing projects/units included in Chart 45 received some form of public assistance either through direct financial subsidies, land write-downs, and/or density bonus provisions. These units are (or to be) deed-restricted as affordable housing for the period governed by the funding programs or regulatory requirements but usually not fewer than 30 years.~~

Funding and affordability timelines for the affordable housing projects/units listed in Chart 45 is as follows:

- 1500 Pine was funded through RDA 2005 Bond and CalHome funds and made affordable for 45 years
- 421 W. Broadway was funded through redevelopment 20% tax increment set aside and made affordable for 55 years
- 2001 River was funded through Federal HOME funds and made affordable for 55 years
- 2555 Atlantic was funded through RDA 2005 Bond and redevelopment 20% tax increment set aside and made affordable for 55 years
- 2355 Long Beach Blvd. Will be funded through redevelopment 20% tax increment set aside and made affordable for 55 years.

The affordability restrictions are memorialized and enforced through the recordation of affordability covenants.

Units Constructed

Since January 1, 2006, 1,359 housing units have been constructed in the City, including a 22-unit housing project (Neo Zoe) that includes 17 affordable units (5 low income and 12 moderate income units). This affordable project was funded with Redevelopment 2005 Bond and CalHome funds. As required by these funding programs, the affordable units are deed-restricted as long-term affordable housing.

Units under Construction

Eight housing projects, totaling 758 units are under construction as of July 2008. Three of these projects include affordable units – Lyon West Gateway, Villages at

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Cabrillo, and Menorah House. Lyon West Gateway is a market-rate housing development that sets aside 26 units as housing affordable to low income households. Redevelopment Housing Set-Aside funds were used to subsidize the affordable units at Lyon West Gateway. The Villages at Cabrillo is an affordable housing project with 81 permanent units with social services for formerly homeless families (including 56 very low income and 24 low income units, as well as one manager's unit). This project was funded with HOME funds. Menorah House is a 65-unit senior housing project affordable to very low-income seniors. Both Redevelopment 2005 Bond and Redevelopment Housing Set-Aside funds were used to gap-finance this project. Based on the funding sources for these affordable projects, the affordable units are deed-restricted as long-term affordable housing.

Units Entitled

In addition to the units constructed since January 1, 2006 and the units that are under construction as of July 2008, a number of residential projects have received entitlement. These nine entitled projects total 1,483 units, including the 46-unit MetaHousing development that has units for very low and low income households. Redevelopment Housing Set-Aside funds were used to subsidize the affordable units and deed-restrict as long-term affordable housing.

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**Chart 45: Housing Units Constructed, Permitted, or Entitled
Since January 1, 2006**

Address	Name	Units	Very Low	Low	Moderate	Upper
Units Constructed						
1500 Pine Avenue	Neo Zoe	22	0	5	12	5
Citywide	Various Projects	1,337	0	0	0	1,337
	Subtotal:	1,359	0	5	12	1,342
Units under Construction						
421 W. Broadway	Lyon West Gateway	291	0	26	0	265
2080 Obispo	Alamitos Ridge (106 SFRs)	106	0	0	0	106
210 E. 3rd Street	Lyon Promenade	104	0	0	0	104
350 Long Beach Blvd.	Gateway on 4 th	82	0	0	0	82
2001 River	Villages at Cabrillo	81	56	24	0	1
2555 Atlantic Ave	Menorah House (Senior)	66	65	0	0	1
433 Pine Avenue	Newberry Lofts	18	0	0	0	18
431 E. 6 th St.	10 units	10	0	0	0	10
	Subtotal:	758	121	50	0	587
Entitlements Granted						
604 Pine Avenue	Press Telegram Lofts	542	0	0	0	542
777 E. Ocean Blvd.	Shoreline Gateway	358	0	0	0	358
150 W. Ocean Blvd.	OceanAire	216	0	0	0	216
100 E. Ocean Blvd	Edgewater	155	0	0	0	155
2010 E. Ocean Blvd.	56 units plus 40 hotel rooms	56	0	0	0	56
1628-1724 E. Ocean Blvd.	51 units plus 47 motel rooms	51	0	0	0	51
2355 Long Beach Blvd.	MetaHousing	46	13	11	12	10
125 Linden Ave.	Broadlind Condos	30	0	0	0	30
4200 E. Anaheim St.	29 units	29	0	0	0	29
	Subtotal:	1,483	13	11	12	1,447
	Total:	3,600	134	66	24	3,376

3. Future Residential Development Potential

Future residential development will focus in several planned development districts and high-density residential areas. The section assesses the available vacant and underutilized sites in meeting the City's remaining RHNA of 5,983 units.

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Development Applications Submitted

In addition to developments that have already received entitlement, a number of development applications have been filed on properties located in the downtown and PDs that allow high-density residential uses. These projects are at various levels of staff and Planning Commission reviews.

Based on the actual number of units proposed and intended housing types and target markets, the proposed developments total 2,321 new units, including two affordable ownership projects for moderate income households and an affordable senior housing development assisted with 20% tax increment set-aside and redevelopment housing bond proceed funds. With the exception of two applications, all proposed developments are within the permitted densities. Overall, affordable units include 97 moderate-income units for families and 65 very low-income units for seniors.

Chart 46: Development Applications Received

Address	Name	Units	Very Low	Low	Moderate	Upper
Proposed Densities Allowed by Zoning						
301 Pine	Pine Pacific Block	375	0	0	0	375
500 W Broadway	176 residential units	176	0	0	0	176
432-440 W. Ocean Blvd.	80 residential units	80	0	0	0	80
245 Pine Avenue	AMC Theatres	68	0	0	0	68
1598 Long Beach Blvd.	64 residential units	64	0	0	0	64
2114 Long Beach Blvd.	MetaHousing	49	14	12	12	11
2000-2199 Atlantic Ave.	48 Townhomes	48	0	0	48	0
110 W. Ocean Blvd.	Ocean Center Reuse	26	0	0	0	26
	Total:	886	14	12	60	800
Zoning Change Requested						
11 Golden Shore	Golden Shore Master Plan	1,370	0	0	0	1370
3635 Elm Avenue	65 units senior assisted living	65	6	0	0	59
	Total:	1,435	6	0	0	1,429

Identifying Sites Suitable for Housing

In order to identify sites suitable for housing construction the City relied on Geographic Information Systems (GIS) analysis, staff knowledge, and field survey. Using the GIS, existing zoning (units/acre) and parcel area were used to calculate

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the potential maximum housing units allowed per parcel for the entire 50 square mile City. Then the improvement-to-land value ratio for each parcel was calculated by dividing the value of improvements (buildings) by the value of the land (from Los Angeles County Assessor data). For example, a parcel with improvements worth \$500,000 and land worth 1 million dollars would have an improvement ratio of 0.5. The lower the improvement ratio, the higher the potential for recycling the parcel into a new development. Then, the list of parcels was sorted by maximum housing units permitted. Only parcels with an improvement ratio of less than 0.6 were included. Parcels with improvement ratios higher than 0.6 were considered less likely to recycle than those with lower improvement ratios. This is a fairly conservative assumption as economic studies typically use a ratio of 1.0 as threshold for recycling feasibility. This analysis identified 120 parcels that could accommodate 12 units or more on each individual parcel (the size of a small garden apartment building). This list was reexamined to verify that the GIS analysis was identifying valid parcels. Ultimately 17 sites were identified (many with multiple contiguous parcels) that could accommodate the units needed to fulfill the City's RHNA targets with affordable potential housing. (A density of at least 30 units/acre is needed to accommodate lower income housing targets.) Aerial photos were reviewed and site visits were conducted to verify the feasibility of redeveloping these sites in this planning period.

Further, several recent projects that are included in the Element (described later) to demonstrate that multi-family developments achieve maximum allowable densities, also demonstrate the feasibility of assembling lots to build affordable residential units. The City is confident that each of the sites used to demonstrate housing capacity can be developed as housing, at the densities needed to achieve the RHNA targets, over this planning timeframe. Naturally, this depends a great deal on a reversal of the current downturn in the housing market, lending and development climate. However, the City's Development Services Department, Community Development Department, and Redevelopment Agency are committed to providing the assistance needed to allow housing development to occur in a manner consistent with the provisions of this General Plan Housing Element.

Vacant and Underutilized Sites

In identifying vacant and underutilized sites, the City focuses only in areas where densities can exceed 30 units per acre. Only properties of adequate size to accommodate at least a 30-unit multi-family residential project are included. Each site is comprised of multiple contiguous parcels with lot consolidation potential. Staff knowledge of existing uses, aerial photos, and field checks were used to screen properties with near-term development potential. A detailed list of the properties identified is included in Appendix B.

Among the 17 sites identified (see Chart 47), only 3 are vacant, with the remaining 14 sites being developed with existing but underutilized or marginally viable businesses. The majority of the underutilized sites are currently used as surface parking lots; others are occupied by small independent businesses (see Chart 47

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and Figure 7). These uses do not represent the highest and best uses for the sites and are not consistent with the City's vision for these areas. As described later, the City is undertaking special planning efforts to foster redevelopment of PD-29 and PD-30. Given the densities permitted in these areas, significant economic incentives are present to induce redevelopment of these properties to higher intensity uses. Recent development activities in these areas demonstrate a strong trend of recycling existing low-density uses to high-density developments (see units constructed, under construction, and entitled as shown in Chart 45). Most of the projects presented in Chart 45 and described below under "Achievable Densities" involve lot consolidation and recycling of existing properties uses of similar character and economic status as properties identified in this sites inventory.

These 17 sites total almost 54 acres and can accommodate 5,199 new units at densities that are at least 30 units per acre, the density threshold established by the State as feasible for facilitating lower income development in metropolitan areas. Particularly, a few sites are located in the Downtown Core subarea of PD 30, where height and density are not limited. Significant potential also exists on R-4-U properties where the maximum permitted density is 108 units per acre.

It should be noted these 17 "sites" represent in reality 17 "groupings of contiguous parcels." Fifteen of the 17 "sites" can accommodate at least 100 units, with most "sites" being able to accommodate at least 200 units. As shown in Chart 45, most affordable housing projects have 100 or fewer units. Therefore, while some lot consolidation is required, it is not the intent of the City to require that these 17 sites be developed as 17 large-scale residential developments. Any combination of contiguous parcels may be possibly consolidated to generate a range of housing types.

Also 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.

Achievable Densities

In estimating development potential, the maximum permitted densities are used. Although the Zoning Code does not specify a minimum density for many districts, maximum densities are typically achieved in the R-4 zone, PD 29 and PD 30 districts. In the Downtown Core subarea where height and density are not limited, recent projects are developed at approximately 200 units per acre. Some recent developments demonstrate that the maximum permitted densities are achievable with the development standards established for the zones. Specifically, much of the City's future development is expected to occur in Planned Development Districts,

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where flexibility in development standards is already built into the regulations for these Districts.

- **PD 30 – Downtown Core Subarea (No Height Limit):**
Density Permitted: Unlimited
Density Achieved: The Press Telegram Project at 604 Pine is entitled for 542 units on 2.6 acres, which equates to 208 units per acre.

- **PD 30 – Downtown Core Subarea (No Height Limit):**
Density Permitted: Unlimited
Density Achieved: A project at 777 East Ocean Boulevard is entitled for 221 units on a 0.8-acre site, which equates to 275 units per acre.

- **PD 30 – Mixed Use Subarea (6 Stories Height Limit):**
Density Permitted: 75 units per acre
Density Achieved: The Lyon Project at 421 W. Broadway is under construction with 291 units on 3.6 acres, which equates to 80 units per acre.

- **PD 30 – Mixed Use Subarea (6 Stories Height Limit):**
Density Permitted: 75 units per acre
Density Achieved: The Gateway on 4th Street project at 350 Long Beach Boulevard is under construction with 82 units on 1.15 acres, which equates to 71 units per acre.

- **PD 29 Subarea 1 – R-4-N:**
Density Permitted: 44.6 units per acre
Density Achieved: The Olive Court Project at 1870 Long Beach Boulevard was completed with 58 units on 1.4 acres, which equates to 41 units per acre.

- **PD 29 Subarea 2 – R-4-U:**
Density Permitted: 108.7 units per acre
Density Achieved: A project at 838 Pine was completed with 83 units on 0.7 acre, which equates to 118 units per acre.

- **PD 29 Subarea 3 – R-4-N:**
Density Permitted: 44.6 units per acre
Density Achieved: A 46-unit project at 2355 Long Beach Boulevard was entitled on a 0.8-acre site. This affordable project achieved a density of 58 units per acre (inclusive a density bonus of 30 percent).

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➤ **PD 6 Subarea 4:**

Density Permitted: 100 units per acre

Density Achieved: A 216-unit project at 150 East Ocean Boulevard was entitled on a 2.2-acre site. Base density would allow 216 units to be constructed on the site and the project applicant achieved the maximum permitted number of units on site.

➤ **R-4-R:**

Density Permitted: 30 units per acre

Density Achieved: The Neo Zoe project at 1500 Pine Avenue completed with 22 units on 0.7 acre, which equates to 31 units per acre. Of the 22 units, 5 units are affordable to low income households and 12 units are affordable to moderate income households.

These recent projects (underway or entitled) demonstrate a consistent trend of reaching or exceeding the maximum densities in these zones. No special waiver or concession was needed to allow these projects to reach maximum densities. Therefore, in estimating capacity for potential development, the City uses the maximum permitted densities. The City will monitor development in these districts to ensure the City's continued ability in meeting the RHNA.

Infrastructure

The sites proposed to address the 2008-2014 Housing Element are suitable for development. The vacant and underutilized sites are not constrained by environmental issues that could limit development to the maximum allowable densities. The sites are not constrained by the availability of infrastructure, public services and facilities that may be needed to support that development. Therefore, the development potential represents a realistic estimate.

Chart 47: Residential Sites Inventory

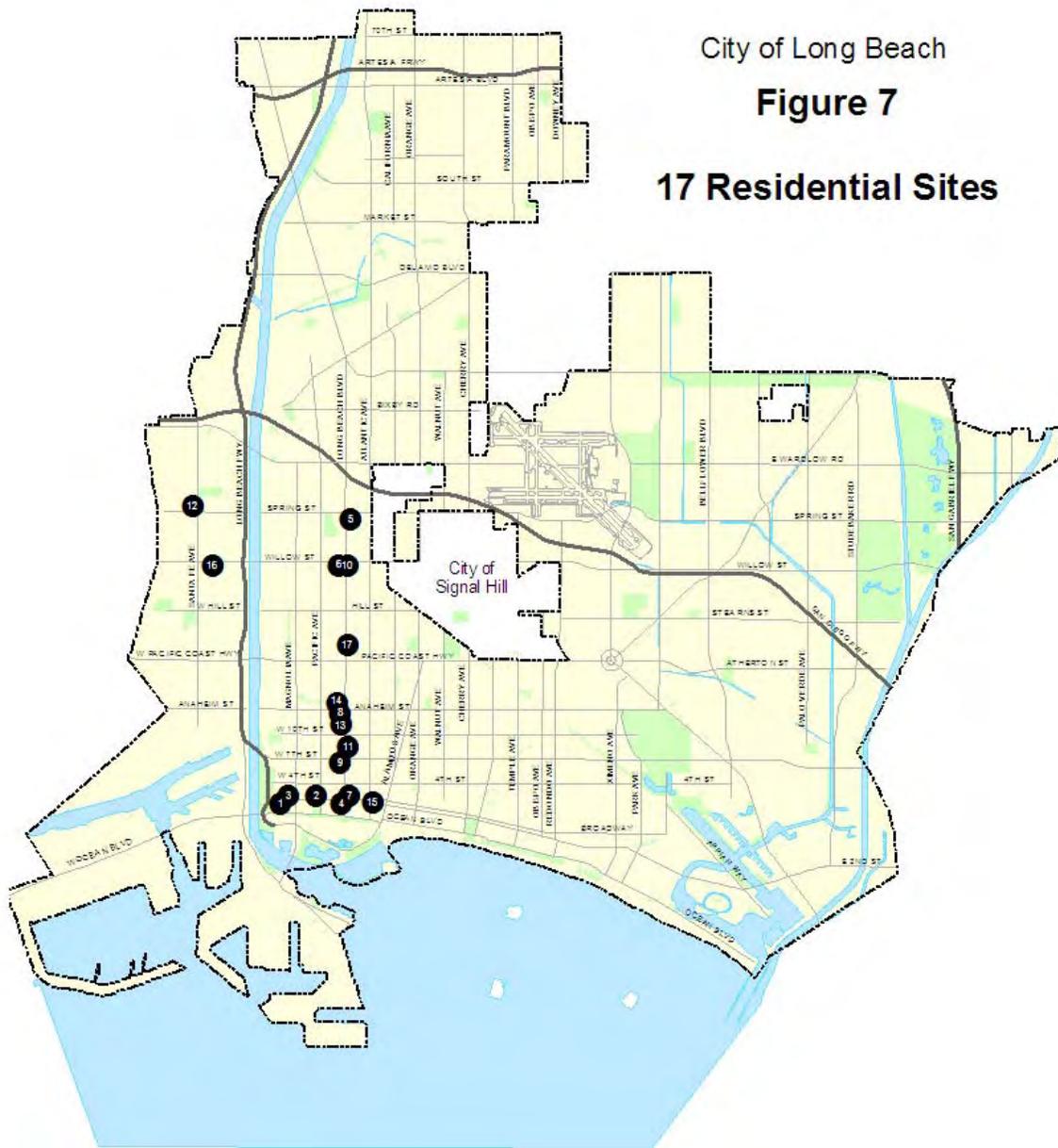
Site	Location	Zoning	Acres	Density (Units/Ac)	Potential Units	Existing Uses
1	World Trade Center (600 W. Broadway)	PD-30 Downtown Core Subarea, Unlimited Height District	5.61	200	1,122	Parking Lot
2	Old State Office Bldg (245 W. Broadway)	PD-30 Downtown Core Subarea, Unlimited Height District	2.68	200	536	Office Bldg. & Parking Lot
3	Broadway & Daisy (NW & NE Blocks)	PD-30 Downtown Mixed-Use Subarea, 6 Stories Height District	6.04	75	453	Parking Lot

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Chart 47: Residential Sites Inventory

Site	Location	Zoning	Acres	Density (Units/Ac)	Potential Units	Existing Uses
4	Long Beach Blvd. & 1st - NW Corner	PD-30 Downtown Core Subarea, Unlimited Height District	2.06	200	412	Parking Lot
5	Long Beach Blvd. & Spring - SE Corner	PD-29 Subarea 1 – R-4-N	8.35	44.6	372	Parking Lot
6	Long Beach Blvd. & Willow - SW Corner	PD-29 Subarea 2 – R-4-U	3.37	108	364	Fast Food & Motel
7	Long Beach Blvd. & Broadway - NE Corner	PD-30 Downtown Core Subarea, 5 Stories Height District	3.53	96	339	Parking Lot
8	Long Beach Blvd. & Anaheim - SW Corner	PD-29 Subarea 5 – R-4-U	2.71	108	293	Vacant Lot
9	Long Beach Blvd. & 6th Street - NW Corner	PD-30 Downtown Mixed-Use Subarea, 100 Feet Height District	3.53	75	265	Fast Food & Auto Repair
10	Long Beach Blvd. & Willow - SE Corner	PD-29 Subarea 2 – R-4-U	2.18	108	235	Retail
11	Long Beach Blvd. & 9th Street - SE Corner	PD-29 Subarea 5 – R-4-U	2.00	108	216	Retail & Parking Lot
12	Santa Fe Ave. & Spring St. - NW Corner	R-4-R	4.92	30	148	Private Open Space
13	1081-1095 Long Beach Blvd.	PD-29 Subarea 5 – R-4-U	1.20	108	130	Auto Repair
14	1332 Locust Ave.	PD-29 Subarea 5 – R-4-U	1.00	108	108	Vacant Lot
15	Broadway & Atlantic - SE Corner	PD-30 East Village Mixed-Use Subarea, 4 Stories Height District	1.38	75	104	Supermarket
16	Willow St. & Caspian - SW Corner	R-4-R (CCR)	2.04	30	61	Supermarket
17	Long Beach Blvd. & 19th St. - NE Corner	PD-29 Subarea 4 – R-4-N	0.93	44.6	41	Vacant Lot
		Total:	53.53		5,199	

Note: Appendix B has more detail on each of these sites.



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Developable Lots and Parcel Assembly

Eleven of the 17 sites suitable for housing development (Appendix B-1) are along the Metro Blue Line passenger rail, which runs from Long Beach to Los Angeles. Currently the City is under contract with the Southern California Association of Governments (SCAG) as a demonstration project city for their Compass Blueprint regional growth plan, using the expertise of an urban planning and design firm to examine the nodes around the City's Metro Blue Line stations to increase walkability and encourage compact development. Facilitating Transit Oriented Development (TOD) is a high priority for SCAG's regional Compass Blueprint program as these passenger rail stations are highly transportation efficient and provide significant opportunities for balancing job and housing locations.

The intent of the City/SCAG partnership is to provide City staff with the financial and visioning tools for the preparation of the Central Area Community Plan and revision to the Long Beach Boulevard Planned Development District (PD-29) ordinance. The approach is to provide the City with a fiscal analysis for a development model, "complete street" urban design modeling, and land use code recommendations. The emphasis is on work products that have a strong educational component, as development and redevelopment depend on land use and construction economics that "pencil out."

The Planned Development District zoning for Long Beach Boulevard (PD-29) has been in place since 1993, following the opening of the Metro Blue Line. This ordinance calls for significant recycling of underutilized and inappropriate (old auto row) uses and "intends to ensure that the Boulevard's important functional, aesthetic, and economic roles are not undermined or preempted by incompatible uses or construction." PD-29 recognizes that the original platting of land along the Boulevard (with many narrow and shallow lots) tends to impede reinvestment and development of appropriate uses today along this street, and makes provisions for lot consolidation (requires street frontages of lots on the Boulevard to no less than 150 feet in width) and encourages assemblage of small lots into sites large enough to ensure an appropriate level of economic utilization through density/FAR incentives.

Although many parcels are eminently ripe for recycling to multiple family housing, economic conditions of late have not been conducive to a great deal of redevelopment activity. To help spur such a cycle, refinements to the provisions of several Planned Development Districts are envisioned over the next few years, especially with the adoption of new community plans for the downtown (PD-30) and central Long Beach (PD-29) planning areas. It should be noted that immediately to the east of Long Beach Boulevard, Atlantic Avenue (PD-25) is also undergoing significant redevelopment activity, as are areas in the downtown proper as well as along the downtown shoreline. Eight of the 17 sites identified are within PD-29 and seven of the sites are within PD-30.

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4. Adequacy of Residential Sites in Meeting RHNA

With units, constructed, under construction, and received entitlements, the City of Long Beach has facilitated the development of 3,600 housing units since January 1, 2006, including 121 very low income, 55 low income, 58 moderate income, and 3,366 above moderate income units. Overall, the City has a remaining RHNA of 5,983 units (2,200 very low income, 1,430 low income, 1,576 moderate income, and 777 above moderate income units).

In addition, a number of development applications are under various levels of reviews. These development proposals bring another 2,321 new units to the City, including 65 very low income and 97 moderate-income units. These proposed new units more than fulfill the City's remaining above moderate income RHNA of 777 units and reduce the City's remaining need for lower and moderate-income households by 162 units to 5,206 units. Vacant and underutilized sites in Long Beach have the capacity to accommodate 5,199 units, offering adequate capacity for the City's remaining RHNA of 5,206 lower and moderate-income units.

Chart 48: Residential Development Potential and RHNA

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA	2,321	1,485	1,634	4,143	9,583
Units Constructed	0	5	12	1,342	1,359
Units under Construction	121	50	0	587	758
Units Entitled	0	0	46	1,437	1,483
Remaining RHNA	2,200	1,430	1,576	777	5,983
Development Potential					
Applications Submitted	65	0	97	2,159	2,321
Vacant Sites	442			---	442
Underutilized Sites	4,757			---	4,757
Total Development Potential	5,361			2,159	7,520

B. Financial Resources

The City of Long Beach has access to a variety of existing and potential funding sources available for affordable housing activities. They include programs from local, state, federal and private resources. The following section describes the three most significant housing funding sources currently used in Long Beach – CDBG, redevelopment set-aside funds, and HOME funds. Given the extent of housing needs in the community, there is not enough funding to address all the needs with only locally available funding. As such, the City of Long Beach aggressively pursues

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funding available both at the State and federal levels to supplement local funds. For example, in recent years, the City has pursued State Jobs/Housing Balance grants, Transit-Oriented Development grants, Infill Housing grants, federal Lead Abatement grants, and funding available through SCAG as a Compass Blueprint demonstration project.

1. Community Development Block Grant (CDBG) Funds

Through the CDBG program, HUD provides funds to local governments for a range of community development activities. The eligible activities include, but are not limited to: acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction (under certain limitations) of housing, homeownership assistance, and clearance activities. In addition, these funds can be used to acquire or subsidize at-risk units. Long Beach receives approximately \$1 million annually in funding for housing and community development activities.

2. HOME Investment Partnership Program

Long Beach also receives an annual entitlement under the HOME program. HOME funds can be used for activities that promote affordable rental housing and lower-income homeownership, including but not limited to: building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance. A federal priority for use of these funds is preservation of the at-risk housing stock. A city must also provide matching contributions on a sliding scale: 25% local share for rental assistance or rehabilitation, 33% for substantial rehabilitation, and 50% for new construction. For the 2008-2014 planning period, the City of Long Beach anticipates receiving \$4.6 million in HOME funds annually.

3. Emergency Shelter Grants (ESG)

In addition to CDBG and HOME funds, Long Beach is also entitled to receive Emergency Shelter Grants (ESG) from HUD annually. ESG funds are used to support the operation of emergency shelters for the homeless. Annually, the City receives approximately \$380,000.

4. Redevelopment Set-Aside

State law requires all redevelopment agencies set-aside 20% of tax increment revenue generated from redevelopment projects for activities that increase, improve, or preserve the supply of affordable housing. Affordable housing developed with redevelopment set-aside funds must remain affordable to the targeted income group for at least 55 years for rental housing and 45 years for ownership housing.

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For the 2008-2014 Housing Element period, the Long Beach Redevelopment Agency anticipates generating \$128 million in set-aside funds:

FY 2008	\$19,874,000
FY 2009	\$20,400,000
FY 2010	\$20,938,000
FY 2011	\$21,485,000
FY 2012	\$22,042,000
FY 2013	\$22,612,000
Total	\$127,351,000

The set-aside funds will be used primarily for supporting new construction of affordable housing, ~~and~~ for first time homebuyer assistance, and substantial rehabilitation of existing housing.

The Agency recognizes that development of new extremely low and very low income housing is costly and may not be the most cost-efficient way of achieving affordable housing for the greatest number of extremely low and very low income households. As such, the Agency balances the expenditure of Set-Aside funds between new construction and substantial rehabilitation. According to the Agency's Redevelopment Housing Implementation Plan, the Agency anticipates assisting in the substantial rehabilitation of over 450 units between 2008 and 2012. Through Agency-assisted new construction and substantial rehabilitation activities, the Agency will fully meet its replacement and inclusionary housing requirements within the Project Areas. At-risk housing projects have also been provided financial assistance in substantial rehabilitation, thereby extending or imposing affordability covenants on these at-risk projects. For example, Grisham Apartments and Northpointe Apartments were provide Set-Aside funds for substantial rehabilitation in exchange for affordability covenants.

Expenditure of Set-Aside funds must meet the income and age-restricted proportionality requirements pursuant to State law. For the current planning period of the Redevelopment Housing Implementation Plan (October 1, 2004 – September 30, 2009), the Agency allocated 43% of the funds to very low income households, 26% to low income households, and 31% to moderate income households, consistent with the income distribution of the income distribution of the RHNA for the 2000-2008 Housing Element period. Also, Set-Aside funds may not be used for age-restricted housing in a proportion that is greater than that group's share of the total population. In the City, very low and low income seniors accounted for 18% of the City's total very low and low income households. Only 3% of the Set-Aside funds were allocated for affordable housing for lower income seniors.

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5. Housing Trust Fund

The City has established a Housing Trust Fund (HTF) to assist in the delivery of affordable housing. As of June 30, 2008, the HTF has a balance of \$250,000. The purpose of the HTF is to complement funding sources such as HOME and redevelopment housing set-aside. As such, the HTF will be used to provide affordable housing for extremely low income households (with incomes at or below 30% AMI) and middle income households (with incomes between 120 and 150% AMI). Extremely low income households are not specifically identified in the regulations that govern HOME or set-aside funds. Middle income households in Los Angeles County do not earn adequate incomes to afford homeownership but they are not eligible for any State and federal housing programs. Therefore, the HTF is used to augment State and federal programs to expand affordable housing opportunities for these underserved groups.

6. Coastal Replacement Housing Fund

The City has established a one-to-one replacement policy within the coastal zone. Developers can pay an in-lieu fee to fulfill this requirement. The in-lieu fees are updated annually in accordance with the change in the Building Cost Index (BCI) from January to January. Currently, the fees range from \$16,000 to \$40,000 per removed unit depending on the unit's size and affordability level. Between 2000 and 2006, the City collected over \$2,000,000 in replacement housing funds. Funding is used to create affordable housing in the costal zone.

C. Administrative Resources

Described below are public and non-profit agencies that have been actively involved in housing activities in the City of Long Beach. These agencies play important roles in meeting the housing needs of the City. In particular, they are critical in the improvement of the housing stock and the preservation of at-risk housing units in Long Beach.

Long Beach Housing Development Company (LBHDC): The LBHDC is a non-profit, public benefit corporation created by the City of Long Beach to aid in the support, financing and development of affordable housing based on needs identified, in part, by the Housing Element. The City advances money to the LBHDC from its Housing Development Fund for the production, improvement, or preservation of affordable housing throughout Long Beach.

Long Beach Housing Authority: The Housing Authority of the City of Long Beach receives funds from the federal Department of Housing and Urban Development (HUD) to provide Section 8 rental assistance to low income individuals and families so that they can afford to rent decent, safe, and sanitary housing.

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Long Beach Affordable Housing Coalition, Inc. (LBAHC): The LBAHC is a regional, community-based, non-profit provider of affordable housing. The Coalition develops and preserves single and multi-family housing through the use of tax credits, conventional financing and public/private grants.

In addition, many nonprofit developers have expressed interested in providing affordable housing in Los Angeles County. These include:

- Bridge Housing
- Century Housing Corporation
- Habitat for Humanity
- Jamboree Housing
- Menorah Housing
- National Community Renaissance (National CORE)
- TELACU
- LINC Housing
- Decro

D. Opportunities for Energy Conservation

Utility-related costs can directly impact housing affordability. However, California's Energy Efficiency Standards (Title 24, Part 6 of the California Code of Regulations) provides energy saving recommendations for residential and nonresidential buildings. These standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods. The California Home Energy Guide, published by the California Energy Commission, satisfies the requirements under the Energy Efficiency Standards for builders to give new homeowners information on how to efficiently operate their new homes.

General residential energy conservation opportunities include: replacing standard incandescent light bulbs with compact fluorescent light bulbs; reducing water usage by installing faucet aerators, low-flow showerheads, and low-flush toilets; reducing use of air conditioners; using ENERGY STAR qualified appliances and equipment; turning off all unnecessary lighting; washing clothes in cold water; and testing for air leaks next to windows, doors and where there is a possible air path to the outside.

Southern California Edison offers the following Income Qualified Programs for payment assistance:

- California Alternate Rates for Energy (CARE) Program, providing eligible low-income customers with discounts in monthly electric bills.
- Family Electric Rate Assistance (FERA) Program, which offers discounted monthly electric rates for eligible families.

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- Energy Assistance Fund (EAF)/Rate Relief Assistance Program, offering income-qualified customers assistance once in a 12 month period in paying electric bills.
- Energy Management Assistance (EMA) Program, helping income-qualified households conserve energy and reduce electricity costs.
- The City of Long Beach also offers the following utility payment assistance programs to qualified City residents:
 - Low-Income Discount Program for eligible low-income households and non-profit group living facilities.
 - Low Income Senior and Disabled Program, consisting of a Utility Users Tax Exemption Program and a Utility Users Tax Refund Program for eligible low-income senior citizens and disabled persons.
 - Home Energy Assistance Program (HEAP), a federally funded program that assists qualified low-income households in winter gas and electric bill payments.
 - Additional Baseline Therm Allowance for Certain Medical Conditions, which allows residents with a qualifying medical condition to receive additional therms of gas at the baseline rate.
 - Third-Party Notification, which allows elderly, disabled, or eligible residents with special health risks or medically necessary equipment to designate an additional individual to be notified prior to termination of services for non-payment of a utility bill to provide additional time to pay.
 - Level Pay Plan, a bill-averaging program to assist City residents with high winter gas bills.

5. HOUSING PLAN

Sections 2 through 4 of the 2008-2014 Housing Element establish the housing needs, constraints, and opportunities to addressing the housing needs in Long Beach. This section begins with an evaluation of the accomplishments of the last Housing Element (2000-2005). Following that assessment, this Housing Plan section presents the City's goals, policies, and programs to address housing needs during the 2008-2014 planning period.

The timeframe of the 2000-2005 Housing Element was extended by legislation to June 30, 2008. As such, evaluation of achievements under the housing programs contained in the 2000-2005 Housing Element encompasses the period through June 30, 2008. However, for purposes of the Regional Housing Needs Assessment (RHNA), the timeframe covers from January 1, 1998 through December 31, 2005, pursuant to State law and SCAG's Regional Housing Needs Plan. Any new units created since January 1, 2006 are credited toward the RHNA of the 2008-2014 Housing Element.

A. 2000-2005 Program Evaluation

An important step in developing the City's future housing strategy is to critically evaluate the success of the 2000-2005 Housing Element in addressing Long Beach's housing needs. This information forms the basis for developing goals, policies and programs for the 2008-2014 planning period. This section evaluates housing program accomplishments since the adoption of the 2000-2005 Housing Element. Later sections provide the goals, policies, programs and objectives to be pursued for the 2008-2014 planning period.

The 2000-2005 Housing Element set forth various goals, policies, programs and objectives to address the development, maintenance and improvement of housing in Long Beach. The goals are summarized below:

- Goal #1: Retain and Improve the Quality of Existing Housing and Improve Quality of Life in Neighborhoods (Housing & Neighborhood Conservation)
- Goal #2: Provide Increased Opportunities for the Construction of High Quality New Housing (Housing Production)
- Goal #3: Provide Increased Opportunities for Home Ownership (Homeownership Opportunities)
- Goal #4: Address the Unique Housing Needs and Circumstances of Special Needs Populations (Special Needs Populations)

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- Goal #5: Mitigate Governmental Constraints, to the Extent Feasible, to Housing Investment and Affordability (Government Constraints)
- Goal #6 Preserve Existing Stock of Affordable Housing (Preservation of Affordable Housing)
- Goal #7 Ensure Fair and Equal Housing Opportunity (Fair and Equal Housing Opportunity)

The above goals were implemented through 42 housing policies and 37 housing programs. As part of State Housing Element law, communities are required to report on the progress made in meeting their goals since the Housing Element was adopted. Therefore, the following discussion focuses on the progress made in implementing the Housing Element goals and objectives, the effectiveness of the programs, and the appropriateness of programs for the 2008-2014 Housing Element planning period.

Chart 49: Summary of Accomplishments

Goal/Action		Targets (Units & Objectives)	Progress & Program Status
<i>Housing & Neighborhood Conservation</i>			
1.	Home Rehab	1,935 low income owner households 1,256 low income renter households	<u>\$2,000 Rebates:</u> Assisted 3,136 low-income owners and 4,212 low-income renters. <u>Rehab Loans:</u> Assisted 364 single-family units and 1,010 multi-family units. Program continues.
2.	Acquisition & Rehabilitation	32 low income owner units 419 low income rental units	Assisted 21 low inc. owner units Assisted 940 low inc. rental units – incl. Grisham & Northpointe projects. Program continues.
3.	Mobile Home Rehabilitation	Offer assistance/strategize to preserve	45 mobile home occupants assisted. Program continues.
4.	Neighborhood Resource Center	Foster neighborhood volunteerism	City funds NRC at \$400,000 yearly, w/ leadership & volunteer programs. Program continues.
5.	Code Enforcement	Continue comprehensive code enforcement	Avg. 24,000 annual inspections Avg. 1,900 properties repaired yearly. Program continues.
6.	Multi-Family Housing Inspection Program	Continue to inspect and correct code violations	Annual multi-family housing inspections by the Health Department average over 7,650 calls each year (including routine inspections, re-inspections and complaint-driven inspections). Program continues.
7.	Lead-Based Paint	Eliminate LBP hazards for 100	Under the "Lead Safe Long Beach"

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	(LBP)	homes	program, the City has been able to abate lead hazards in 402 homes since 2005. If new HUD application is approved, this program will continue.
8.	Neighborhood Revitalization	Complete revitalization of Grisham project, identify and seek funding for other projects	Grisham project completed. New projects identified and funding sought. Program continues.
9.	Historic Preservation	Preserve and upgrade neighborhoods & support adaptive reuse of buildings	Historic Preservation staff was expanded and a Historic Preservation Element is being written. Program continues.
10.	Neighborhood Scorecard	Establish a permanent neighborhood scorecard monitoring program	Although the City applied for a grant, competition was nationwide and the City's bid was unsuccessful. Program removed from the 2008-2014 Housing Element.
11.	Community Development Impact Team	Continue to implement program delivering community development services in a coordinated and comprehensive manner to foster economic recovery or preservation in a target business district or neighborhood.	This program has been successfully implemented and continued under the NIS moniker.
12.	Affordable Housing	Provide assistance to non-and for-profit housing developers.	Approx. \$34 million in City assistance provided between 2000 and 2008. The LBHDC and RDA continue to work with developers to promote affordable housing unit development.
13.	Adequate Sites	Provide sufficient sites to accommodate RHNA.	Adequate sites, zoned for housing to meet the City's RHNA targets, were provided. Program continues.
14.	Adaptive Reuse Strategy	Explore means to implement adaptive reuse policies.	The City has supported adaptive reuse strategies in the approval of projects, especially where historic buildings are involved. Activities are primarily initiated by property owners, this is now included as a policy in the 2008 Element.
15.	Design Review	Evaluate adoption of citywide design criteria and retention of design architect.	The City retained City Architect until recently due to funding constraints. Urban Design is included as part of General Plan Update. Design review continues through staff and Planning Commission functions.
16.	Downtown Redevelopment	Support City efforts to revitalize the entire downtown.	A downtown planning task force is working on a new plan to continue downtown revitalization – meeting new transit objectives. Since 2000, significant new housing developments have been concentrated in

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			the downtown. This is not considered a housing program and is included only as a policy in the 2008 Element.
17.	Housing for Technology Workforce	Ensure housing is suitable to attract and accommodate the labor force to support technology industries.	New housing developments are providing a wide variety of unit types and unit sizes, with an emphasis on providing the latest infrastructure and amenities to support technology workers. More policy than program, this is now included only as a policy in the 2008 Element.
18.	Site Inventory Analysis	Inventory underutilized sites for housing and conduct market & community studies to determine feasibility of actions (General Fund).	An underutilized sites analysis for housing has been conducted citywide. Through the current General Plan update program, market and feasibility studies will be conducted within identified opportunity areas.
19.	Condo Conversion with Homeowners Assistance	Complete demonstration project and evaluate feasibility of expansion of program.	Completed a demonstration project at 429 Almond Avenue. Found that due to construction and conversion costs, these types of projects are not financially feasible. This program is removed from the 2008 Housing Element.
20.	General Plan Update	Update Land Use and Transportation Elements.	This program is underway. It has been expanded to include historic preservation, economic development, urban design and environmental sustainability components.
21.	Commercial Impact Fee	Evaluate establishing a commercial impact/linkage fee for the development of affordable housing.	This fee was evaluated and it was determined that the local commercial market would not support such a fee. This program is removed from the 2008 Housing Element.
22.	Home Ownership Zone	Implement Home Ownership Zone (HOZ) for Wrigley and American Marketplace – creating 381 homes (HUD).	Completed 43 units. Slow economic growth in Central RDA resulted in lack of funds to support investment: lack of housing development interest, costly site assembly, and deep subsidy required to make new units affordable. This program is removed from the 2008 Housing Element.
23.	LBHDC Home Ownership Programs	Assist 1,427 lower-income first time homebuyers (HOME/RDA).	Assisted 365 lower income first time homebuyers with down payment and/or second mortgage assistance. Rapid home value appreciation and amount of down payment assistance needed resulted in failure to bridge the home price to income gap. Three homeownership programs continue.
24.	City-Sponsored	Continue participation and	Lease-to-purchase programs have

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	Home Ownership Assistance	advertise availability. Pursue participation in lease-own programs. (ICLFA/ICA/CCHOA).	been discontinued by program operators due to unresolved issues with IRS. This program is removed from the 2008 Housing Element.
25.	Homeless Services	Support additional transitional housing and emergency shelter.	Project Achieve: 59 bed year-round transitional shelter added at 1368 Oregon Ave. Program continues under new monikers.
26.	Special Needs Sites	Continue program to provide adequate sites for special needs housing throughout the City.	Partnered with RDA to provide assistance to Menorah Housing to build a low-income senior project in the Central Project Area, next to a Ronal McDonald house (near Miller Children's Hospital). Continue to work with RDA and developers regarding special needs housing sites. Program continues.
27.	Density Bonus	Continue to offer the density bonus program and advertise its availability.	The density bonus program is well established in the City's operations and planners advise developers of its availability on a routine basis. Program continues.
28.	Service Enriched Housing	Support the financing and development of service enriched housing.	The City collaborates and partners with social service agencies and providers to benefit residents of LBHDC-assisted developments. This is not considered a housing program and is now included only as a policy in the 2008 Element.
29.	Family Self Sufficiency	Continue program implementation for at least five years.	Since program inception over 150 local families have reached their goal for self-sufficiency. Program continues.
30.	HOPWA	Continue to provide rental assistance to persons with HIV/AIDS for 260 clients.	This program continues to provide rental assistance for 260 clients with HIV/AIDS.
31.	Development Services Center (DSC)	Continue operation of DSC.	The City's one-stop Development Services Center has been very successful. In 2006, the DSC was upgraded with new seating for customers and staff to conduct business in a more comfortable manner. New tables were added to allow customers to work on projects while they sit waiting for staff assistance; and a new electronic queuing system was added. Staff is now working on a new computer system to better facilitate project tracking.
32.	E-Government	Adopt E-Government Strategic Plan to facilitate provision of government services.	The E-Government Plan was adopted and access to government services has been greatly improved through electronic email notifications

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			and information made readily available on-line.
33.	Other Incentives	Continue to offer other financial/regulatory incentives to facilitate affordable housing development.	The City continues to offer incentives to facilitate the development of affordable housing including: Planned Development District zoning; fee waivers and density bonuses; reduced parking standards and standards variances; and reasonable accommodation requirements to ensure equal housing access.
34.	Preservation of at Risk Units	Work with property owners to maintain affordability controls on assisted units.	The Housing Services Bureau continues to work with property owners to maintain affordability controls on assisted units. The Bureau has created a monitoring section to annually review the occupancy of residential properties that received City assistance in order to monitor property owners' compliance with occupancy and income standards.
35.	Section 8 Rental Assistance	Encourage property owners to register units and seek to raise the fair market rent thresholds.	The City continues to implement this program.
36.	Replacement Housing Provisions	Regulate conversion of mobile homes and units in the Coastal Zone.	The City continues to monitor and review conversion activity related to mobile home and Coastal Zone units, and to enforce replacement-housing requirements. This is included in the 2008 Housing Element as a policy.
37.	Fair Housing Program	Continue to participate in fair housing programs and fund services.	The City continues to fund fair housing services and provide tenant-landlord counseling services.

Goal #1: Housing & Neighborhood Conservation - *Retain and Improve the Quality of Existing Housing and Improve Quality of Life in Neighborhoods*

Long Beach has long recognized that its most affordable housing stock is its existing housing stock. Programs to maintain, rehabilitate and enforce codes designed to retain and improve the quality of the housing stock and the quality of life in Long Beach's many neighborhoods have always been critical. As an older, highly urbanized, densely populated community, the City is confronted with a range of community development issues – especially in some overcrowded neighborhoods where housing conditions, public infrastructure and community facilities are deteriorating. To address these concerns, the 2000-2005 Housing Element proposed the following programs: 1) code enforcement citywide and intensified efforts in distressed areas, 2) the provision of loans to remedy code violations and address rehabilitation needs, 3) linkage of these activities with other community development programs for planned neighborhood improvements.

The City has a long history of using enforcement to maintain and improve housing and neighborhoods. It also has experienced expanded neighborhood improvement programs. Over time it became clear that neighborhood improvement strategies and code enforcement activities had to be better coordinated. And, as these efforts evolved over time it became clear to the City that resident involvement in the process is critical to maintaining neighborhood improvements. Once again, City Hall reorganized its efforts to improve and ensure community participation in the program and to better coordinate efforts across different City departments. Most recently, code enforcement activities have been consolidated citywide with the City's Community Development Department, Neighborhood Services Bureau, taking the lead, thus better coordinating code enforcement and neighborhood service activities.

In addition to citywide code enforcement efforts, the City has identified specific Intensified Code Enforcement (ICE) areas including ten specific Neighborhood Improvement Strategy (NIS) areas which are also the focus of intensified code enforcement efforts. In NIS areas - targeted for neighborhood stabilization, code enforcement activities involve not only building and property inspections but go further to incorporate neighborhood cleanup and graffiti abatement parties, followed by a mural arts installation program. From January 1, 2000 through December 31, 2007, working with the fire and health departments, the code enforcement staff conducted an average of 24,000 yearly housing inspections. The award winning efforts of the City's code enforcement activities have been emulated in communities across the nation.

Again, while code enforcement is an effective means of identifying substandard structures, funds are needed to repair and rehabilitate buildings. To that end, the City's Community Development Rehabilitation Division and the Long Beach Housing Development Company, provide loans to address these needs. Between 2000 and 2008, the City has issued rehabilitation loans for numerous single and multi-family units. The affordability levels were based upon estimated funding levels (all low-income) and City department estimates of loans to very low and low-income residents of the community. The City's acquisition and rehabilitation program targets for the 2000-2005 Housing Element were met and exceeded in all but one category.

During the 2000-2005 Housing Element period, the Grisham and Northpointe multi-family housing rehabilitation projects were major undertakings. These two projects alone contributed greatly to preserving the affordable housing stock in the City, while at the same time providing improved neighborhood-serving facilities, including a new childcare center and improved public infrastructure. Altogether, the City achieved the goal set forth in the 2000-2005 Housing Element to retain and improve the quality of existing housing and improve the quality of life in Long Beach neighborhoods.

Goal #2: Provide Increased Opportunities for the Construction of High Quality New Housing (Housing Production)

State law requires communities to plan for a share of the region's housing needs (Government Code Section 65584). From 2000-2005, it was determined that Long

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Beach should plan for 1,464 units, with a portion affordable to different income levels. Because the RHNA used 1998 as the base year for projecting growth, housing constructed between January 1, 1998 and December 31, 2005 can be credited toward the RHNA for the 2000-2005 Housing Element. The new RHNA planning period begins January 1, 2006.

To accommodate this need, the City set forth policies to: (1) identify suitable sites for new housing to accommodate this Regional Housing Need Assessment (RHNA) target; (2) remove governments constraints to stimulate private housing development; and (3) direct new housing growth to employment centers and along certain designated corridors.

State law does not require communities to build housing units allocated by the RHNA, but rather it encourages the production of housing through identifying vacant sites (zoned at the appropriate densities with adequate public services and facilities), identifying underutilized sites, mitigating government constraints on the development of housing, and encouraging the production of housing affordable to different income groups. The City's current Land Use Element identifies the majority of significant sites for the development of new housing in the downtown, along transit corridors and in proximity to major employment and activity centers around town.

The 2000-2005 Housing Element identified adequate sites zoned at the appropriate densities to encourage the construction of housing that could be afforded by all economic segments of the community. To encourage new residential development, the City upgraded its one-stop Development Services Center with new seating, computers and queuing – making much more information available on-line and easily downloaded for customer savings and convenience. A new citywide e-government strategic plan was implemented, offering enhanced access to local government through the Internet. The Development Services Department (formerly the Planning and Building Department) developed a new Departmental Strategic Plan and customer service-training program where partnering with the community to provide timely and effective services became the focus.

In terms of progress made in meeting the RHNA targets the following table illustrates that only the higher income targets were achieved.

Chart 50: Progress Toward 2000-2005 RHNA

Income Level	Total RHNA Allocation	1998-2005 New Construction	1998-2005 Units Rehabbed	Total Units (New and Rehabbed)	Attainment Percentage
Very Low	411	119	103	222	54%
Low	251	43	63	106	42%
Moderate	296	60	0	60	20%
Above Moderate	506	3,881	0	3,881	767%
Total	1,464	4,103	166	4,269	292%

Market forces precluded achievement of the 2000-2005 RHNA construction targets. Not only have land costs spiraled upward, but the costs of labor and construction materials have escalated in a new world economy where the United States must compete with construction and energy demands from China, India and other emerging nations.

It has been reported that there are approximately 2,500 home foreclosures occurring in the City at the time of this writing. While this activity attests to the significant challenges facing the housing market at this time, it is expected that this situation will be resolved and a new housing construction cycle will commence. However, it is also anticipated that with rising energy and construction costs, new housing developments will be much more resource and energy efficient, shepparding in a new era of sustainable development which will better serve society at large. To this end, the City's plan to accommodate new housing along transit corridors, in the downtown and near major employment centers supports a sustainable development scenario where transportation and housing work together to create a healthier and higher quality urban environment. Further, the City has created a new sustainability office and commission, and is in the process of adopting its first sustainable city plan.

Goal #3: Provide Increased Opportunities for Home Ownership (Homeownership Opportunities)

Although relatively low compared to the County, State and nation, owner-occupancy rates in the City have remained stable for the past two decades. The 1980, 1990, and 2000 Census' reported that 41% of Long Beach households are homeowners and 59% are renters. Current homeowner estimates Statewide are 57% and within Los Angeles County 48%. The City's Housing Elements, since 1989, have expressed concern over maintaining the balance between renter and ownership housing and recognized soaring home prices as an obstacle in creating more homeownership opportunities. They have also maintained a goal of increasing homeownership opportunities for low and moderate income, first-time homebuyers.

Although the City was able to make significant progress toward increasing homeownership opportunities by assisting nearly 1,500 households during the 1990's, the same level of assistance has not been possible during the past few years. Due to the rapidly increasing home values, the amount of subsidy required to make a home affordable to low- and moderate-income households was cost prohibitive.

In spite of the lack of recent success with government efforts to provide increased opportunities for homeownership, and in light of the fact that a better balance is still desired between the City's homeowner and renter rates and homeownership often provides the general benefit of greater stability to a neighborhood, this goal should be maintained for the foreseeable future.

Goal #4: Address the Unique Housing Needs and Circumstances of Special Needs Populations (Special Needs Populations)

The fourth goal was to address the unique affordable housing needs and circumstances of special needs populations living in Long Beach. To achieve this goal, the City has historically offered financial assistance to developers of affordable and special needs housing. The City has also offered over the years, and continues to offer, generous density bonus provisions and other development incentives for the development of affordable and special needs housing. And finally, the City is committed to continuing to provide rental assistance to lower-income households.

Long Beach has been active in providing financial assistance to developers of affordable housing. Through the efforts of the Long Beach Housing Development Company, the City helped finance the construction of 65 housing units for special needs residents. Although no specific targets were established in the 2000-2005 Housing Element, the Menorah Senior Housing Project is now under construction. Also, in May of 2002, the City adopted a Visitability Ordinance, which requires that single-family and duplex homes constructed with City assistance be visitable by disabled persons.

The City also continues to implement the affordable housing density bonus program; continues to collaborate and partner with social service agencies to provide Service Enriched Housing; support the Family Self Sufficiency program; and provide 260 HIV/AIDS clients with HOPWA program assistance.

Finally, the City maintains a rent subsidy program for lower-income households. Since 2000, the City has been able to increase Section 8 vouchers from 5,000 to over 6,200 as well as provide additional rental assistance under other programs. In addition, the City maintains a tenant-based rent subsidy program for up to two years for tenants living in single or multi-family units rehabilitated with HOME assistance funds. This has provided additional assistance to several hundred households since its inception in the early 1990s.

In summary, the City's list of housing incentives has historically had mixed success, largely due to market forces. Nonetheless, they are still viewed as necessary measures to encourage the production of affordable housing and thereby will remain in effect. Moreover, the City will continue implementing the Section 8 rental program as well as continue to negotiate with HUD to increase the payment standard as needed so that extremely low-income households can afford to sign-up for leases within HUD's new guidelines.

Goal #5: Mitigate Governmental Constraints, to the Extent Feasible, to Housing Investment and Affordability (Government Constraints)

As cited under Goal #2, to encourage new residential development over the Housing Element planning period, the City once again upgraded its one-stop Development Services Center with new seating, computers and queuing – making much more information available on-line and easily downloaded for customer savings and

convenience. A new citywide e-government strategic plan was implemented, offering enhanced access to local government through the Internet. The Development Services Department (formerly the Planning and Building Department) developed a new Departmental Strategic Plan and customer service-training program where partnering with the community to provide timely and effective services became the focus.

Additionally, the City continued to upgrade local ordinances, including the density bonus and reasonable accommodation regulations, to ensure the facilitation of new housing development responsive to local housing needs. Fee waivers for affordable housing have been continued and standards waivers have been granted as well. The City continues to utilize flexible development standards to preserve historic buildings and other suitable structures through adaptive reuse; and efforts are ongoing to streamline and coordinate the processing of development projects to expedite permit-processing times and minimize project-holding costs.

As an example of the workload and efficiencies achieved over the years, in 2007, the Building Bureau's team of 21 commercial and residential building inspectors provided 87,713 inspections to the public. In 96% of these cases, the inspection was provided within 24 hours of the request. At the Development Services Center, staff provided assistance to more than 73,000 customers.

Although the pace of development has slowed significantly in recent months, it is assumed that it will pick up again and government regulation will continue to influence the quality, affordability and design of new development. The City has demonstrated a commitment to facilitating high quality development that enhances its surroundings and will continue to do so in the future.

Goal #6 Preserve Existing Stock of Affordable Housing (Preservation of Affordable Housing)

Long Beach has over 4,500 affordable multi-family units that were subsidized with government assistance. And, as reported under Goal #4, the Housing Authority currently provides Section 8 assistance to over 6,200 clients. In addition, special provisions are made in State statutes, implemented through local ordinances, for the preservation of mobile home parks and affordable housing in the Coastal Zone.

The 2000-2005 Housing Element outlined three programs to preserve this affordable housing stock: (1) work with property owners to maintain affordability controls on assisted units at risk for conversion to market rate, (2) to preserve Section 8 units – encourage property owners to register units and petition HUD to raise the fair market rent thresholds, and (3) continue to regulate the conversion of mobile homes and affordable units in the Coastal Zone.

The City continues to implement these programs with mixed success as much depends upon the level of support provided by federal and state government actions. However, no matter the level of financial support for the preservation of the existing publicly

assisted affordable housing stock, the City finds this an important and appropriate goal for future Housing Element efforts.

Goal #7 Ensure Fair and Equal Housing Opportunity (Fair and Equal Housing Opportunity)

Long Beach contracts with the Fair Housing Foundation (FHF) to address disputes related to violations of local, state and federal housing laws. FHF's program consists of an anti-discrimination program, landlord-tenant mediation, and an education and outreach program. In addition to contracting with the Fair Housing Foundation, the city adopted an ordinance prohibiting discrimination against persons with HIV/AIDS in the renting or selling of a housing unit. Lastly, the City requires that relocation assistance be paid to tenants displaced as a result of selected City activities or private sector condominium conversions.

B. 2008-2014 Plan Goals and Policies

The City's existing strategic plan and General Plan, together with more recent data and public input gathered specifically for the development of this update, inform the goals, policies and programs to be included in the 2008-2014 Housing Element. In fact, the Long Beach 2010 Strategic Plan's Neighborhood Development Task Force created the following vision statement:

Future Long Beach is a clean, safe, healthy and prosperous city where residents, business and government are partners in balancing growth, the environment, cultural and neighborhood interests; and creating places for people of all lifestyles, cultures and perspectives to flourish, live, love, learn and contribute.

To that end, the General Plan sets forth the following principles:

- Build a strong network of healthy neighborhoods in Long Beach;
- Strengthen community leadership, collaboration and stewardship and increase public participation;
- Create healthy neighborhoods where diversity is celebrated, arts and cultural programs flourish, services are accessible, and all people have tools to improve the quality of their lives;
- Support neighborhood efforts to create beauty and pride by removing blight and providing high-quality and well-maintained public infrastructure, parks and public facilities in each neighborhood; and,
- Improve the quality and availability of housing by addressing declining homeownership, neighborhood stability and overcrowding.

In addition to these principles, the City also must consider the needs analysis as presented through the available data on the population and housing units (presented in Section 2 of this document), and the input from community members consulted on this topic. As described in the Introduction to this Housing Element, community members had a number of opportunities to provide feedback on their concerns related to housing issues in the City. A web site was launched, www.longbeach.gov/plan to communicate with the public about this plan, the update process and schedule. A Housing Needs Survey was developed and made available on-line, at the community kick-off meeting, and at neighborhood and community planning meetings held in the spring. Over 350 surveys were completed and examined. Publicly accessible Housing Element study sessions were conducted with the Planning Commission, Long Beach Housing Development Company and Redevelopment Agency Boards. Roundtable discussions were held with realtors, financiers, business interests, designers, developers, and social service providers to ascertain their concerns. The culmination of these efforts revealed the following key issues: (1) the need to create and preserve accessible, affordable housing; (2) the need to provide public assistance to bridge housing affordability gaps; (3) the need to maintain and upgrade properties and neighborhood infrastructure and promote neighborhood stewardship; (4) the need to address homelessness and special needs populations.

The following material is a summary of the key issues identified in the Housing Needs chapter, supplemented with consideration of the community's input (including the 2005-2010 Consolidated Plan) and California's Housing Element requirements; along with the goals and policies the City intends to implement to address the needs identified. Specific community input on priority needs and programs is included in the Housing Element appendices. Programs and objectives to support the goals and policies are detailed after the issues, goals and policies information is presented.

1. Housing Affordability

Issue: Housing prices have escalated rapidly in the last few years, while the City's middle class is shrinking and poverty rates are increasing. Many residents have expressed concern that housing is becoming increasingly unaffordable.

Goal 1: Provide Housing Assistance and Preserve Publicly Assisted Units

- Policy 1.1 Direct local financial assistance to affordable housing projects.
- Policy 1.2 Continue implementing the Section 8 program and property owners to increase acceptance of Housing Choice Vouchers.
- Policy 1.3 Where the City provides financial assistance, require the inclusion of affordable units.

HOUSING PLAN

- Policy 1.4 Work with property owners, nonprofit housing providers, and tenants to encourage the preservation of assisted multi-family units at risk of conversion to market rents.
- Policy 1.5 Continue the City's rehabilitation loan and grant programs to assist in the preservation of affordable housing units.
- Policy 1.6 Seek to preserve the existing stock of single room occupancy housing as a source of permanent, affordable housing. Work to identify additional SRO housing opportunities.

2. Housing Accessibility for Special Needs Residents

Issue: Certain groups face greater difficulty in finding decent, affordable housing due to their special circumstances. Special circumstances may relate to one's income, family characteristics, disability or health issues. Long Beach is home to a sizable population of persons with special needs including: the homeless, elderly, disabled persons, single parents, large households, college students, and others.

Goal 2: Address the Unique Housing Needs of Special Needs Residents

- Policy 2.1 Continue to implement the City's density bonus program to provide incentives for housing that is accessible and affordable to seniors and disabled persons.
- Policy 2.2 Support continued efforts to implement and expand the Continuum of Care program for homeless persons. Implement the feasibly components of *Within Our Reach: A Community Partnership to Prevent and End Homelessness, Long Beach's 10-Year Plan Report*.
- Policy 2.3 Support provision of housing to address the needs of the disabled, mentally ill, persons with substance problems, persons with HIV/AIDS, and other groups needing transitional and supportive housing.
- Policy 2.4 Encourage universal design of housing products and environments, making them usable by a wide range people with different physical and mental abilities.
- Policy 2.5 Integrate and disperse special needs housing within the community and in close proximity to transit and public services.
- Policy 2.6 Encourage California State University at Long Beach and other institutions of higher education to build student, staff, and faculty housing to meet the needs of their students and employees.

- Policy 2.7 Proactively seek out new models and approaches in the provision of affordable housing, such as co-housing and assisted living facilities.
- Policy 2.8 Deposit \$1.3 million 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% median income.

3. Housing and Neighborhood Improvement

Issue: Housing and neighborhood conservation and preservation in Long Beach is an important means to improve the quality of life for residents. As an older, highly urbanized and densely populated community, Long Beach is confronted with a range of community development issues, particularly in older neighborhoods where housing conditions, public improvements and community facilities all need upgrading or replacement.

Goal 3: Retain and Improve the Quality of Existing Housing and Neighborhoods

- Policy 3.1 Encourage community involvement in addressing the maintenance and improvement of the housing stock and the neighborhood context.
- Policy 3.2 Preserve and protect the character of established neighborhoods, with an emphasis on single-family neighborhoods and those beginning to decline.
- Policy 3.3 Promote continued maintenance of quality ownership and rental housing by offering loans to encourage preventative maintenance and repair.
- Policy 3.4 Promote, where appropriate, the revitalization and/or rehabilitation of residential structures which are substandard or have fallen into disrepair.
- Policy 3.5 Continue to improve streets and drainage, sidewalks and alleys, green spaces and parks, street trees, and other public facilities, amenities and infrastructure.
- Policy 3.6 Continue to preserve and maintain the City's historical and architecturally significant buildings and neighborhoods by establishing and maintaining historic landmarks and districts.
- Policy 3.7 Continue to support the creation of healthy neighborhoods by addressing public safety issues, performing ongoing property inspections and eliminating threats to the public health.

Policy 3.8 Promote strong, on-site management of multi-family complexes to ensure the maintenance of housing and neighborhood quality.

Policy 3.9 Support programs and projects which link affordable housing with other community development goals and resources.

4. Housing Production

Issue: Maintaining a diversity of rental and ownership housing opportunities to meet the needs of residents is one of the City's challenges. While the Long Beach population is estimated to have increased by 6.8% since 2000, housing units have only increased by 1.7% for the same period. To maintain the average household size of 2.77 persons, the City would have had to have added over 11,000 new units to accommodate this population increase of about 31,000 new residents. Fewer than 10% of "required" units were constructed between 2000 and 2007. Limited supply increases the competition (i.e., price) for available units.

Goal 4: Provide Increased Opportunities for the Construction of High Quality

Policy 4.1 Provide adequate sites, zoned at the appropriate densities and development standards, to facilitate the housing production and affordability goals set forth in the 2008-2014 RHNA.

Policy 4.2 Encourage a balance of rental and homeownership opportunities, including high quality apartments, townhomes, condominiums, and single-family homes to accommodate the housing needs of all socioeconomic segments of the community, including large families.

Policy 4.3 Encourage new high quality rental and ownership housing through the implementation of design review guidelines, and architectural and green building standards.

Policy 4.4 Continue to implement innovative strategies for encouraging the adaptive reuse of existing structures for residential purposes.

Policy 4.5 Encourage residential development along transit corridors, in the downtown and close to employment, transportation and activity centers; and encourage infill and mixed-use developments in designated districts.

Policy 4.6 Maintain a vacant and underutilized residential sites inventory, including City-owned sites, and assist residential developers in identifying land suitable for residential development.

- Policy 4.7 Assist in establishing partnerships of nonprofit organizations, affordable housing builders, and for-profit developers, to provide greater access to affordable housing funds.
- Policy 4.8 Support the development of housing that is technology-friendly and designed to meet the housing needs of the emerging information and technology industry workforce.
- Policy 4.9 Utilize development agreements as a tool to achieve a mix of affordability levels in large-scale projects.
- Policy 4.10 Through the LB2030 General Plan Update process, evaluate the proposed future distribution of housing units throughout the City in terms of how the plan promotes an economically, environmentally and socially equitable community; and, explore the transitions between the land uses along the City's primary mobility corridors and the land uses directly behind them.

5. Government Constraints to Housing Development

Issue: Market factors and government regulations can have a significant impact on the development, improvement and affordability of housing. Although market conditions are beyond the direct influence of any jurisdiction, communities can encourage housing investment by ensuring the reasonableness of local land use controls, development standards, permit-processing procedures, fees and exactions, and governmental requirements that will impact residential development.

Goal 5: Mitigate Government Constraints to Housing Investment and Affordability

- Policy 5.1 Periodically review City regulations, ordinances and fees to ensure they do not unduly constrain housing investment.
- Policy 5.2 Offer financial and/or regulatory incentives, such as density bonuses and fee reductions/waivers, where feasible, to offset or reduce the costs of developing affordable housing.
- Policy 5.3 Utilize Planned Developments (PD), form-based zoning and other planning tools to allow flexible residential development standards in designated areas.
- Policy 5.4 Provide for streamlined, timely and coordinated processing of development projects to minimize project-holding costs.
- Policy 5.5 Support the use of technology to improve communications between residents and the community, and to facilitate housing development.

6. Home Ownership Opportunities

Issue: The last two Housing Elements (1989 and 2000) and the City's 2010 Strategic Plan identified the need for increased home ownership for Long Beach residents. Increasing home ownership is viewed as an important tool to stabilizing neighborhoods and improving the quality of life for residents. However, the escalation of home prices is now precluding many low, moderate income and first-time homebuyers from purchasing a home.

Goal 6: Provide Increased Opportunities for Home Ownership

- Policy 6.1 Provide favorable home purchasing opportunities, with an emphasis on providing affordable options for low and moderate income households.
- Policy 6.2 Utilize home ownership assistance programs as a mechanism to expand affordable housing opportunities and accommodate large families.
- Policy 6.3 Pursue participation in other home ownership programs available in the private market and/or other public agencies.

7. Fair and Equal Housing Opportunity

Issue: Ensuring fair and equal housing opportunity for home-seekers is an on-going need. Whether through mediating tenant/landlord disputes, investigating bona fide complaints of discrimination, or through the provision of education services – fair housing services are needed to enforce State and federal laws. The following policies are designed to continue implementation of fair housing laws.

Goal 7: Ensure Fair and Equal Housing Opportunity

- Policy 7.1 Provide fair housing services to Long Beach residents and property owners, and ensure that residents and property owners are aware of their rights and responsibilities.
- Policy 7.2 Continue to enforce notification and relocation assistance for low-income displaced due to demolition, condominium conversion, and persons displaced due to code enforcement activities of illegally converted or substandard residential dwellings.

C. Housing Programs

This section describes programs that are designed to encourage the maintenance, improvement, development and conservation of housing in the City for the 2008-2014 planning period. The programs are organized under the following policy areas:

- Housing Assistance To and Preservation of Affordable Units;
- Housing for Special Needs Residents;
- Housing and Neighborhood Improvement;
- Housing Production;
- Home Ownership Opportunity;
- Mitigation of Government Constraints; and
- Fair and Equal Housing Opportunity

This section describes the programs Long Beach will implement to address these topics, including specific quantified objectives for the planning period.

1. HOUSING ASSISTANCE TO, AND PRESERVATION OF, AFFORDABLE UNITS

Long Beach has a sizable stock of publicly assisted rental assisted rental housing. This stock includes all multi-family rental units assisted under federal, state and local programs, including HUD, state/local bond programs, density bonus and Long Beach redevelopment programs. Assisted rental projects include both new constructions, as well as rehabilitation projects with affordability covenants. A total of 4,043 publicly assisted multi-family units are located in the City.

Projects receiving City assistance, primarily through HOME and Redevelopment Set-Aside funds, carry long-term affordability covenants of 30 to 55 years. Unfortunately, many of the City's HUD assisted projects have much shorter affordability controls, and may be at risk of conversion to market rate due to the prepayment of the HUD-insured mortgage and/or the expiration of project-based Section 8 contracts. The preservation of these and other affordable housing units is an important goal for Long Beach.

1.1 Preservation of At-Risk Units

Long Beach has 44 rental complexes that receive government assistance in return for providing housing that is affordable to low-income households. Of this total, 22 of the projects may lose their affordability controls by 2018 due to the expiration of use restrictions or uncertainty of the Section 8 program. Sixteen of the 22 at-risk projects are owned by nonprofits and are therefore unlikely to convert to market rate. Four projects totaling 644 assisted units are at high risk of conversion due to eligibility for prepayment and potential opt out of the Section 8 program. Options to preserve affordability of these units are as follows:

- a. Transfer of ownership to capable nonprofit organizations;
- b. Provision of rental assistance to tenants using other funding sources;
- c. Development of new assisted multi-family housing; and
- d. Provision of incentives to encourage continued affordability.

Through the City's substantial rehabilitation efforts, the City has provided Redevelopment Set-Aside funds to at-risk projects and extended affordability covenants on these projects. Recent examples include the Grisham Apartments and Northpointe Apartments.

2008-2014 Objectives and Time Frame:

- Annually monitor status of the 2,228 affordable housing units that are at risk of converting to market rate.
- In the event that a property is scheduled for conversion, coordinate with the property owner to ensure that proper noticing is circulated to the at-risk tenants and that tenant education is provided regarding their options, such as other affordable housing developments and City programs, and special HUD Section 8 vouchers for tenants displaced due to expiration of project-based Section 8 assistance.
- In the event that a property is scheduled for conversion, contact qualified, non-profit entities, from the State's qualified entities list, to inform them of the opportunity to acquire affordable units. Also inform them of financial assistance available through City, State, and federal programs.
- In the event that a property is scheduled for conversion, explore the possibility of using HOME and redevelopment funds to acquire or facilitate the acquisition of the units to preserve affordability.
- Support the property owners' application for tax credits or other funding sources that would extend the properties' affordability period.
- Support the property owners' application for Section 8 contract renewal with HUD.
- Extend affordability covenants through the City's substantial rehabilitation efforts.
- As part of the annually monitoring activities, provide tenant education and information on special Section 8 voucher assistance set aside by the Housing Authority for residents displaced or impacted by the conversion of federally assisted housing projects.

Responsible Agencies: Housing Service and Housing Authority
Funding Sources: RDA Set-Aside; HOME; and Section 8

1.2 Section 8 Housing Choice Rental Assistance

Tenant-based Section 8 rental assistance provides a portable form of housing assistance. The Section 8 Housing Choice Voucher Program is funded by HUD and administered by the Housing Authority of the City of Long Beach (HACLB). With this program, an income-qualified household can use the voucher at any rental complex that accepts Section 8 vouchers. Section 8 tenants' rent is based on 30% of monthly household income and HACLB makes up the difference. HACLB establishes the payment standards based on HUD-established Fair Market Rents (FMR). Currently more than 6,200 households hold Section 8 vouchers and thousands more are on the waiting list to receive assistance. It is important for the City to continue administering this program to help the many low-income households in need of assistance to prevent them becoming homeless. The voucher program is one of the most significant housing programs for extremely low income households in the City. To further assist those households most in need, the City assists voucher holders with security deposit and first month's rent using HOME funds.

2008-2014 Objectives and Time Frame:

- Encourage property owners to accept Section 8 vouchers.
- Seek to raise the payment standard to expand the stock of eligible rentals.
- Provide security deposit and first month's rent assistance (using HOME funds) to allow Section 8 voucher holders to move into units. Target assistance to extremely low income households to help the Housing Authority meet its HUD-required ratio of assistance for extremely low income households.

Responsible Agencies: Housing Authority
Funding Sources: HUD Section 8 allocation; HOME

2. HOUSING FOR SPECIAL NEEDS RESIDENTS

Long Beach has a history of providing housing and supportive services for its special needs populations. Special needs populations include the homeless, persons with mental and physical disabilities, college students, single parents, large families and other groups that have greater difficulty in securing affordable and adequate housing. The following programs are designed to address the unique affordable housing needs and circumstances of special needs residents living in Long Beach.

With respect to permanent supportive housing, the City of Long Beach permits the siting of supportive housing facilities throughout the community. Long Beach is home to more than 100 facilities. Additional facilities provide temporary housing and supportive services for persons recovering from substance abuse, domestic violence and other situations, which leave them temporarily homeless.

2.1 Continuum of Care

Since 1995, the City of Long Beach Homeless Services Division in the Department of Health and Human Services has led a Continuum of Care (CoC) program to address the needs of homeless people in the community. The Long Beach CoC program is a community-wide planning effort to address issues of homelessness, which helps to coordinate services from street outreach, intake assessment to supportive services and housing placement. As one of four CoCs in the County of Los Angeles, the City of Long Beach's CoC program is responsible for coordinating more than \$5 million in federal funding each year, with an overall Homeless Services Division budget of more than \$8 million for FY 2008. The City distributes over half of this money for homeless services to its 38 partner community agencies. As a part of the CoC program, the City and its community partners have developed 1,660 shelter beds and 401 permanent housing units.

Over the past decade, the Long Beach community has also developed several innovative programs to engage the homeless, including the Long Beach Multi-Service Center for the Homeless (MSC) and the Villages at Cabrillo. The MSC is a collaborative partnership between the City, the Port of Long Beach and twelve non-profit agencies co-located on one site. The MSC provides service contacts with more than 28,000 visits each year. Services range from showers, laundry and mail/phone messaging to licensed childcare, medical clinic and employment assistance, drug/alcohol treatment, case management, shelter and housing placement assistance. The Villages at Cabrillo, located next to the MSC, is a collaborative partnership of eleven agencies providing the largest non-governmental housing/social services program for homeless veterans in the nation. Services provided range from emergency and transitional shelter to permanent affordable housing for singles, unaccompanied youth, families, Native Americans and veterans. Additional support services (childcare, employment counseling, mental health/medical) include a program to help children re-integrate into the public school system in Long Beach.

2008-2014 Objectives and Time Frame:

- Modernize the Multi-service Center by 2010.

- 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.
- Amend the Zoning Code to address the provisions of emergency shelters, transitional housing, and supportive housing by the end of 2009 (or upon one year of the adoption of the Housing Element) (see Program 2.2 below).
- 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.

Responsible Agencies: Health and Human Services Department
Funding Sources: ESG; CDBG; shelter Plus Care

2.2 Zoning Code Update for Special Needs Housing

Long Beach has a substantial special needs population within the community. The City of Long Beach allows for the siting of facilities designed to accommodate special needs groups, such as the homeless, disabled persons, single parents, large households, college students, seniors, and persons with substance abuse problems, among others. The Long Beach zoning code permits emergency shelters and transitional housing, dormitories, and sororities/fraternities, licensed community care facilities, single room occupancy, affordable senior housing, as well as other standard housing opportunities. However, the zoning code must be updated to include new terminology and to allow more opportunities for the siting of special needs housing to meet the new requirements of State legislation (SB 2 and AB 2634).

2008-2014 Objectives and Time Frame:

- 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). The Zoning Code amendment will establish specific development standards and the following performance standards for emergency shelters: maximum number of beds; proximity to other shelters; length of stay; off-street parking standards to be the same as other residential uses within the same zone; size and location of exterior and interior waiting drop-off; security and lighting; and provision of on-site management. These standards

**APPENDIX A – 1. HOUSING NEEDS SURVEY SUMMARY
2008-2014 HOUSING ELEMENT**

Housing Needs Survey Summary

2008-2014 Housing Element



City of Long Beach
Department of Development Services
July 21, 2008

Question No. 1: What zip code do you live in?

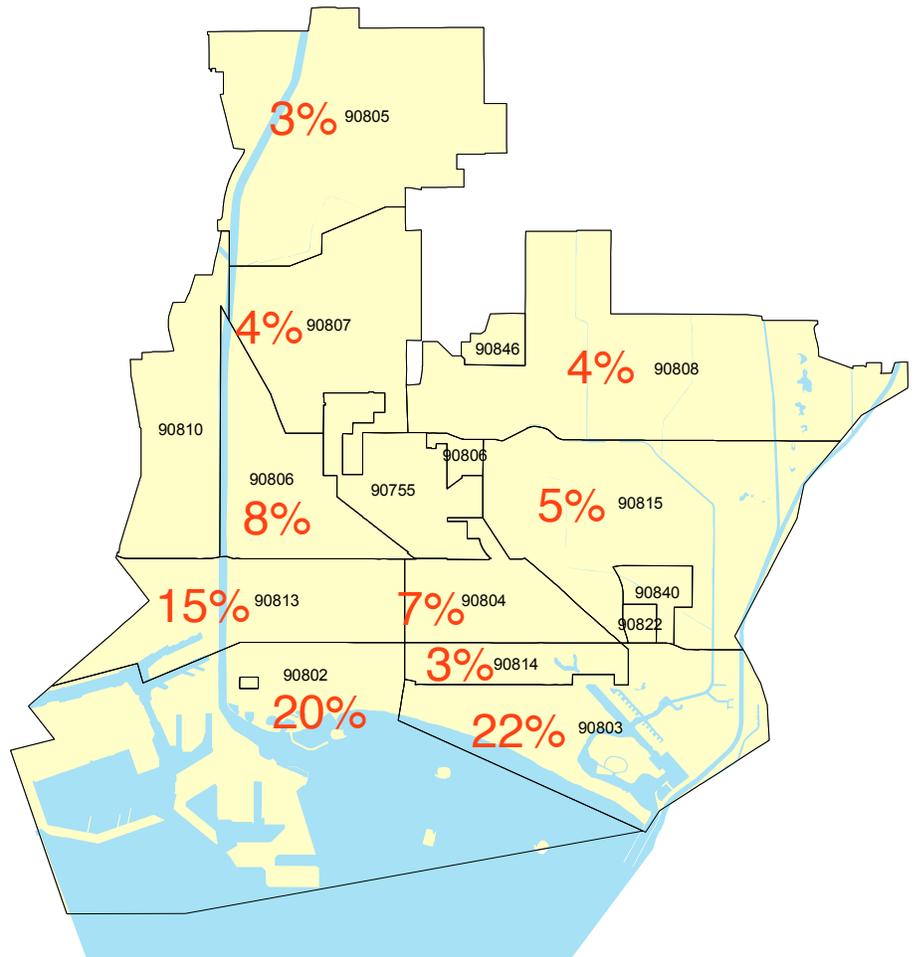


Figure 1

Approximately 375 persons responded to the Housing Survey. Made readily available Citywide, all zip codes showed participation in the survey, however, by far the highest response rates were from zip codes 90803 (22%) and 90802 (20%) located in the southeast and downtown portions of the City. The second highest response rate was from the greater downtown and South Wrigley communities (8% and 7% respectively). The third highest response rate was from zip codes 90806 and 90804 representing more of the Wrigley area, the Poly High School area, the Traffic Circle, and Central Long Beach areas. It should be noted that a preponderance of responses from the 90803 area were from residents of Belmont Shore Mobile Home Estates.

Question No. 2: *Does your neighborhood have a name? If so, please provide.*

Belmont Shores Mobile Estates	Lakewood Village
Downtown	Naples
Wrigley	Rose Park
Belmont Heights	North Long Beach
Belmont Shore	Westside
Bixby Knolls	Willmore District
Los Altos	Bluff Heights
Alamitos Beach	College Park Estates
Alamitos Heights	Hellmen Craftsmen District
Bluff Park	Lakewood Plaza
California Heights	Marina Pacifica
East Village Arts District	Rose Park Historic District
Eastside	Rose Park South
El Dorado Park Estates	Village North
El Dorado Park South	Virginia Country Club

The majority of respondents were able to identify their neighborhood by name. In fact, survey participants represented 30 neighborhoods, from areas all across the City. Neighborhood name recognition is perceived as a positive attribute for neighborhood stability, indicating that many residents feel they have a stake in the future of their neighborhoods and community.

Question No. 3: *What kind of housing unit do you currently live in?*

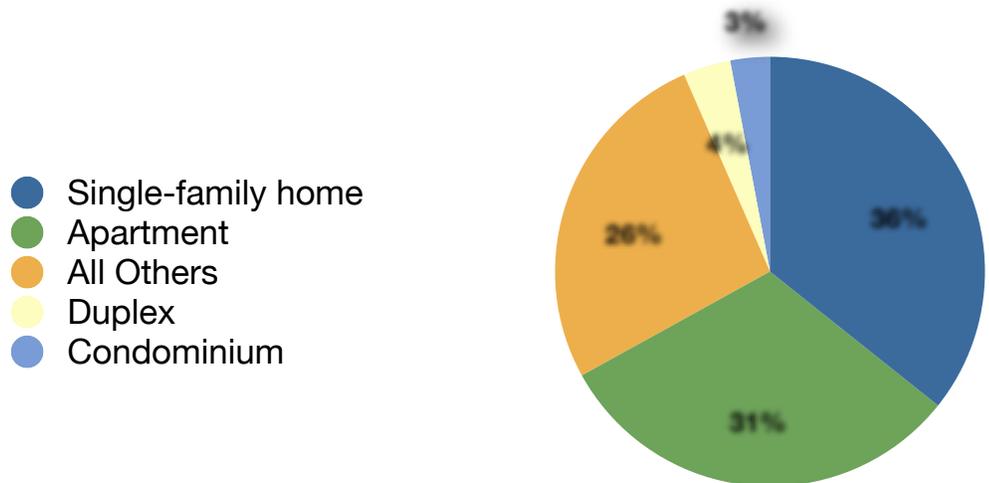


Figure 2

The majority of respondents (36%) live in single-family homes. The second highest response rate (31%) reported living in an apartment. The third highest response rate (26%) reported living in a hotel, motel, mobile home, single room occupancy unit, or were homeless. The majority of those reporting in this group were from the Belmont Shore Mobile Home Estates park.

Question No. 4: *How many Bedrooms does your housing units have?*

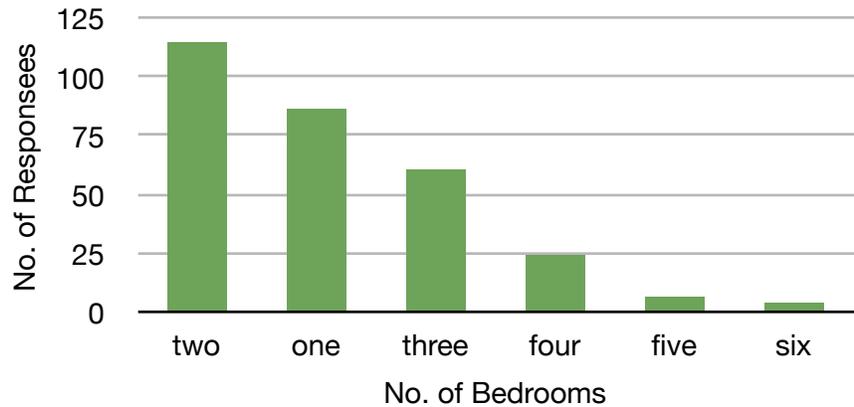


Figure 3

The majority of respondents (38%) live in two bedroom units. The next highest response rates by number of bedrooms in the unit were in this order: one bedroom (29%), three bedroom (15%), four bedroom (8%), five bedroom (2%) and six bedroom (1%). Some did not answer this question or reported homelessness. Overall, 67% of respondents lived in one or two bedroom units.

Question No. 5: *Including yourself, how many people live in your housing unit?*

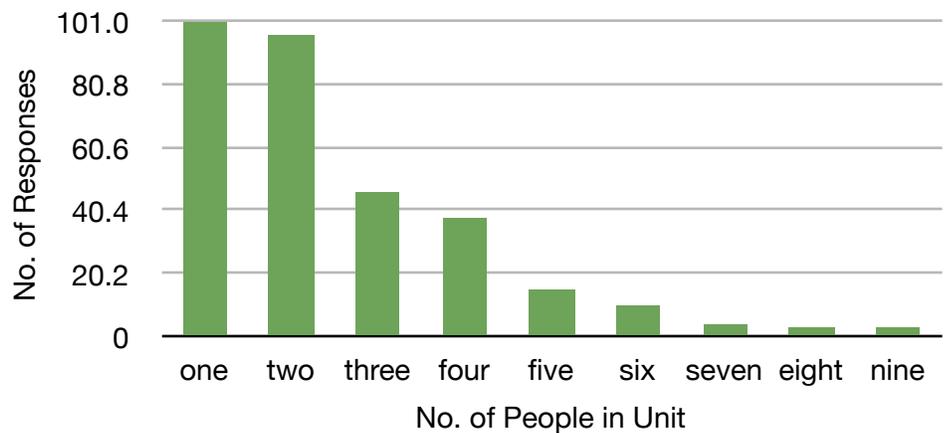


Figure 4

62% of respondents live in small households of one or two people. The majority of respondents (32%) live as singles. A close second, 30% live with one other person. 15% live with two others; 12% live with three others. And, 36 respondents reported living with 4 or more people in their housing unit.

Question No. 6: Do you own or rent the unit in which you live?

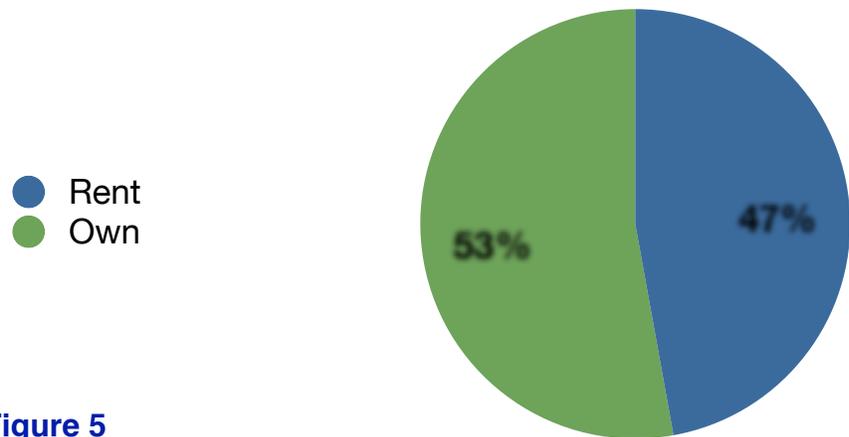


Figure 5

With 53% of respondents reporting that they own their unit and 47% responding that they rent their unit, an fairly even split of owners and renters responded to the survey.

Question No. 7: Approximately what percent of your household gross monthly income is spent on housing (including rent or mortgage payment, utilities, homeowner fees, taxes and insurance)?

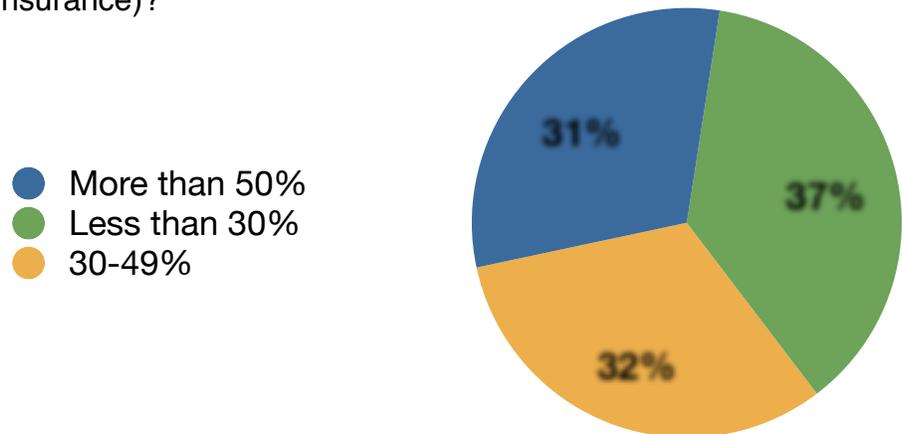


Figure 6

63% of all respondents spend 30% or more of their gross monthly income on their housing costs. 37% of respondents reported spending less than 30% of their gross monthly income on housing; 32% of respondents reported spending 30-49%; and 31% of respondents reported spending more than 50% of gross monthly income on their housing costs. As 30% is the threshold the federal Department of Housing and Urban Development (HUD) uses to calculate affordability, it is apparent that many Long Beach households are experiencing some degree of housing cost burden.

Question No. 8: How satisfied are you with your current residence?

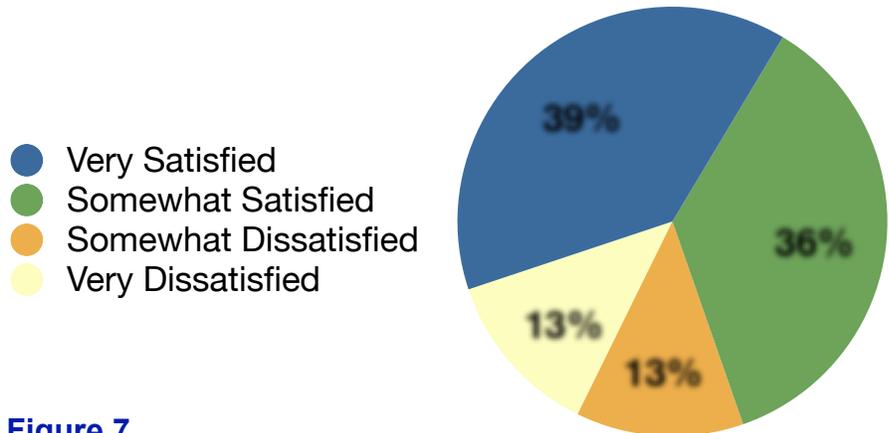


Figure 7.

Three quarters of respondents are satisfied with their current residence. The majority, 39%, are very satisfied. 36% are somewhat satisfied. Only 26% reported being dissatisfied – an even split (13% each) are somewhat dissatisfied and very dissatisfied. Presumably, people continue to live in housing they are not satisfied with because they cannot afford to move to a better unit.

Question No. 9: How satisfied are you with your overall neighborhood?

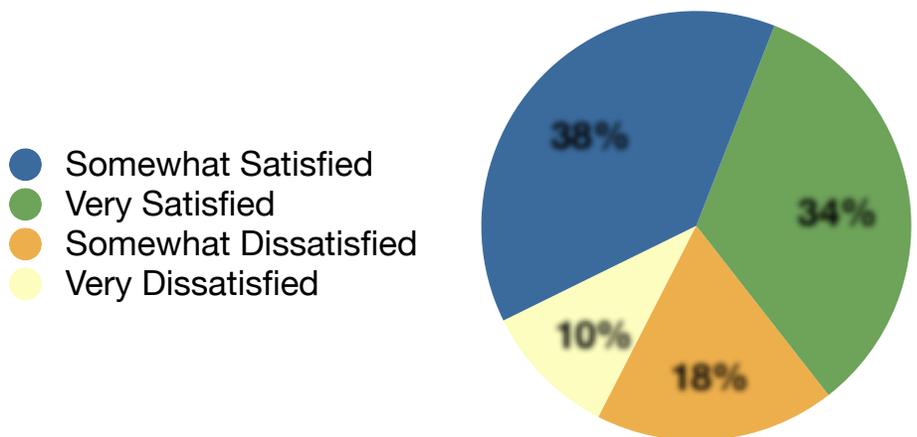


Figure 8.

Similar to reported satisfaction with their current housing unit, nearly three-quarters (72%) of respondents reported being satisfied with their overall neighborhood. 34% of respondents are very satisfied and 38% are somewhat satisfied. 28% reported being dissatisfied, with 18% being somewhat dissatisfied and 10% being very dissatisfied. Presumably, people continue to live in neighborhoods they are not satisfied with because they cannot afford to move to a more desirable neighborhood.

Question No. 10: What are your major issues of concern with regard to your housing and/or neighborhood?

In order of most frequently cited major issues, these are the survey results:

1. Crime and personal safety
2. Rising rents and the high cost of housing
3. Parking impaction (not enough street parking)
4. Property maintenance
5. Street and alley repairs
6. Traffic congestion and traffic safety
7. Graffiti and vandalism
8. Noise: vehicles, air traffic, people and dogs
9. Homeless population
10. Sidewalk repair
11. Trash and litter

Question No. 11: Please indicate your degree of support on a scale from 1 to 5 (1=Most Important, 5=Least Important) for each housing program.

The order of housing program preferences, from the greatest degree of support to least degree of support is:

1. Construction of affordable housing and housing for special needs groups
2. Rehabilitation of housing and neighborhoods
3. Code enforcement
4. New mixed use development along transit corridors
5. Construction of market rate housing
6. New mixed use development in the downtown

2008-2014 Housing Element Update Meeting Jackie Robinson Academy, 2750 Pine Avenue

Summary of Verbal Comments

Affordability

- Need financially accessible housing.
- Gentrification is occurring in the downtown area where newly constructed units are not affordable to current residents. Downtown residents are being pushed out of the City.
- The City's RHNA for very low/extremely low-income households should focus on the extremely low-income category. A 50-50 split between very low and extremely low income housing needs does not represent the City's housing needs.
- Density does not produce affordable housing.
- Need greater density to provide more disabled housing units.

Conditions

- Many apartments are not habitable, with deteriorating conditions and infestation. Landlords are not making repairs in a responsive manner.
- Generally lack of safe neighborhoods.
- Overcrowding is an issue. Apartments are not large enough (not enough bedrooms) for families.

Special Needs

- Housing for persons with special needs is needed.
- Lack of senior housing in the 6th District.
- Long waiting list for senior housing.
- Incorporate the Senior Strategic Plan into the Housing Element.
- Housing is needed for disabled population and extremely low-income households.

APPENDIX A – 2. February 27, 2008 Public Meeting

- Independent living for persons with disabilities is needed, not transitional or other institutional housing.
- Lack of affordable and accessible housing for persons with disabilities.
- Promote universal design principles.
- Rising homeless issues in the City.
- Need for larger units with more bedrooms to accommodate large families.
- Need more mental health housing.
- Mentally ill should be housed separate from other disabled persons.

Programs and Policies

- Adopt a comprehensive plan for the Housing Trust Fund.
- Deposit \$26 million to the Housing Trust Fund.
- Adopt an inclusionary, mixed income, housing program.
- Need to provide maximum flexibility in any mandatory affordability ordinances and programs to be successful. Developers should be able to choose from a range of options.
- Adopt a commercial linkage fee program.
- Increase the Redevelopment Housing Set-Aside funds from 20% of the tax increment funds to 30%.
- Establish a community land trust.

Community Participation

- Housing Element process should provide more opportunities for community participation.
- One public meeting before the drafting of the plan is not adequate given the size of the City and the extensive issues confronting the City.
- Need to conduct stakeholder meetings and focused group discussions.

Other Comments

- 60% of residents work outside of the City – therefore housing should be built elsewhere outside the City.
- City staff needs to take leadership and advocate for more affordable housing.

Written Comment Cards

1. As a mother who rents an apartment I see that the size of newer housing developments are too modest in size. My family is large.
2. Give renters some rights, instead of owners. We need rent control, over all.
3. I would like information on how to apply for affordable housing in the City of Long Beach. I'm on Section 8 right now, but I would like to get affordable housing. I'm in the process of moving now because they are turning my apartment into a condo.
4. Construct a single seniors affordable, gated, housing development in the 6th District in the 100 block of East Hill Street. Include a seniors center and Laundromat. Include a green space where seniors can feel safe.
5. My name is Robert Esquivel. I am on SSI and I cannot afford high price apartments. I don't have enough money to pay for my rent, food and other things I need for living. It would be reasonable to have affordable housing.
6. The City of LB needs to create a Housing Trust Fund worth at least \$26 million. The City also needs to implement mixed income ordinance. This meeting seems counterproductive because it does not allow much time for public comment, as was stated in the flyer. [All persons wishing to speak were heard. No time limits were imposed.]
7. Establish a required, mixed-income ordinance. Build meaningful financing of Housing Trust Fund. On your questionnaire, ask homeowners when they first bought their home.
8. There are motels that are considered blight by crime definition. When RDA buys them they could be converted to senior housing with little change. We were kicking this around at CPAC Executive meeting one night when this was presented as two separate problems.
9. It was a great meeting but you should have more meetings and at different times so you can get more people's input. I think this is a great service and you should do more. We need more low-income housing for disabled people.

APPENDIX A – 2. February 27, 2008 Public Meeting

10. Lack of emergency shelter for disabled needs to be addressed as well as the need for permanent housing for low, extremely low disabled. Hold more community meetings so more persons can attend.
11. I'm concerned on what appears to be late start on Element plan for submittal in June. When and where will the focus meetings be scheduled for comprehensive input from the community? Organizations need to be advised.
12. Our Council needs to be educated on the reality of the low-income status of a large portion of our population and the housing needs of these families.
13. Not enough public meetings to obtain Long Beach residents' input to understand the need of affordable housing.
14. The City needs to build more housing for extremely low, very low and low-income households. LB should adopt: 1) A \$26 million housing trust fund, 2) A mixed income-housing ordinance, 3) A commercial linkage fee, 4) A condominium conversion fee, 5) Increased redevelopment housing set aside, and 6) Community land trusts.
15. If 60% of people work outside Long Beach and most new LB jobs like Douglas Park will be higher tech and incomes – shouldn't RHNA be adjusted for LB and more for areas where there are lower income jobs? Everyone wants to live in a beach city and mostly moderate and higher incomes will be only ones able to live in LB.
16. Please contact me regarding the needs (number of persons) for emergency shelter and how those numbers were calculated (related to SB2). The special needs breakout group leader only fielded questions on homeless services. This part of public participation has been inadequate.
17. Before Housing Element plan goes to the State we need focus groups to give input from all socio-economic groups.
18. Important to remember that Housing Element needs to be consistent with Zoning Ordinance.
19. We would like to see an open microphone that would allow minorities to speak. [Interpreters and an open mike were available. All persons were given the opportunity to speak.] There should be more meetings regarding housing throughout the city. The meetings should vary and the city should include questions that deal with housing need in the large scale of things because the city is a large city with large housing needs.
20. Seniors [at Belmont Shores Mobile Estates] are being forced to give up their mobile homes because space rent, utilities, security gate keep going up. We need some kind of rent control on housing for seniors so it remains affordable – many of us are in our

70's and 80's.

Other Written Comments

My name is Hasina Shade and I consider Long Beach my home. I've lived here for 10 years. I've heard all these negative things about Long Beach and I don't believe any of them. This city is where my heart is. Where my healing began and where I got my second chance at living again.

It may never have happened though if the place I moved into was not affordable. But it was. I moved in with GR, then my SSI came through and things slowly started to get better. I was in a stable apartment, not homeless or couch surfing any more.

That stability was the foundation I built my wellness on and I haven't lost it since. No matter what happens I always knew I would have an affordable place to live. Since then I got Section 8, making my situation good enough to go back to school. But now, if someone were under the exact same circumstances that I began with would never be able to live here and get a chance to start over.

It frightens and saddens me to think that someone like me now would fall through the cracks and be lost forever, for good. Please consider this when you think about the cost of living and wanting to raise it.

Elina Green, Project Manager Long Beach Alliance for Children with Asthma.

We have worked with over 700 families in Long Beach in our Community Health Worker program, a program where Community Health Workers enroll families over the course of 1 year to teach about asthma and how to decrease indoor allergens (mold, cockroaches, pests, dust) in a non-toxic/healthy manner.

We tried to get some of our participants out tonight but they could not come because of difficulties with transport to this location, so I am going to present the top issues identified by some of our community members in a recent meeting...

Top Housing Issues Identified by our moms:

- 1) Financially accessible apartments
- 2) Habitable apartments with more space for families—many of the apartments convert the living room or closets into bedrooms
- 3) More habitable apartments (without **mold** and **“animals”**—cockroaches, rats, termites, cats & dogs) and/or apartments in better condition initially!
- 4) Apartments where landlords make the repairs to them, quickly and/or that the landlord

puts emphasis on making the spaces better rather than letting them go.

5) Safe neighborhoods.

From a policy perspective, LBACA believes that what we need is to have a fully funded Housing Trust Fund to begin building the affordable housing developments the city needs for the lowest income residents living in Long Beach. As part of that, to encourage balanced development of the city, an Inclusionary Zoning Ordinance will help us provide for the people living in Long Beach and not gentrify aspects of the city, pushing lower income people out of parts of the city, which causes neighborhood destabilization and in the cases of many of our families, requires families to have their children change schools.

Furthermore, it is worth noting that I only found out about this meeting because of our participation in the *Housing Long Beach* coalition. We are on many of the city's regular list serves and notices and I didn't receive notice from the city—I received notice from local advocates, whom I understand were asking for the information about this meeting.

If the city truly wants to have meaningful participation on these issues, these meetings have to be set up for more than one evening in more than one part of the city.

February 27, 2008 Housing Element Community Meeting

- I. My name is Susanne Browne and I am a housing attorney with the Legal Aid Foundation of Los Angeles. I am here tonight on behalf of our client, Housing Long Beach.
- II. Housing LB is concerned about the lack of public participation regarding the City's Housing Element. While surrounding jurisdictions have been conducting outreach since last summer, this is the first and only public meeting planned before the drafting of Long Beach's Housing Element.
- III. Housing element law requires the city to make a diligent effort to obtain public participation from all economic segments of the community.
 - A. One community meeting does not meet this requirement.
 - B. The City should be conducting meetings throughout the City and at various times of day.
- IV. New Housing Element Law requires the City to quantify the housing needs of its extremely low-income residents. The City can either assume that 50% of its very low-income RHNA should be targeted to extremely low-income households or it can come up with its own methodology.

APPENDIX A – 2. February 27, 2008 Public Meeting

- V. Based upon extensive research by a UCI Graduate Planning student, the City should not assume that 50% of its very low-income RHNA is for extremely low-income households because this would not accurately reflect the high number of extremely low-income households in the City.
- VI. The City has been assigned a very low income RHNA of 2,321 units. Based upon the number of very low-income and extremely low-income households in the City.
 - A. 1,342 of these units should be allocated for extremely low-income households; and
 - B. 979 units should be allocated for very low-income households.
- VII. Last year, in its Housing Element Annual Report, the City reported that it was far behind in meeting its affordable housing production needs. For the 2000-2006 planning period, the city reported that it produced only:
 - A. 29% of very low-income units needed;
 - B. 17% of low-income units;
 - C. 20% of moderate-income units; and
 - D. 837% of market rate units.
- VIII. Based upon these housing production numbers, the city should adopt policies to encourage the production of affordable housing.
 - A. First, the City should adopt a comprehensive funding plan for the housing trust fund in the amount of at least \$26 million.
 - B. Second, the City should adopt a mixed-income housing ordinance, requiring developers of new housing to set aside a percent of units as affordable.
 - C. Third, the city should adopt a commercial linkage fee.
 - D. Fourth, the city should adopt a condominium conversion fee.
 - E. Fifth, the City should increase its redevelopment affordable housing set aside from the minimum of 20% to 30%.
 - F. Finally, the City should create community land trusts to create permanent affordable housing for its residents.
- IX. Thank you.

APPENDIX A – 2. February 27, 2008 Public Meeting

Kelly Puente, Press Telegram

Feb. 14th, 2008 Phone Interview

Thank you for calling back. I am a senior, 78 years old, and a director for Belmont Shores Mobile Estates Homeowners Association. I am also a recently retired licensed clinical social worker.

We are a community of 80 seniors, many in their 70's and 80's, most of which are living on fixed incomes. There are 347 homes in this park. Most of us moved into the mobile home park thinking that in retirement this would remain an affordable place to live, especially if we owned our own mobile home. I have been in the Park for over 5 years and each year there is a significant rental space increase, exceeding the Consumer Price Index. More and more, these increases are forcing seniors to sell their homes because of the continuing elevation of the space rentals, and other fees.

Early in January I wrote a letter to the editor regarding blatant gouging of seniors at Belmont Shores Mobile Estates. Park residents own their own homes, and we rent space from Management who provide us with utilities, trash collection for which we are charged. Mgmt. is responsible to keep Park in good working order, which includes good functioning of sewer system, roads, leveling homes, maintaining common areas.

What triggered my letter was a recent notice from Management of this Park that as of April 1st we should expect both a \$30.00 month increase in space rent, and in addition to that our trash fee was being increased from \$1.00 per month to \$20.48 per month. On the issue of the increase in trash collection, we consulted our attorneys and were told that they could charge only their costs for utilities. We advised Management at a Representation Meeting between Management and Board of HOA that we would seek an injunction in the courts to stop the trash increase of \$20.48 because that exceeded their costs. Management yesterday notified residents that they changed their minds after talking to their attorneys and that the charge for trash would be \$9.41 which is monthly amount charged per home.

This area in which we are located off Loynes Drive near Pacific Coast Highway is zoned for Mobile Home Park, golf course, etc. because we are located above a landfill. This was a dumping ground, and there is a significant amount of methane under the ground. This site was a landfill from 1949-1960, and in '62 the mobile home park was constructed directly on top of the landfill site. There are serious drainage problems, subsidence and methane issues.

In June of 2007, California Integrated Waste Management Board. SWIS#19-AK-5003 prepared a report to determine potential for onsite methane occurrences in Belmont Shores Mobile Home Park.

The results from gas surveys show high levels of methane gas in all locations where probes were installed. Some areas of park gas as high as 79% v/v, average concentration 51% v/v.

APPENDIX A – 2. February 27, 2008 Public Meeting

In the report the California Integrated Waste Management Board state they can offer no assurances and assume no responsibility for site conditions outside of the scope of their assessment of eight selected structures. This gas monitoring system was installed and monitored for one year.

The report also recommended compliance of State minimum standards at site to provide for protection of public health and safety and the environment. They recommended that any new mobile home owner should be made aware of these conditions.

Most of the seniors moving here with the intention of remaining here for the remainder of their lives. As part of the requirement for getting Federal Funds under the Area Agency for Aging, the City must have senior housing resources and this park is an important source of senior housing with 347 sites for homes in our community. It is critical that this senior housing be kept affordable.

[Signed] Bernice L. Hogan
6251 E. Golden Sands Dr.
Long Beach, CA 90803

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2008-2014 Housing Element Update Meeting City Hall, 333 West Ocean Boulevard

Service Providers

Participants: First Congregational Church; Homeless Coalition; Legal Aid; Disabled Resources; Community Development Corp.; Villages at Cabrillo; Senior Housing; Long Beach Rescue Mission; and Centro Shalom.

Overall Feedback

- Need to preserve affordable housing – even some nonprofit organizations are selling their affordable housing stock.
- Many new units built are probably used as second homes.
- Housing costs in LB are causing decline in school enrollment – now declining enrollment in high schools – because families cannot afford to live in City.
 - Downtown lofts do not attract families.
 - While the school district is not closing schools, they are bussing the students around.
- Substandard apartments are still not affordable to service employees – many live in the Village area and walk or bike to work.
- City has a hidden homeless population – homeless workers not living on the street but are “couch surfers.”
- Housing Action Plan – inconsistent with or not coordinated with objectives in plans by other departments
- This update of the Housing Element is an opportunity for the City to de-politicize affordable housing. The Council needs to make allowing special needs housing a blind process.
- Special needs, transitional, supportive and affordable housing development should be accommodated citywide, dispersed across all council districts.
- The City needs to remove some barriers to make development deals work for special needs housing developers.

Special Needs Housing

- Extensive needs for senior housing.
- Long Beach needs to respond to the new State laws in order to not create barriers to social service and supportive housing providers.
 - People coming out of homelessness can't go into permanent housing due to lack of credit – potential solution is to allow these people access City programs without the credit checks.
 - Zoning code has restrictions on providing social services, and therefore limiting the ability of nonprofit to find appropriate locations for supportive housing.
 - Should consider categorizing social services for homeless/low income persons as “professional” services to bypass the zoning restrictions.
- The Element needs to address transitional housing needs.
- The Council needs to allow transitional housing in all districts – citywide.

Special Needs & Nonprofit Housing Development

- The City needs to help nonprofit developers with land assembly, gap financing and rezoning of properties.
 - Small building sites – development standards are too restrictive to do affordable infill housing.
 - Ideal size is 40 to 75 units.
 - Needs City assistance in assembling sites and address zoning issues. The process for a zone change can be costly and uncertain. In addition to assisting in acquiring/assembling the parcels, City can help reduce costs/uncertainty if the rezoning is initiated by the City.
 - Gap financing from City is also needed, particularly for single households (even tax credit projects are not affordable to single households)
- Zoning and building code obstacles to redeveloping sites for special needs housing include: CHW (Commercial Highway) zone does not allow residential uses, narrow lots are a problem, and our zoning code disallows SROs.
- The City should get non-profit participation in for-profit developments.
- The City should adopt a mixed-income housing ordinance that does not constrain the overall development of housing
- What happened with the Muni-Financial study on the jobs/housing linkage fee?

APPENDIX A – 3. May 16, 2008 Focus Group Meetings

- NIMBYISM attitude is a problem with regard to density & development standards. For example, with Single Room Occupancy (SRO) units – the City makes it difficult to put the pieces together to make developments work – like with the motels we could be using for this purpose.
- HAP (Housing Action Plan). There seems to be a lack of support for the HAP on behalf of the neighborhood organizations where these areas are located. Neighborhoods are not on board with this plan.
- HAP program is a part of the problem in that it ignores other areas and focuses too much on rehab and not on producing new units. Substantial rehabs are reconfigured to larger units – not adding to the housing stock.

Development Standards

- Parking – need to look at parking differently, such as allowing tandem parking, lifts, shared parking, reduced parking along transit lines (25% of population along Anaheim corridor does not own a car).
- Work space at home to encourage working from home.
- Reduce minimum unit size.
- Increase density and height limit especially in downtown area – important to use good design to make density acceptable.

Mixed Income/Inclusionary Housing

- Inclusionary housing component could help meet affordable housing targets. When will the City have something on the MuniFinancial report discussing a jobs/housing development impact linkage fee?
- MuniFinancial report should be discussed prior to the Housing Element discussion for coordination purposes.

Technical Requests

- Legal Aid is asking for a 30 day review of the Draft Housing Element before it goes to Planning Commission.
- They also want the City to calculate the “extremely low income population” to be indexed based on household size and income level, thus deriving a number higher than the State allowed 50% of very low income population.

APPENDIX A – 3. May 16, 2008 Focus Group Meetings

- RHF at 911 Studebaker, a seniors housing developer, would like to receive any RFPs from the City.

LB Unified School District

- Stated that many teachers live locally. Planned school constructions are on hold as there is a bubble of middle school and high school students right now and the elementary schools are experiencing declining enrollments.

Downtown Long Beach Associates (DLBA)

- Employees in service level jobs are walking and biking to work, living in illegal units. We need workforce housing near our employment centers.
- Downtown retail needs more population to make it work. Retail employees need affordable housing.
- Seniors downtown are paying so much for housing they are relying on feeding programs to make it through the month.
- We need more daycare services downtown.

Memorial Medical Center & Miller Children's Hospital

- Hospital employees – whole spectrum of employee/salary range – 5,400 employees and 1,800 physicians.
 - 35.8% live in Long Beach.
 - Majority live outside the City due to high cost of living.
 - Higher wage workers need single-family homes in safe neighborhoods
 - Lower wage workers need apartments.
 - During exit interviews – 20% indicated high cost of housing as reason for leaving the hospital.
 - Physicians – one in eight declines employment offers because housing is not affordable.
 - Lack of surgeons and is recruiting from out of state; there is a severe shortage of specialists.
 - 70% of hospital patients rely on MediCal, which has the lowest reimbursement rates in 52 states (e.g. doctors in California get \$15 to see a child but in other states, the reimbursement can be about \$65 to \$100) – most physicians are just moderate income, but housing costs in S. California are high.

Apartment Owner's Association

- The current apartment vacancy rate in LB is estimated to be between 4 - 5%. This is a healthy vacancy rate by industry standards.
- 800 current foreclosures in LB. Most people foreclosing are first-time homebuyers. So far, not affecting apartment rentals. Rental rates are not declining.
- However, many new condominiums are not selling, creating an issue with homeowners' association fees – not enough owners paying into the HOA fees. An inadequate reserve in the HOA funds makes it even harder to sell the condo units.
- In apartment buildings with 16 units or more State law requires on-site management.
- We need to find a way to consolidate small lots.
- Developers have to want to do inclusionary zoning or it won't work. NIMBYISM combined w/ lack of political will - no progress.
 - Inclusionary housing is not going to be supported by the Apt. Owners Assoc. They see it as the first step to rent control.
 - Inclusionary housing policy must have in-lieu options
- The “historic designation” is being applied too liberally.
- The City has a need for Single Room Occupancy units (SROs).
- Adaptive reuse can be done at times cheaper than new construction.

Architects

- We can't really change or affect materials, labor and lending costs – but we can have an influence on construction and unit affordability through allowing greater density, more mixed use and incubation of innovation/technology to affect the equation.
- Form follows parking. Parking spaces cost \$10,000-15,000 for a surface stall; \$25,000 for a podium stall, and \$50,000 in a structure. The City needs to allow more innovation parking solutions including more tandem, parking lifts and the use of shared parking. Allow Transit Oriented Developments parking reductions and less parking where people don't have as many cars. Combine housing for seniors in regular housing and allow reduced parking. Lower parking costs allows for lower unit costs.

APPENDIX A – 3. May 16, 2008 Focus Group Meetings

- City should loosen up the rules and allow more secondary housing units and create different “efficiency unit” standards.
- City should promote corridor redevelopment opportunities and opportunities in the downtown. Talked about the Americana project (Rick Caruso’s new mixed use development in Glendale, CA) as an example.
- Green building standards can increase construction costs by 1-3%. Up front costs in design are the issue. High rises are easier to make green; harder to go green for smaller developers.
- Universal design – give the designer the specific standards up front. In some countries in Europe, the city provides a printout of the design requirements for each project and this is good for 24 months – locked into the project approval.
- Must stress the importance of good design in making density more acceptable.
- Streamlining of permitting process is always desirable.
- City should select 4 or 5 specific locations for design experimentation where zoning isn’t in the way. Let the General Plan elaborate an urban design plan that gives direction to developers and ask developers to come in with proposals. Put a time limit on it. We must stress the importance of good design in making affordable developments acceptable.

**PUBLIC CORRESPONDENCE RECEIVED AFTER PLANNING
COMMISSION MEETING OF OCTOBER 2, 2008 THROUGH
NOVEMBER 17, 2008**

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Long Beach Area Coalition for the Homeless



P.O. BOX 92365
Long Beach, Ca. 90809
(562) 438-3183

Coalition Officers:

Patricia Benoit President
Irene Mercer Treasurer
Mary Coburn-Secretary
Kit Wilke- Vice President

Organizations:

California Heights United Methodist Church,
Catholic Charities
Children Today
Christian Outreach In Action,
City of Long Beach
Dept. Health and Human Service,
Housing Services Bureau,
Disabled Resources Center,
Downtown Long Beach Associates, Inc.,
Energy for Others
First Congregational Church
Food Finders
Gumbiner Foundation,
Long Beach Christ Second Baptist Church
Long Beach Housing Authority,
Long Beach Rescue Mission,
Long Beach South Bay Substance Abuse
Coalition,
Lutheran Social Services
National Coalition on Alcoholism,
National Mental Health Assoc of Greater Los
Angeles (The Village /SA)
New Image Emergency Shelter,
New Era Energy
North Coast Interfaith Council,
St. Luke's Episcopal Church
St. Vets of Long Beach
The Long Beach Healthcare System
Voice Int. Ministry,
Women to Women City of Long Beach

Individuals:

Patricia Benoit
John Conway, MD
Theresa Darby
John Demedul
Dorinda Finister
Arlene Glase
Isabella Gomez
Thyllis J. Hart
Christine L. Jozzy
Andy Kroll
Barbara McPherson
Linda & Dorothy Samuel
Laura Sanchez
Gary Schellton

COMMENTS IN RESPONSE TO
DRAFT 2008-2014 HOUSING ELEMENT:
City of Long Beach, California
General Plan

September 29, 2008

Patricia A. Garrow, Senior Planner
Advance Planning, Planning Bureau
Development Services Department
333 W. Ocean Boulevard, Floor 5
Long Beach, CA 90802

cc: Long Beach Planning Commission
Long Beach City Council
California Department of Housing
and Community Development

Dear Ms Garrow:

The Long Beach Area Coalition for the Homeless (LBACH) appreciates this opportunity to comment on the Draft 2008-2014 Housing Element. People experiencing homelessness are, by definition, at the *extremely-low income* level, and they comprise a Special Needs Group in the context of the Housing Element. For this reason, individual LBACH members have taken an active part in the public participation aspect of the Housing Element outreach strategy, including the Housing Needs Survey, Housing Element Workshop, Focus Group Interviews, Study Sessions, and LB 2030 General Plan Workshops.

On September 3, 2008, LBACH conducted a facilitated workshop and review of the Housing Element. Some 25 members participated and were tasked to look at "innovative housing solutions" within the Housing Element. These comments are the report of their findings.

Please include these LBACH comments as a part of the Housing Element draft and submittal process.

Respectfully yours,

The Rev. Christopher (Kit) Wilke
Vice President
Long Beach Area Coalition for the Homeless

General Meeting: First Wednesday of Every Month at 8:30 AM
at the Multi-Service Center for the Homeless
1301 West 12th Street, Long Beach CA 90813



Long Beach Area Coalition for the Homeless

Comments on City of Long Beach, Draft 2008-2014 Housing Element,
released 8/22/08

From Long Beach Area Coalition for the Homeless, Sept 29, 2008

The Long Beach Area Coalition for the Homeless (LBACH) respectfully submits these comments on the draft of the City of Long Beach's 2008-2014 Housing Element of the General Plan. We share the General Plan principle of increasing public participation (p. V-12) and appreciate the City's stated objective of considering the input of community members regarding their concerns with housing-related issues (p. V-13). The Coalition is eager to assist the City in developing a housing plan that adequately addresses the key issues of (1) creating and preserving accessible, affordable housing; (2) providing public assistance to increase housing affordability; (3) maintaining and upgrading properties and infrastructure; and (4) addressing homelessness and the housing concerns of special needs populations (p. V-13).

General Recommendations:

1. LBACH encourages the City to consult *Within Our Reach: A Community Partnership to Prevent and End Homelessness, Long Beach's 10-Year Plan Report* not only for its recommendations for implementing the Continuum of Care program for homeless persons (as stated in Policy 2.2), but for its many **suggestions for increasing and maintaining the affordable housing stock** to meet the housing needs of a wide variety of low-income and special needs populations. The suggestions in the 10-year plan specifically address the creation of efficiency unit (single-room occupancy) housing for very low income and special needs populations and incentives for increasing mixed income and inclusionary housing development (see sections of the 10-year plan, Housing Goal, Objectives 2 and 5, p. 92-94 and 95-97). Both of these objectives are shared by the Housing Plan (Policy 1.6 p. V-14 and Policy 2.1 p. V-14 and Policy 5.3 p. V-17).
2. LBACH recommends that the City create consistency between the Housing Element and Land Use Element of the General Plan so that the zoning recommendations in the Housing Element are reflected properly in the Land Use Element, especially in regards to zoning that supports adaptive reuse, efficiency unit/SROs, and mixed income projects across the city.
3. LBACH supports the positive emphasis on creating and promoting voluntary incentives for developers to build mixed income and affordable housing. See specific suggestions for strengthening this HE objective below (bullet points 6, 7, 10, 11, 12).
4. LBACH was happy to see supportive housing defined as including onsite or offsite supportive services (p. III-17).
5. LBACH was disappointed to find that no objectives for establishing new programs to expand housing for special needs populations are listed in the objectives for 2008-2014 (p. V-22). It seems that the units mentioned in bullet point 2 refer to the Family Commons currently being



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built at the Villages at Cabrillo by PATH Partnerships. If so, this is not a new program. See specific suggestions below (bullet points 8 and 9).

Specific Recommended Changes and Additions:

1. The Housing Element (HE) uses both the terms single-room occupancy (SRO) and efficiency units. Please clarify the definitions of these terms and if they are referring to the same type of housing, standardize the use of the term throughout the HE document. LBACH recommends using the term efficiency units (as used on p. V-22) because of the negative connotations of the term "SRO."
2. Make efficiency units/SROs a separate zoning designation instead of Special Group Residence (Program 2.2 p. V-22) for the following reasons: 1) to create flexibility in the use of efficiency units by a wide variety of very low income people; 2) to site efficiency units/SROs in multiple areas of the city, especially to allow for adaptive reuse of existing hotel/motel properties, which may be located outside of the current Special Group Residence zoning areas of R-4, CCN, CCR, and CHW zones; and 3) to set requirements for parking, security, size, and management that are appropriate to the specific location and use of the building rather than constrained by those for Special Group Residences. We view the adaptive reuse of former hotels/motels as efficiency unit/SRO apartment buildings as improving neighborhoods and reducing blight, while expanding transitional and supportive housing throughout the city.
3. Ensure that zoning code changes allow for efficiency unit/SRO housing to be used for transitional and supportive housing and for former hotels/motels to be converted into efficiency unit/SRO housing (p. V-23 and Policy 1.6 p. V-14).
4. Ensure that zoning code changes allow for extremely low income people to be included as a special needs group (p. II-15 and Program 2.2 p. V-22).
5. Please clarify the zoning for special group residences. On page III-13, CHW is not listed in the description of locations zoned for special group residences (top of the page) while Chart 40 on p. III-111 reads that CHW is zoned as such.
6. Change Policy 2.1 (p. V-14) to apply density bonus incentives for housing for all low income residents and special needs groups, not only seniors and disabled.
7. Add to sentence on p. II-49 in section on Density Bonus Projects line 7, "add a bonus for land donation *that is developed for affordable housing*" and not just land for open space or other uses.
8. Remove bullet point 1 from p. V-22. Remodeling of the Multi-Service Center (MSC) should not be part of Housing Element nor should it be listed as a new objective/plan for 2008-2014

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1301 West 12th Street, Long Beach CA 90813



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(p. V-22). MSC remodeling is an existing project funded by LA County, not a new project planned for the future. This project should be mentioned in the Continuum of Care section of the HE, but not as a major element of the plan to address housing needs. The project

does not meet the stated goals/objectives of a housing element because there is no housing on the MSC site.

9. Change bullet point 2 on p. V-22 to read “at least 100 *additional new*” units to clarify that this is referring to a new development, not the Family Commons housing currently being built at Village at Cabrillo by Path Partnerships. The Family Commons project should not be listed as a new project planned for 2008-2014.
10. Add to the Housing Plan, under *Goal 5: Mitigate Government Constraints to Housing Investment and Affordability* (p. V-17), a policy of exploring, designing, and implementing more incentive programs for developers to create inclusionary projects. Engage developers directly for their input on programs in which they would participate.
11. Establish a system for evaluating how well the current incentive programs are working. Add this as a 2008-2014 objective for the Development Services Center (p. V-34). For example, we would like to see the Housing Element include a review of how many developers successfully took advantage of the density bonus program in the 2000-2005 planning period and what kind of affordable housing they created (i.e., for seniors, disabled, families, formerly homeless, very low income). The HE states that as of April 2008 378 units of affordable housing were created using the density bonus incentive. In Chart 33 (p. II-45), 334 of these units are listed and all are housing for seniors. Why is the density bonus incentive not attracting other low-income housing developers/developments? How can the density bonus incentive be expanded to meet the needs of other special needs groups and non-special needs groups like the very low, low, and moderate income? How many more developers/development projects did the City need to have taken advantage of density bonuses in order to have met the RHNA targets?
12. Add to the Housing Plan, Section C Housing Programs (p. V-30) as an objective: Create a special office for inclusionary projects to define inclusionary zoning with direct input from developers and to speed up and remove impediments to the process of developing housing projects. This could be added to the 2008-2014 objectives for the Development Services Center (p. V-34).
13. Add a goal to the 2008-2014 Housing Plan (p. V-12): Improve opportunities for public participation from the non-English speaking community. This requires going beyond advertising with multilingual flyers and actually having real-time translation of meeting content including PowerPoint presentations.
14. Change the section on p. I-3 about public participation in the creation of the Housing Element to reflect more closely the public’s experience and perceptions of the meetings. This means going beyond stating how the public was notified and which groups attended the meetings, and

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reflecting on the effectiveness of how they were notified and their satisfaction with venues and mechanisms used to solicit their input. For example, LBACH members who attended the public meeting at Jackie Robinson Academy felt that too much time was spent presenting the PowerPoint presentation and left limited time for public comment. They felt that the location of the meeting was difficult to find and the City should have provided better directions and more/better advertising of the event. Attendees also stated that there was no city staff available at the meeting to translate for Spanish speakers, which contradicted the advertising for the event. In addition, language translation for the Housing Needs Survey failed to capture the views of Spanish-speaking residents because the translation was inadequate and not useable according to bilingual LBACH members.

15. Improve public comment opportunities to address the issues highlighted in bullet point 14 above for 2008-2014 Housing Plan (p. V-12).
16. Add an objective under section 2.5 Universal Design (p. V-24) that reads: Monitor and enforce compliance with codes requiring accessibility for people with disabilities. This should also be reflected as an overall goal for the section on building codes: Ensure that building codes include improving access for disabled people.
17. Include in section 2.2 on zoning (p. V-22) a policy statement (Policy Goal 2 p. V-14) that ensures that the Housing Element will comply with the provisions of CA legislation SB 2 and AB 2634 for all three types of housing: emergency, transitional, and supportive.
18. Change "Relaxed Standards" (p. III-9 and V-36) to "*Flexible* Standards" so as not to imply weakening of standards.
19. Affordable housing covenants should be changed from "at least 30" to "at least 55 years". This is what the Long Beach Housing Development Company is now using (p. II-47).

Typographic errors and omissions:

1. Pages V-13 and V-14 are missing the numerations of Goal "1" and Goal "2".
2. Page II-50, text mentions Chart 33 in first paragraph and it should read Chart 34.

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November 4, 2008

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**RE: COMMENTS RE: CITY OF LONG BEACH'S DRAFT 2008-2014
HOUSING ELEMENT**

Ms. Creswell, Mr. Beck and Ms. Garrow,

The Legal Aid Foundation of Los Angeles offers the following comments and recommendations regarding the City of Long Beach's Draft 2008-2014 Housing Element.

1. **Quantifying the Number of Extremely Low Income Households and the Extremely Low Income RHNA Number (Draft HE Pages II-12 and V-38)**

The City has not accurately quantified the number of extremely low income households in Long Beach in the Draft Housing Element. The Draft Housing Element states that

extremely low income households comprise 16% of the City's population based upon 2000 census data. Such data, however, is extremely outdated, as it is 8 years old and does not reflect rising poverty rates and rent levels in the City. The City, instead, should use 2006 American Community Survey Census data to calculate the number of extremely low income households and the corresponding extremely low income RHNA number, as this data is much more current.

According to 2006 American Community Survey census data, extremely low income ("ELI") residents comprise 19% of the City's households. This translates into a RHNA of 1,342 units. The methodology used to obtain the number of ELI households and the ELI RHNA number was devised by a U.C. Irvine Graduate Planning student and is set forth below.

Step 1: Locate HUD's data on the Area Median Income (AMI) for the Los Angeles-Long Beach Metro Area, which is estimated to be \$59,800 (this estimate is based on the 2000 Census median income adjusted for local inflation and annual trending).

Step 2: Define the income bracket for ELI and very low income households. This is done using HUD's definitions for extremely low income (30% or less of the AMI) and very low income (50% or less of the AMI). You can then identify the upper income limit of the ELI bracket as \$17,941 and the upper income limit of the very low income bracket as \$29,900 annually. These upper income limits can be used to calculate the exact number of households that fall at or below that annual income level.

Step 3: Determine the total number of households that that fall within the ELI bracket. Using 2006 American Community Survey data on income - reported by the Department of Finance - (refer to Table A) you can establish the number of households that fall within the ELI bracket as 33,013, or 19% of the total number of households. This is done using the data in the Table A and with the following calculations:

2006 Annual Median Income by Household	
Income Group	Households
Less than \$10,000	14,807
\$10,000 - \$14,999	12,368
\$15,000 - \$24,999	19,858
\$25,000 - \$34,999	20,555
\$35,000 - \$49,999	25,606
\$50,000 - \$74,999	30,136
\$75,000 - \$100,000	18,639
\$100,000 or more	32,226
TOTAL	174,195
Source:	

American Community Survey 2006; Department of Finance 2006

Add up the number of households that fall below the \$17,941 upper income limit (calculated in Step 2 above):

Less than \$10,000	14,807
\$10,000 - \$14,999	12,368
\$15,000 - \$17,941	<u>5,838</u> (These are 29.4% of the total households in this category)
TOTAL	33,013 households

Step 4: Determine the number of households that fall within the very low income bracket. You once more use the data in Table A and determine the number of households that fall within the very low income bracket as 57,105. This is done with the following calculations:

Add up the number of households that fall below the \$29,900 upper income limit for very low income households (calculated in Step 2):

Less than \$10,000	14,807
\$10,000 - \$14,999	12,368
\$15,000 - \$24,999	19,858
\$25,000 - \$29,900	<u>10,072</u> (These are 49% of the total households in this category)
TOTAL	57,105 households

Step 5: Calculate the percentage of very low income households that are ELI households using the numbers obtained in Step 3 and Step 4. The calculations are as follows:

$$\begin{aligned} 57,105 &= 100\% \\ 33,013 &= 57.8\% \end{aligned}$$

Step 6: Calculate the portion of RHNA units dedicated to very low income households (2,321) that should be allocated to ELI households (57.8%). This is done with the following calculations:

$$\begin{aligned} 2,321 &= 100\% \\ 1,342 &= 57.8\% \end{aligned}$$

In conclusion, using the methodology described above, the number of RHNA units that should be allocated to ELI households is 1,342 units.

The City should revise the Housing Element to reflect that ELI households comprise 19% of the City's households, not 16%. The City should also revise the Housing Element to reflect that the extremely low income RHNA number is 1,342.

2. Inadequate Analysis of Projected Housing Needs

State law provides that the Housing Element shall contain: "An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low income households ..." California Government Code §65583(a)(1).

In the Draft Housing Element, the City fails to identify and analyze the housing needs of extremely low-income households. The City should describe the housing needs of extremely low-income households and provide information on the availability and suitability of housing appropriate for these households. As stated in HCD's Building Blocks regarding extremely low-income housing needs, a thorough analysis includes an estimate of the number of: (1) existing households with extremely low-incomes; and (2) projected households with extremely low-incomes. Furthermore, "the analysis should assess the kind of housing available and suitable for extremely low-income households (including supportive housing and Single-Room Occupancy [SROs] units and whether existing zoning permits those housing types." The Draft should be revised to include this analysis.

3. Failure to use 2006/2007 American Community Survey Census Data in Analysis of Current and Projected Housing Needs

The City should have utilized 2006 and 2007 American Community Survey ("ACS") census data to update 2000 Census data. ACS includes updated information, for example, regarding the total number of households, housing tenure and vacancy rates. 2006 and 2007 ACS census data is much more current than 2000 census data and is more relevant in light of increased housing costs, increased overcrowding and decreased rental housing vacancy rates.

The Draft Housing Element should be revised to include 2006 and 2007 ACS census data in the analysis of current and projected housing needs.

4. Extremely Low Income Households as a Special Needs Group

Based upon the high number of extremely low income households in the City (33,013 households, or 19% of the City's population) and the incredibly difficult time they have finding affordable housing, the City should identify extremely low income households as a special needs group in the Housing Element. This would allow the City to develop specific programs to address their housing needs, which includes permanent supportive housing, deeper income targeting and SRO's.

The City should revise the Housing Element to identify extremely low income households as a special needs group and identify specific programs to address their housing needs.

5. **Governmental and Nongovernmental Constraints (Draft HE Section III)**

State law provides that the Housing Element shall contain: "An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, [...] and for persons with disabilities [...], including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities..." California Government Code §65583(a)(5).

The Housing Element shall also contain: "An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction." California Government Code §65583(a)(6).

A. **Inadequate Analysis of Constraints**

The Draft fails to conclude whether most of the discussed potential constraints function as actual constraints to the maintenance, improvement and development of housing in the City. In particular, the discussion of land use controls needs to be strengthened to include more analysis regarding: (1) how residential development standards and zoning constrain affordable housing development; (2) how conditional use permits and site plan review requirements for multifamily housing developments constrain housing; and (3) the effectiveness of the City's second unit and density bonus ordinances.

B. **Housing for Persons with Disabilities**

1. Siting of Housing for Persons with Disabilities

The Draft fails to sufficiently analyze constraints to the development of housing for persons with disabilities, including how local land use and zoning regulations impact the siting and development of housing for persons with special needs. The Draft should also include an analysis of the impacts of conditional use permit requirements in the City's zoning code on housing for persons with disabilities.

2. Definition of Family

The Draft Housing Element should contain an analysis of the definition of "family" in the City's Zoning Code. The definition of "family" excludes residential care facilities, indicating that a residential care facility cannot function as a family. This singles out housing for people with disabilities and treats such housing differently than housing for groups of persons without disabilities who might reside together. The element of a treatment component in a residential care facility does not take away from the family-like

functioning of such a household. The effect of the definition of "family" is to prohibit residential care facilities from siting by right in single family residential zones, which are great locations for many of these licensed facilities. The definition of "family" is also vague and problematic because the term "large" is not defined. See below.

21.15.1010 Family.

"Family" means any group of individuals living together based on personal relationships. Family does not include larger institutional group living situations such as dormitories, fraternities, sororities, monasteries, nunneries, residential care facilities or military barracks, nor does it include such commercial group living arrangements as boardinghouses, lodginghouses and the like.

3. Definition of Medical Office

The definition of "medical office" copied below, while not addressing housing directly, is also important, as it excludes mental health from the definition of medical office and there should be no such distinction. Additionally, this provision violates CA Welfare & Institutions Code Sec. 5120, which pre-empts certain local regulation of mental health treatment programs. This state law indicates that in any zone in which hospitals and nursing homes are permitted, mental health treatment programs are also permitted. This speaks to parity. This definition impacts housing because services should be able to locate near housing.

21.15.1740 Medical office.

"Medical office" means a commercial land use involved in the practice of medicine (not including psychiatric medicine or psychology services), but not including the overnight care of a patient.

C. Replacement Housing Policies (Draft HE Pages III-9, III-23 and III-24)

The Draft Housing Element states that the City requires one-for-one replacement of affordable units demolished or converted in the coastal zone. This requirement is a state law requirement, which comes from the Mello Act, CA Gov't Code Sec. 65590. The Draft Housing Element states that developers can satisfy the Mello Act's replacement housing obligations through new construction, rehabilitation of substandard units, subsidy of existing units or payment of an in lieu fee. There are problems with some of these options. First, three of these options constitute a barrier to the production of affordable housing because they will not result in net, new units that add to the City's housing stock and they will not result in one-for-one replacement of units demolished or converted in the coastal zone, as required by the Mello Act. Rehabilitation of substandard units, subsidy of existing units and payment of very low in lieu fees¹,

¹ The fee for replacement of a one bedroom unit occupied by a low income tenant, for example, is set at \$15,000.00. This is much too low to result in the production of an affordable unit.

therefore, should not be permitted. The City should only allow developers to satisfy their replacement housing obligations through: (1) new construction; (2) adaptive re-use; and (3) payment of in lieu fees set high enough to result in one-for-one replacement. The City should commit in its Housing Element to reviewing and revising its local ordinance implementing the Mello Act, which is located at LBMC Sec. 21.61, to ensure that affordable units demolished or converted in the coastal zone are actually replaced on a one-for-one basis, as is required by State law. The City should also select replacement options that result in net, new units.

D. Reverse Inclusionary Housing

Another barrier to the development of affordable housing that the City fails to discuss in the Draft Housing Element is the City's new policy of requiring affordable housing developers to include 20% market rate units in their developments. While this is not a written policy, developers are consistently told by the City's Housing Department when they come in to propose affordable housing developments that the City will not provide monetary assistance to 100% affordable multi-family housing projects. This policy, which has been labeled by housing advocates as "reverse inclusionary housing," is an enormous barrier to the development of affordable housing because such projects will not be competitive for tax credits with 20% market rate units. Affordable housing developers have consistently told Legal Aid that the City's 80/20 reverse inclusionary housing policy will prevent them from developing affordable housing in the City of Long Beach.

I met with the City's Director of Community Development, Dennis Thys, on August 27, 2008, to discuss this policy. Mr. Thys confirmed in this meeting that the City no longer looked favorably upon dense multi-family 100% affordable housing projects and that it was not likely to assist in the development of such projects. Mr. Thys explained that the one exception to this general policy was that the City would assist in the development of 100% affordable multi-family housing projects for special needs groups.

The Draft Housing Element should be revised to include an analysis of this policy and its impacts on the development of affordable housing. If the City concludes, as it should, that this policy acts as a constraint, the City should discontinue its use of this policy.

E. Impact of Condominium Conversions

Every time a rental unit is converted to a condominium, the City permanently loses one unit of rental housing. The loss of rental units to conversion is severely impacting the City's rental housing vacancy rate, which is at 3%-4%. (A healthy vacancy rate is 5%.) When Long Beach renters are displaced from their units as a result of conversions, they are unable to locate units to which they can move. This is resulting in increased doubling and tripling up of families, as well as homelessness. Since 2002, *the City has lost over 2,133 rental units to conversion:*

- In 2002, 4 units were approved for conversion
- In 2003, 18 units were approved for conversion
- In 2004, 426 units were approved for conversion
- In 2005, 262 units were approved for conversion
- In 2006, 1,073 units were approved for conversion
- In 2007, 350 units were approved for conversion as of 6-07

The City can adopt protections, as many other jurisdictions have done, to curb the negative impacts of conversions. When such protections are adopted, Cities allow for balanced development. Examples of such protections include:

- Imposing a limit on the number of conversions permitted per year
- Permitting conversions only when the City's rental vacancy rate has been at 5% or higher for the previous 12 months
- Denying a conversion application if it would result in the City's vacancy rate dropping below 5%
- Requiring converters to set aside low income units in converted buildings.
- Requiring converters to pay a condo conversion fee to the City to assist in the production of replacement rental housing
- Requiring life-time leases for tenants who cannot afford to purchase their units if the tenants are seniors, disabled or of low income. Life-time leases are typically coupled with reasonable limits on rent increases to prevent increases aimed at displacing tenants.
- Requiring converters to replace converted rental units on a one-for-one basis.
- Providing discretion to City agencies to disapprove conversions based upon the impact they will have on the supply of low and moderate income rental housing

The City has taken the position that the impacts of condominium conversions have not been felt in Long Beach because many converters have not obtained their final maps. This is not a tenable position for three reasons. First, conversions take up to 3 years to obtain all of their needed approvals. Many units are still in the process of obtaining their approvals. (Notably, 1,073 units were approved for conversion by the Planning Commission in 2006 and they are still in the conversion process.) As soon as these units obtain their remaining approvals, they will be permanently depleted from our rental housing stock. Second, and more importantly, based on our experience working closely with tenants in converted buildings, converters typically force tenants out of their units very early on in the conversion process, usually around the time they obtain their tentative map from the City. This means that these rental units are actually removed from the rental housing stock long before they are converted. Finally, while it may be true that many converters will hold onto their converted units and wait to sell them at a time when the housing market is on the rise again, this will not help the City's low income renters because these units will be offered as high end, expensive rentals as a result of the improvements required as part of the conversion process.

The Draft Housing Element should be revised to include an analysis of the impacts of condominium conversion on the City's rental housing stock and how this has impacted the ability of low income residents to find affordable rental housing.

6. RHNA Credits for Units Built Since 2006 (Draft HE Pages IV-2 and IV-3)

According to HCD, jurisdictions may credit units constructed between the base year of the RHNA period and the beginning of the new planning period if the jurisdiction "demonstrate[s] the unit's affordability for lower- and moderate-income households based upon: Actual rents; Subsidies, financing, or other mechanisms that ensure affordability... [;or] Actual sales prices." (HCD "Housing Element Questions and Answers" #17).

The City has wrongfully taken credits towards its RHNA numbers by counting units built since 2006 without demonstrating that they are affordable with information regarding income targeting, rent levels, sales prices and funding streams. The Draft Housing Element should include proof of affordability based upon: (1) actual rents; (2) subsidies, financing, or other mechanisms that ensure affordability; and/or (3) actual sales prices, as required by HCD.

The City should revise the Housing Element to include information regarding rent levels, sales prices, funding streams and mechanisms to ensure affordability for affordable units built since 2006 if they are counted towards meeting the City's RHNA numbers.

7. RHNA Credits for Units Not Yet Built (Draft HE Pages IV-3 and IV-4).

The City has wrongfully taken credits towards its RHNA numbers by counting affordable units that are part of development applications that have been submitted, but have not received any entitlements. This is not permissible because there is no evidence that these developments will be approved.

The Draft Housing Element, accordingly, should be revised to remove RHNA credits taken for units that are part of development applications that have not received any entitlements.

8. Inadequate Land Inventory and Identification of Sites

State law provides that the Housing Element shall contain: "An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites." California Government Code §65583(a)(3). For nonvacant sites identified in the inventory, the city: "shall specify the additional development potential for each site within the planning period and shall provide an explanation of the methodology used to determine the development potential. The methodology shall consider factors including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market conditions, and

regulatory or other incentives or standards to encourage additional residential development on these sites.” California Government Code §65583.2(g)

A. Capacity

To establish the number of housing units that can potentially be accommodated on each site in the City’s site inventory, the analysis should include a description of how capacity of the sites has been established and should show that the inventory can provide for a variety of types of housing. The Draft fails to include any analysis regarding whether the inventory can provide for a variety of types of housing. The Draft should be revised to include an analysis of site suitability for such types of housing as multifamily rental housing, factory-built housing, mobilehomes, emergency shelters and transitional housing. (Govt. Code §65583.2(c))

B. Suitability Analysis for Non-Vacant Sites (Draft HE Pages IV-6 and IV-7)

Pursuant to Govt. Code §65583.2(g), the Draft must specifically describe the methodology used to establish the development potential of non-vacant sites. This analysis must include: (1) the extent to which existing uses may constitute an impediment to additional residential development; (2) development trends; (3) market conditions; and (4) the availability of regulatory and/or other incentives (e.g., expedited permit processing, fee waivers/deferrals) that encourage additional residential development on these sites. The Draft fails to include an analysis of these factors. For example, all but two of the sites proposed by the City currently have existing uses such as a parking lot, office building, restaurant or retail store. The Draft Housing Element includes *no discussion* as to why the City believes these existing uses are likely to cease. The Draft Housing Element further includes *no discussion* as to why the City believes future uses of these sites are likely to be residential as opposed to other uses. The Draft Housing Element also fails to consider the impact of the current down housing market in the future development of these sites. Finally, it appears that the City is relying solely on the base zoned density to establish development potential on these sites. Therefore, the land inventory and identification of sites is inadequate and must be modified to include further analysis.

C. Restrict Some Sites to Low Income Multifamily Housing

A percentage of the multifamily sites should be reserved for low and very low income affordable multifamily housing so that all sites are not taken for high cost rental housing. At a minimum, 50% of sites zoned for multifamily should be reserved for predominantly low income affordable housing developments. (Such areas are often referred to as “affordable housing opportunity zones.”)

9. Housing Trust Fund Statements (Draft HE Page IV-11)

The City cannot contend as it does in the Draft Housing Element that the Housing Trust Fund augments State and Federal programs to provide housing for extremely low income households. The Housing Trust Fund is essentially unfunded and has not produced one unit of affordable housing since it was created in 2005.

The City should revise the Housing Element to reflect that the Housing Trust Fund is essentially unfunded and that it has not produced one unit of affordable housing. The City should also revise the programs section of the Housing Element to commit to identifying stable funding sources for the Housing Trust Fund within the next 6 months. (See Comment #15 A for further discussion regarding the Housing Trust Fund)

10. Commercial Linkage Fee statements (Draft HE Page V-4)

The Housing Element states that a commercial linkage fee was evaluated by the City and it was determined that the commercial market would not support such a fee. This is not true. Two separate consultants hired by the City, David Rosen and Associates (2003) and Muni Financial (2008), both concluded in their respective studies that such a fee was economically feasible and both recommended appropriate fee levels.

Staff should revise the Housing Element to state that two separate consultants hired by the City concluded that a commercial linkage fee was economically feasible. The Housing Element should also be revised to state that such a fee has not been voted on by the City Council. Finally, the programs section of the Housing Element should be revised to state that the City Council will consider adopting a commercial linkage fee within the next 6 months.

11. Inadequate Analysis Regarding Progress Towards Meeting 2000-2005 RHNA Numbers (Draft HE Page V-8)

The Draft Housing Element, at page V-8, credits units rehabbed towards meeting its 2000-2005 RHNA numbers without demonstrating that it has met the required criteria to take such RHNA credits. Pursuant to HCD Questions & Answers #50, local governments may satisfy *up to 25%* of their RHNA numbers through substantial rehabilitation only if: (a) the rehabilitated units resulted in a net increase in the stock of housing affordable to low and very low income households; (b) the rehabilitated units were at imminent risk of loss to the housing stock; (c) displaced tenants who were not eligible for relocation assistance under state law received relocation assistance consistent with that required under H&S Code Section 17975, including a minimum of four months rent, moving expenses and comparable replacement housing; (d) displaced occupants had the right to re-occupy the rehabilitated units; and (e) the rehabilitated units have long term affordability covenants of not less than 20 years or any other term required by federal or state funding or law.

Accordingly, the Draft Housing Element should be revised to indicate what percent of RHNA credits came from substantially rehabbed units. It should additionally be revised to indicate whether the rehabbed units for which RHNA credits were taken meet the following requirements: (a) the rehabbed units resulted in a net increase in the stock of housing affordable to low and very low income households; (b) the rehabbed units were at imminent risk of loss to the housing stock; (c) displaced tenants who were not eligible for relocation assistance under state law received relocation assistance consistent with that required under H&S Code Section 17975, including a minimum of four months rent, moving expenses and comparable replacement housing; (d) displaced occupants had the right to re-occupy the rehabilitated units; and (e) the rehabbed units have long term affordability covenants of not less than 20 years or any other term required by federal or state funding or law.

12. Inadequate Statement of Goals and Quantified Objectives

State law provides that the Housing Element shall contain: "A statement of the community's goals, quantified objectives, and polices relative to the maintenance, preservation, improvement, and development of housing." California Government Code §65583(b).

There should be a corresponding goal and policy in the Housing Element for each housing need, resource inadequacy and constraint identified in the Housing Needs Assessment section of the Draft. In addition, there must be a quantified objective for each housing need identified. Failing to include an adequate analysis of the City's housing needs, resources, and constraints, the Draft also fails to contain both a complete statement of goals and policies as well as a complete statement of the City's quantified objectives. Furthermore, since the constraints analysis is inadequate, an analysis of the adequacy of the goals and policies section with regards to addressing constraints is impossible. The City should also revise its quantified objectives to include extremely low-income objectives.

13. SRO Ordinance (Draft HE Page V-23)

The City should create an SRO ordinance that permits SRO's in any high density multi-family residential zone or commercial/light/industrial zone. SRO housing should not require a conditional use permit and it should not be grouped with Special Group Residences as it currently is in the Draft Housing Element. SRO's are a form of multi-family housing and they should be treated as such in the City's zoning code.

Staff should revise the Housing Element to include the creation of an SRO ordinance that permits SRO's in any high density multi-family residential zone or commercial/light/industrial zone where multi-family housing is permitted.

14. Inadequate Programs and Five-Year Schedule of Actions (Draft HE Pages V-19 through V-37)

The Housing Element shall contain: "A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element...to make adequate provision for the housing needs of all economic segments of the community..." California Government Code §65583(c).

As stated above, the Draft's goals, policies, and quantified objectives are deficient, thereby making it difficult to adequately analyze the program of actions upon which these policies and objectives is based. Additionally, without an adequate analysis of constraints, it is difficult to recommend programs to remove these constraints as required by Govt. Code §65583(c)(3). For these and the following reasons, the program of actions fails to comply with the requirements of the law.

An effective housing program section should include quantified objectives and proposed measurable outcomes, as well as definite time frames for implementation. (HCD "Questions and Answers" #36) Additionally, the programs section must demonstrate the City's firm commitment to implement specific programs and actions. Many of the programs fail to include sufficiently specific language by which to guide the City over the planning period to carry out the programs' intentions. Many of the programs are written with such loose and vague language that they do not commit the City to undertaking any real actions. The following programs contain loose and/or vague commitments and should be revised to include specific and meaningful objectives:

- **Preservation of at Risk Units:** The City commits to doing little more than monitor the status of units and provide information. This will not preserve at risk units.
- **Section 8:** The City does not explain how it will encourage property owners to accept Sec. 8, nor does it state how or when the Housing Authority will raise the payment standard.
- **Universal Design:** The City only commits to evaluating the feasibility of additional incentives. This is meaningless.
- **HOME Security Deposits:** The City commits to providing assistance to only 50 households per year in a City with 500,000 residents. This is not enough in light of the housing crisis faced by the City's low income renters. The City should expand this program to provide assistance to at least 500 households per year.
- **Multi-family Housing Inspection:** The City does not commit to monitoring or enforcing inspection orders to ensure that repairs are actually made. Sending an inspector out to inspect a unit will not lead to repairs being made without monitoring and enforcement of the repair order. Low income residents continually complain that inspections do not result in repairs because the City does not do anything beyond issuing a repair letter, which landlords ignore because they know there is no penalty for failing to comply.
- **Housing Production:** The City does not commit to any programs that will significantly increase housing production in the City. The City is not eligible for

Prop 1C money because its Housing Trust Fund (HTF) does not have any dedicated sources of local revenue and because one-half of the HTF is targeted to households earning 120%-150% of area median income (nearly \$90,000 per year). The City does not have adequate sites as it alleges in this Section because the City has inappropriately taken RHNA credits. (See earlier discussion above re: this in #6 and #7.) The City's identification of sites is also faulty because the City did not include an analysis regarding the suitability of non-vacant sites. (See earlier discussion above re: this in #8.) To truly increase housing production, the City should adopt the programs discussed below in #15.

- **Constraints:** The City must amend this section to include a discussion of the following constraints, which the City failed to identify in the Draft Housing Element: (a) conditional use permits and site plan reviews; (b) housing for persons with disabilities; (c) reverse inclusionary housing; and (d) condominium conversions. (See discussion above in #5 re: each of these constraints.)
- **E-Government:** The City fails to state how it will improve E-government.
- **Development Incentives (density bonus and relaxed standards):** Many jurisdictions around the state have adopted local ordinances implementing state density bonus law. The Housing Element does not address how the City of Long Beach's failure to adopt a local ordinance has impacted the use of density bonuses. With respect to relaxed standards for affordable developments, the Housing Element fails to state how often the Planning Commission exercises its discretion to relax standards for affordable developments. Having discretion to do something is meaningless if the discretion is not exercised when appropriate.

The programs section must be revised to address the inadequacies described above.

15. Programs to Increase Affordable Housing Production

The City has not demonstrated in the Draft Housing Element that it has sufficient sites to accommodate housing for its low income residents. The City, moreover, did not come close to meeting its affordable RHNA numbers for the last planning period. The City has not committed in the Draft Housing Element to any programs that will significantly increase housing production in the City. The City must produce a total of 5,440 affordable units in the next planning period to meet the housing needs of its low and moderate income residents. The City has an annual housing budget (from redevelopment housing set aside money and HOME dollars) of \$25 million. When you consider that it costs approximately \$400,000 to produce one unit of affordable housing, it becomes clear that the City must find ways to supplement its housing budget to meet the housing needs of its low income residents.² The City should commit to creating new programs to encourage the production of affordable housing in the Housing Element.

² The City leverages housing dollars, on average, at a rate of 3 to 1. This means that for every \$100,000.00 the City commits to housing development, it can leverage \$300,000.00 from other funding sources. Accordingly, if the City has an annual housing budget of \$25 million and it funds affordable units at a rate of \$100,000 per unit, the City will produce only 250 affordable units per year. While 250 affordable units per year will help some Long Beach families, this will not come close to meeting the City's affordable RHNA number of 5,440 units by 2014. The City, accordingly, should adopt policies to encourage the production of affordable housing.

The City should revise the Programs Section of the Housing Element to include the following programs to encourage the production of affordable housing:

A. Comprehensive Funding Plan for the Housing Trust Fund, with Dedicated Diversified Local Sources of Funding

At its October 2, 2008 hearing regarding the Draft Housing Element, the Long Beach Planning Commission recommended that the City Council identify stable funding for the Housing Trust Fund in the Draft Housing Element. The City Council should follow the Planning Commission's recommendation and include funding for the Housing Trust Fund in the programs section of the Housing Element.

The City created a Housing Trust Fund in 2005. Since its creation, the Housing Trust Fund has remained essentially unfunded and has never produced one unit of affordable housing. The City should commit in the Housing Element to identifying local dedicated revenue sources for the Housing Trust Fund in the amount of at least \$10 million within the next 6 months. The first step in this process is for the City to release the Housing Trust Fund Revenue Source Study, which was completed earlier this year by Muni Financial. To date, City Staff has refused to release this Study to the public. This Study should be released immediately and the City should commit in the Housing Element to adopting dedicated, diversified local sources of revenue for the Housing Trust Fund within six months.

B. Mixed Income Housing Ordinance

The City should adopt a mixed income housing ordinance, which would require developers of new apartment and condominium developments to include a percent of units (typically 10-15%) as affordable to low and moderate income households. There are 170 jurisdictions in California with mixed income housing ordinances. Such ordinances create equitable distribution of affordable housing and prevent the concentration of affordable units in one area.

C. Commercial linkage Fee

The City should adopt a commercial linkage fee to support a housing/jobs balance in the City. With a commercial linkage fee, developers of new commercial developments are charged a fee per square foot of new development. These fees are then be used to create new housing targeted to the income levels of those who would work in the new developments. Such fees, therefore, create a balance between housing and jobs. Nearly 20 cities in California have adopted commercial linkage fees.

D. Condominium Conversion Fee

As discussed in #5 above, condominium conversions are rapidly depleting the City's rental housing stock and making it even more difficult for low income families to find affordable rental housing. The City should require converters to include affordable units in converted buildings or pay a condominium conversion fee that can be used to build replacement rental units. Such a policy would support balanced development in the City.

E. Increase the Redevelopment Housing Set Aside

The City should increase the redevelopment housing set aside from the minimum 20% to 30% to create additional funds for affordable housing development. By increasing the redevelopment housing set aside from the minimum required amount of 20% to 30%, this would create approximately \$8 million in additional revenue for housing development. Many redevelopment agencies in California have increased their redevelopment housing set asides above the legally required minimum of 20% to address local housing needs (E.g., the cities of L.A., Folsom and Buellton set aside 25%; Anaheim sets aside 30%; and San Francisco sets aside 50%.)

F. Community Land Trusts

The City should create a community land trust, which would allow for the development of *permanent* affordable housing. With a community land trust, Long Beach could avoid the problems associated with expiring affordability covenants.

Thank you for your consideration of our comments. Please feel free to contact me if you have any questions. I can be reached at (562) 304-2520.

Sincerely,



Susanne Browne
Attorney-at-Law

cc: Mayor Bob Foster
Council Member Bonnie Lowenthal
Council Member Suja Lowenthal
Council Member Gary DeLong
Council Member Patrick O'Donnell
Council Member Gerrie Schipske
Council Member Dee Andrews
Council Member Tonia Reyes Uranga
Council Member Rae Gabelich
Vice-Mayor Val Lerch

Long Beach, CA 90802
November 5, 2008

Cathy Creswell, Director
Department of Housing and
Community Development
Division of Housing Policy Development
1800 Third Street, Suite 430
Sacramento, CA 95811

I appreciate this opportunity to present my thoughts related to the Draft 2008-2014 Housing Element of the General Plan of the City of Long Beach prior to its being forwarded to the California Department of Housing and Community Development. Below please find the text of my remarks prepared for delivery to the Long Beach City Council meeting held October 14, 2008, at which it considered the Draft and sent it back for inclusion of certain elements which it had recognized as important enough to warrant a delay in the document's transmittal to the HCD for approval.

Respectfully submitted,



Gary Shelton
1243 East Ocean Boulevard
Long Beach, California 90802
(562) 590-9520

cc: Craig Beck, Department of Development Services, City of Long Beach
Pat Garrow, Department of Development Services, City of Long Beach
City of Long Beach, Mayor and Members of the City Council

[Text of my comments follows]

**At City Council, Long Beach, California
October 14, 2008**

Honorable Councilmembers:

I wish to address THREE specific points in the Housing Element as it relates to conformance with the Housing Accountability Act of 2007

(SB 2-Cedillo, et al). The three points are “capacity, feasibility and suitability.” The Housing Element update must incorporate a by-right

The Housing Accountability Act of 2007 (SB 2, Cedillo) put into place a requirement that this Housing Element update “identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.” This has become known as “by right” permitting of emergency shelters. My comments will focus on THREE points where I feel that, in terms of its conformance with the mandates of the Act, this Housing Element falls short, even to the point of its being insufficient and non-compliant.

First, capacity: Pursuant § 65583(a)(4)(A) of the Act, “[t]he identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelter...”). Chart 14 at page II-21-22 shows this need to be 1,625 “unsheltered” persons, but fails to demonstrate that the PD-31 and IL zones which have been identified (p. III-16) include sufficient capacity to accommodate this need. In fact, the reality on the ground would indicate that the identified zones fall far short of sufficient capacity.

PD-31 is the Villages at Cabrillo, a U.S. Navy housing reuse project which is currently houses over 500 homeless men, women and children and is adding capacity for 80 homeless families. But it realistically has no additional capacity for homeless shelter facilities due to limited developable acreage, economic constraints and especially due to its secure and sober operations model, situations which are unlikely to change between now and 2014.

Neither can the IL (light industrial) zone be shown to have capacity for sufficient emergency shelters to meet the identified need. Comprised of some 17 separate sites, all of which are located west of Redondo Avenue, a significant portion of this zone presently is occupied by stable and long-term uses: the row of auto dealerships on Cherry Avenue south of Carson Street; the former Home Depot site and present Long Beach Unified School District facility at South and Cherry; Rancho Suspension-Tenneco on Atlantic Avenue near the 91-710 interchange; occupied residential housing near 70th and Paramount; the driving range on Atlantic Avenue near the 710-405 interchange and the headquarters of Long Beach Gas & Oil at Spring and Junipero. These six uses alone reduce the acreage and reasonable capacity of the IL zone by well over half.

Second, suitability: Pursuant Paragraph 1 and § 65589.5(d)(5)(A) of the Act, the Legislature has recognized the importance of the suitability of the zone for emergency shelter use. A site visit to the IL zone areas readily shows serious lack of suitability from several points of view. Given the unlikelihood that a significant portion of the 1,625 unsheltered people will access an emergency shelter by any method of transport other than public transportation, walking or both, the distance from nearby bus stops to the shelter becomes a key factor in the sites' suitability. Of the remaining 9 IL-zoned areas, 7 of them are within ½ mile of a Long Beach Transit stop. One of the other two is as far as 2½ miles from a bus stop (the strip of land between Pacific Coast Highway and Willow Avenue along the west side of the railroad tracks fronting the I-103 Terminal Island freeway; the other is the driving range site which is about ¾ of a mile from the BlueLine Wardlow Station. Other barriers to suitability of the IL-zone sites include over-head high tension lines (south of the Tennico site), low-lying flood zones (below Drake Park), and undersize parcels (Spring/405 off-ramp landscaped area).

Finally, feasibility: There is a conundrum at Goal: Address the Unique Housing Needs of Special Needs Residents—Policy 2.2 (p. V-14), “Implement the feasible components *Within Our Reach: A Community Partnership to Prevent and End Homelessness, Long Beach’s 10-Year Plan Report*. The “10-Year Plan” is currently in the Council’s Housing and Neighborhoods Committee and on the City Manager’s desk awaiting some decisions as to which components of it are feasible. This creates the dilemma that, until such time as any of the 10-Year Plan’s 400+ recommendations are determined to be feasible, the 2008-2014 Housing Element is constrained from moving forward in respect to its full compliance with the Housing Accountability Act of 2007 and putting a roof over the heads of 1,625 of our neighbors who are unsheltered every night.

Thank you very much for your attention to these issues.

**Respectfully,
Gary Shelton
1243 E. Ocean Blvd.
Long Beach, CA 90802
562-590-9520**

Dr. Christine L. Jocoy, Ph.D.
3025 E. 5th St. #6
Long Beach, CA 90814

Ms. Pat Garrow
Department of Development Services
333 W. Ocean Boulevard, 5th Floor
Long Beach, CA 90802
Email: PatGarrow@longbeach.gov

Cc: Long Beach City Council members, Mayor Bob Foster
California Department of Housing and Community Development

October 27, 2008

Dear Ms. Garrow:

Thank you for the opportunity to comment on the Draft 2008-2014 Housing Element. This document expands on my testimony presented at the Long Beach City Council Meeting on October 14, 2008. At the conclusion of the discussion of the Housing Element, the Council requested that City staff address the issues raised by community members during the public comment period and revise the document accordingly. I respectfully submit these comments to assist in that process.

Housing Needs Assessment for Homeless Persons and Senate Bill (SB) 2

1. Government Code Section 65583(a)(7) (see Chapter 633, Statutes of 2007 Senate Bill 2) requires a housing needs assessment for homeless persons and families. The components of this assessment should include an analysis of existing shelter, transitional and supportive housing beds/units by type and a measure of unmet homeless needs. The Housing Element (HE) reports statistics on the unmet shelter/housing needs for the homeless in Long Beach specifically on p. 11-22 in Chart 14. The figures are called the "Unmet need/gap" in the document. The calculations used to obtain the figures are not clear. Specifically, it is not clear how the 380, 339, and 906 figures are derived and how they are related to the numbers for emergency and transitional sheltered and unsheltered homeless persons in 1a and 2a of Chart 14.

- a. Request: Include an explanation in the HE of how these numbers were calculated.
2. "SB 2 clarifies existing law by requiring zoning identified for emergency shelters to include sufficient capacity *to accommodate the need*. The identified zone(s) must have sufficient capacity, when taken as a whole, *to meet the need for shelters identified in the housing element*, and have a realistic potential for development or reuse opportunities in the planning period" (emphasis added, p. 9, Chapter 633, Statutes of 2007). It is not clear how City staff used the unmet need/gap analysis figures in identifying zones with sufficient capacity for emergency shelters.

In addition, the HE states on the bottom of p. III-16 and 17: "Site inventories show that opportunities exist in the City for both the conversion of existing buildings into shelters and for the construction of new facilities on underutilized properties." However, there is no evidence provided to demonstrate capacity in the designated zones (Light Industrial and Planned Development 31 – see p. III-16 of HE), such as available sufficient acreage or enumerations of the buildings or square feet of space that could be reused as or converted to emergency shelters. SB 2 states that "the element should also address available acreage (vacant or underutilized) and the realistic capacity for emergency shelter in the zone" (p. 9, Chapter 633, Statutes of 2007).

- a. Request: Include an explanation in the HE of how the unmet need/gap figures are addressed and resolved by the capacity in the zones identified for emergency shelters.
- b. Request: Add specific evidence to show that designated zones have suitable and sufficient capacity to address the unmet need for homeless shelters.
- c. Request: Expand the number of zoning areas available for emergency shelter in order to ensure capacity.

Clarification for point 2.c. During the City Council Meeting on 14 October, there was discussion about the general resistance by some community members to the siting of homeless services and shelters and that City staff are hesitant to expand the number of designated zones for the locating of shelters due to this known resistance. Staff indicated that they would need to canvas for community buy-in before adding additional zones, a request that the City Council declined. Community support for designated zones is not required under SB 2. The City is not required to obtain conditional use permits

for siting these emergency shelters and therefore is not required to obtain community approval. Such community NIMBYism is precisely the issue that SB 2 was meant to address.

3. The distribution of the zoning areas designated for homeless shelters (Light Industrial (IL) and Planned Development 31 (PD 31)) are disproportionately in the northern and western parts of the city (see attached map). Bullet one on p. III-14 discusses the approval process for such Special Group Residences. It reads: "Standard conditions are that no similar facility can be operate[d] within ½ mile from [one] another, thus furthering state law and fair housing goals to reduce the impactation of lower-income households in any one area." If state law also requires this goal of homeless shelters, does this affect the suitability of IL and PD 31 as designated zones for shelters that do not require a conditional use permit?
 - a. Request: Clarify in the HE whether state law and fair housing goals apply conditions affecting impactation (such as the ½ mile buffer) to the location of emergency shelters zoned under SB 2 requirements.
 - b. Request: Expand the number of zoning areas available for emergency shelter in order to ensure an equitable distribution of sites across the city.
4. "SB 2 provides that transitional and supportive housing constitute a residential use" (p. 14, Chapter 633, Statutes of 2007). Transitional housing "can take several forms, including group housing or multifamily units..." (p. 13, Chapter 633, Statutes of 2007). The HE proposes to comply with SB 2 by differentiating between "transitional and supportive housing that operates as group residence versus transitional and supportive housing that is regular rental apartments" (p. III-17) and applying different zoning requirements, specifically conditional use permits, for housing that operates as group residence. SB 2 does not seem to make a distinction between types of transitional or supportive housing. Does SB 2 allow for distinguishing between transitional and supportive housing in this manner? In addition 1) What is meant by regular rental apartments and are not some special group residences also regular rental apartments?
 - a. Request: Please clarify how SB 2 allows for transitional and supportive housing to be categorized into different classes and treated differently in terms of zoning.
5. The HE plans to amend the zoning code to accommodate single-room occupancy (SRO) units as Special Group Residence (p. III-17). This type of affordable private housing could serve as transitional or supportive housing that is regular rental

housing, so it should have at least one zone designation by right, especially if it constitutes an adaptive reuse of former group residence or hotel/motel property.

- a. Request: Create an SRO zone designation by right that is separate from Special Group Residence to facilitate the use of SROs as transitional or supportive rental housing.
6. Project Achieve is described as a transitional shelter on p. V-5. My understanding from conversations with the director of the shelter and the City's homeless services officer is that Project Achieve is classified as an emergency shelter under CA state law.
 - a. Request: Clarify the legal categorization of Project Achieve and change point 25 in Chart 49 on p. V-5 accordingly.

Evaluation of the 2000-2005 Housing Element

7. The summary of accomplishments for the 2000-2005 HE (Chart 49 p. V-3) states in #13 that "adequate sites, zoned for housing to meet the City's RHNA targets, were provided." However, Chart 50 (p. V-8) states that "only the higher income targets were achieved" in meeting RHNA construction targets. The HE does not provide evidence to demonstrate the adequacy of the sites zoned for housing to meet the 2000-2005 RHNA targets. Such evidence should include sufficient acreage (vacant or underutilized), enumerations of the existing buildings or square feet of space with appropriate densities, adequate access to public services, and an assessment of the realistic capacity for development of housing within these zones. The HE should provide an assessment of whether developers took advantage of these sites to produce housing and if they did not, whether it was a reflection on the lack of capacity of the sites. While meeting RHNA housing production targets is not required of the City, an assessment of the realistic capacity of the zoned sites in hindsight is appropriate for determining the extent to which the suitability of sites plays a role in preventing housing development.
 - a. Request: Create a program to systematically evaluate, with quantitative performance benchmark measures, the achievements accomplished toward meeting RHNA targets in order to learn from past plans and revise new plans to address past inadequacies accordingly.
8. There are several statements within the HE like this one: "In summary, the City's list of housing incentives has historically had mixed success, largely due to market forces" (p. V-10). The HE should provide more specifics about what exactly is it about market forces and the city's options to address market conditions (p. III-1) that did not work for moderate, low, and very low income housing, while it worked for above

moderate housing. For example, what is the cost of 1 unit of low income housing or land values in 2000 versus the cost in 2005 and how does that compare to inflation?

- a. Request: Provide evidence to demonstrate quantitatively how "market forces precluded achievement of the 2000-2005 RHNA construction targets" (p. V-8). Using quantitative measurement, demonstrate the increased costs of land, labor, and construction materials and how competing "with construction and energy demands from China, India, and other emerging nations" (p. V-9) has an impact on housing production in Long Beach.

2008-2014 Plan Goals, Policies, and Programs

9. Given the City's modest success with housing incentives (as stated in the HE), the HE should include a program to research and implement more incentive options and other methods to increase housing production. The program should include a plan for establishing a system for evaluating how well the current incentive programs are working with performance measures such as how many developers have taken advantage of such incentives and what kind of housing has been build with it. The program should encourage consultation with developers to determine what kinds of incentives would work for them, so that the City can facilitate more cooperation with private and non-profit developers to actually build affordable and mixed income housing. Such cooperation should facilitate meeting RHNA targets, not just by providing adequate zoning, but with actual housing.

In addition, the City's 10-year plan to end homelessness includes in Appendix E (see *Within our Reach*, p. 79-80) information about the 170 cities and counties in California that use inclusionary zoning ordinances including Lakewood, Huntington Beach, Laguna Beach, and San Diego County. San Diego County has seen growth in residential building permit activity since the adoption of the ordinance.

- a. Request: Create a program to actively explore and establish more incentive programs with the assistance of developers.
- b. Request: Create a program to evaluate inclusionary zoning ordinances.

Thank you again for the opportunity to participate in reviewing the housing plan for Long Beach. Please include these comments as part of the Draft 2008-2014 Housing Element and submittal process to the Long Beach City Council and California Department of Housing and Community Development.

Sincerely,



Christine L. Jocoy, Ph.D.
cjocoy@gmail.com
562-544-9354

State-wide Developers, Inc.

6242 Napoli Court,
Long Beach, California 90803
Off: 562/597-6801 Cell: 682.7882 Fax: 562/498-3621
Email: wylid.crd@verizon.net

11/5/08

To: Planning Director Craig Beck

Dear Craig:

Please find the enclosed package for your review, which was prompted by the recent article in the Long Beach Business Journal that contained the following heading: "City Council to Discuss Housing Element, Low Income Units on November 11".

I believe you will find the information quite timely in addressing one of the article's concerns that dealt with "workforce housing" needs. The Converta-Belle housing concept clearly contributes towards fulfilling this need.

Therefore, my associate, Roger Peter Porter (AIA) and I, would ask that you consider adding this important tool as part of the upcoming draft 2008-2014 Housing Element of the General Plan. At the very least, we would ask that you recommend provisions be added to the draft HEGP adding the Converta-Belle as an option in the process.

As you will see within the attached package, the Converta-Belle concept has already been unanimously and conditionally approved by the Long Beach Planning Commission for the development of a demonstration project, and a search for a proper site is in process.

Once the demonstration project has been constructed and sold, its success will motivate developers to take full advantage of the Converta-Belle's innate market safety and profitability, and they will not require anywhere close to the financial assistance presently provided by the City for "workforce housing" development.

With regard to the current economic conditions in the Country, if some of the recent buyers of homes in Long Beach would have instead purchased the Converta-Belle, all those owners would have had to do was convert a portion of their residence to a rental, which would have provided them the extra income to honor their loan obligations until the crisis passed - avoiding foreclosure.

Please contact me if you have any questions prior to the Nov. 11th Council hearing.

Best regards,

Alex

Alex Bellehumeur
State-Developers, Inc.
President

Alex Bellehumeur
Founder/President

- State-Wide Developers, Incorporated
- San Pasqual Stables, LP
- International SpeedHockey League (www.SpeedHockey.com)
- Rough Rider, Incorporated.

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To <Pat_Garrow@longbeach.gov>

cc

11/17/2008
08:33 PM

Subj Draft Housing Element Comments
ect

November 16, 2008

Pat Garrow:

I am a resident of Long Beach-7th District (3761 Falcon Ave.) and a member of Housing Long Beach Steering Committee. I was unable to stay for the council item #19 Draft Housing Element considered at the Tuesday November 11th council meeting; but would like my comments added to other comments accompanying the Draft Housing Element when it is sent to the State.

A major concern is that city staff has not been willing to cooperate with HLB and others in revising the Draft Housing Element as recommended by the Planning Commission and City Council. At the October council meeting, the council voted to continue the HE item for a month so that staff could reply to comments and recommendations and work with housing advocates on drafting proposed policy options and new HE language. Staff has ignored the council's recommendations and intent again.

In addition, I would like to summarize revisions I would like to see in the HE, that would encourage the production of affordable housing:

- A. A comprehensive funding plan for the housing trust fund.
- B. A mixed income housing ordinance.
- C. A commercial linkage fee (to create a jobs/housing balance)
- D. A condominium conversion fee.
- E. An increase of the redevelopment housing set aside from the minimum of 20% to 30;
and
- F. Community land trusts (to create permanent affordable housing)

Thank you for your consideration of these matters and I hope to see you at the next council meeting.

Sincerely,

George V. Bullock

PaulCDJ@aol.com

11/12/2008 06:30 PM

To **lbds@longbeach.gov**

cc

Subject **Sent From: LBDS - For SUZANNE M. FRICK**

Dear Ms. Frick,

This is to inform and request that the Converta Bella housing conversions NOT be included for any future Long Beach development and housing plans and be kept out of the Housing Element.

This type of housing has the potential to be a mini version of the Crackerbox fiasco that is a case study in planning text books. Just a few years ago we went through the whole process of looking at the potential of that type of housing. It was solidly turned down, by Staff, the Planning Commission and the Council.

The fifteen questions on the housing plan is enough without adding a "camels nose under the tent" as Mr. Bellhumer said, in last nights Council meeting. Alex is a well respected builder in this city, but this plan is not good in that it increases density in what should be lower density neighborhood, does not provide parking, and is simply the same as a garage conversion when it comes down to it.

Again, please do not include mention of it in the Housing Element since there is enough there without re opening a concept that was thoughtfully examined and turned down, just a few years ago.

Regards,

Paul de Jung
Long Beach. 439 4544.

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Housing Development Activity – RHNA Cycle 2006-2014

		Very Low	Low	Moderate	Upper
RHNA Assignment	9,583	2,321	1,485	1,634	4,143
Units Completed 1/1/2006 to 6/30/2008	1,359	0	5	12	1,342
Units Rehabbed and Income Restricted	337	336	0	0	1
Units Under Construction	758	121	50	0	587
Entitlements Granted	1,483	0	0	46	1,437
Application Received – Zoning allows density	886	0	0	97	789
Application Received – Zoning change required	1,435	65	0	0	1,370
Sites Suitable for Housing Development	5,199	2,080	1,507	1,612	0
Total	11,457	2,602	1,562	1,767	5,526
Remaining	-1,874	-2817	-77	-133	-1,383
		<u>281</u>			

Under Construction

Address	Name	Units	Very Low	Low	Moderate	Upper
421 West Broadway	Lyon West Gateway	291		26		265
2080 Obispo	Alamitos Ridge (106 SFRs)	106				106
210 East 3 rd Street	Lyon Promenade	104				104
350 Long Beach Boulevard	Gateway on 4 th	82				82
2001 River	Villages at Cabrillo	81	56	24		1
2555 Atlantic Avenue	Menorah House (Senior)	66	65			1
433 Pine Avenue	Newberry Lofts	18				18
431 East 6 th Street	10 units	10				10
		758	121	50	0	587

APPENDIX B – HOUSING DEVELOPMENT CAPACITY

Entitlements Granted

Address	Name	Units	Very Low	Low	Moderate	Upper
604 Pine Avenue	Press Telegram Lofts	542				542
777 East Ocean Blvd.	Shoreline Gateway	358				358
150 West Ocean Blvd.	OceanAire	216				216
100 East Ocean Blvd.	Edgewater	155				155
2010 East Ocean Blvd.	56 units plus 40 hotel rooms	56				56
1628-1724 East Ocean Blvd.	51 units plus 47 motel rooms	51				51
2355 Long Beach Blvd.	Metahousing	46			46	
125 Linden Avenue	Broadlind Condos	30				30
4200 East Anaheim Street	29 units	29				29
		1,483	0	0	46	1,437
	<u>Progress Since 01/01/06</u>	3,600	121	55	58	3,366
	<u>Remaining RHNA</u>	5,983	2,200	1,430	1,576	777

APPENDIX B – HOUSING DEVELOPMENT CAPACITY

Application Received – Zoning Allows Density

Address	Name	Units	Very Low	Low	Moderate	Upper
301 Pine	Pine Pacific Block	375				375
500 West Broadway	176 residential units	176				176
432-440 West Ocean Blvd	80 residential units	80				80
245 Pine Avenue	AMC Theatres	68				68
1598 Long Beach Blvd	64 residential units	64				64
2114 Long Beach Boulevard	Meta Housing Corp.	49			49	
2000-2199 Atlantic Avenue	48 Town homes	48			48	
110 West Ocean Boulevard	Ocean Center Reuse	26				26
		886	0	0	97	789

Application Received – Zoning Change Required

Address	Name	Units	Very Low	Low	Moderate	Upper
11 Golden	Golden Shore Master Plan	1,370				1,370
3635 Elm Avenue	65 units senior assisted living	65	65			
		1,435	65	0	0	1,370

APPENDIX B – HOUSING DEVELOPMENT CAPACITY

48 Sites Suitable for Housing Development

Location	Acres	Units/ Acre	Units	Very Low	Low	Moder- ate	Upper
World Trade Center (600 West Broadway)	5.61	200	1,122	449	325	348	0
Old State Office Building (245 West Broadway)	2.68	200	536	214	155	166	0
Broadway & Daisy Avenue (NW & NE Blocks)	6.04	75	453	181	131	140	0
Long Beach Boulevard & 1 st Street – NW Corner	2.06	200	412	165	119	128	0
Long Beach Boulevard & Spring Street – SE Corner	8.35	44.6	372	149	108	115	0
Long Beach Boulevard & Willow Street – SW Corner	3.37	108	364	146	106	113	0
Long Beach Boulevard & Broadway – NE Corner	3.53	96	339	136	98	105	0
Long Beach Boulevard & Anaheim Street – SW Corner	2.71	108	293	117	85	91	0
Long Beach Boulevard & 6 th Street – NW Corner	3.53	75	265	106	77	82	0
Long Beach Boulevard & Willow Street – SE Corner	2.18	108	235	94	68	73	0
Long Beach Boulevard & 9 th Street – SE Corner	2.00	108	216	86	63	67	0
Santa Fe Avenue & Spring Street – NW Corner	4.92	30	148	59	43	46	0
1081 – 1095 Long Beach Boulevard	1.20	108	130	43	38	40	0
1332 Locust Avenue	1.00	108	108	41	31	33	0
Broadway & Atlantic – SE Corner	1.38	75	104	24	30	32	0
Willow Street & Caspian Avenue – SW Corner	2.04	30	61	17	18	19	0
Long Beach Boulevard & 19 th Street – NE Corner	0.93	44.6	41	17	12	13	0
			5,199	2,080	1,507	1,612	0

APPENDIX B – HOUSING DEVELOPMENT CAPACITY

Sites Suitable for Housing Development

#	Location	Acres	Units / Acre	Units	Zoning	Current Use	Parcels [*]
1	World Trade Center (600 West Broadway)	5.61	200	1,122	PD-30 Downtown Core Subarea, Unlimited Height District	Parking Lot	7278-015-044
2	Old State Office Building (245 West Broadway)	2.68	200	536	PD-30 Downtown Core Subarea, Unlimited Height District	Office Building and Parking Lot	2 parcels 7280-022-007, 7280-022-914
3	Broadway & Daisy (North West and North East Blocks)	6.04	75	453	PD-30 Downtown Mixed-Use Subarea, 6 Stories Height District	Parking Lot	52 parcels 7278-019-900 - 7278-019-951
4	Long Beach Boulevard and 1 st Street - North West Corner	2.06	200	412	PD-30 Downtown Core Subarea, Unlimited Height District	Parking Lot	12 parcels 7280-028-021, 7280-023 – 7280-028-026; 7280-028-903, 7280-028-905, 7280-028-906; 7280-028-911 – 7280-028-917
	Long Beach Boulevard and Spring Street – South East				PD-29	Parking Lot Parking Lot	3 parcels 7207-003-052, 7207-003-054, 7207-

APPENDIX B – HOUSING DEVELOPMENT CAPACITY

5	Corner	8.35	44.6	372	Subarea 1 (R-4-N)		003-055
6	Long Beach Boulevard and Willow Street – South West Corner	3.37	108	364	PD-29 Subarea 1 (R-4-U)	Fast Food and Motel	2 parcels 7208-001-003, 7208-001-004
7	Long Beach Boulevard and Broadway - North East Corner	3.53	96	339	PD-30 Downtown Core Subarea, 5 Stories Height District	Parking Lot	6-15 parcels 7281-017-001, 7281-017-002, 7281-017-004, 7281-017-006, 7281-017-008, 7281-017-009, 7281-017-011, 7281-017-900 - 7281-017-907
8	Long Beach Boulevard and Anaheim Street – South West Corner	2.71	108	293	PD-29 Subarea 1 (R-4-U)	Parking Lot	12 parcels 7272-003-008, 7272-003-009, 7272-003-011, 7272-003-012, 7272-003-013, 7272-003-014, 7272-003-017, 7272-003-020, 7272-003-023, 7272-003-024, 7272-003-025, 7272-003-026
9	Long Beach Boulevard and 6 th Street – North West Corner	3.53	75	265	PD-30 Downtown Mixed-Use Subarea, 100 Feet Height District	Fast Food and Auto Repair	12 parcels 7273-026-001, 7273-026-002, 7273-026-004, 7273-026-006, 7273-026-008, 7273-026-009, 7273-026-011, 7273-026-017, 7273-026-019, 7273-026-020, 7273-026-021, 7273-026-022
10	Long Beach Boulevard and Willow Street – South East Corner	2.18	108	235	PD-29 Subarea 2 (R-4-U)	Retail Rite Aid	3 parcels 7208-003-023, 7208-003-034, 7208-003-035
	Long Beach Boulevard and 9 th Street – South				PD-29	Retail and	10 parcels 7273-017-003, 7273-017-004, 7273-017-012, 7273-017-013, 7273-017-014, 7273-017-015, 7273-017-016, 7273-

APPENDIX B – HOUSING DEVELOPMENT CAPACITY

11	East Corner	2.00	108	216	Subarea 5 (R-4-U)	Parking Lot	017-017, 7273-017-026, 7273-017-027
12	Santa Fe Avenue and Spring Street – North West Corner	4.92	30	148	R-4-R	Private Open Space – Gold Star	7314-005-018
13	1081-1095 Long Beach Boulevard	1.20	108	130	PD-29 Subarea 5 (R-4-U)	Auto Repair	3 parcels 7273-007-012, 7273-007-013, 7273-007-014
14	1332 Locust Avenue	1.00	108	108	PD-29 Subarea 5 (R-4-U)	Vacant Lot	4 parcels 7269-015-028, 7269-015-032, 7269-015-033, 7269-015-034
15	Broadway and Atlantic Avenue – South East Corner	1.38	75	104	PD-30 East Village Mixed-Use Subarea, 4 Stories Height District	Supermarket	7281-021-019
16	Willow Street and Caspian Avenue – South West Corner	2.04	30	61	R-4-R (CCR)	Supermarket	2 parcels 7401-003-001, 7401-003-030
17	Long Beach Boulevard Street – North East Corner	0.93	44.6	41	PD-29 4-R-4N	Vacant Lot and Azteca Bar	5 parcels 7209-009-001, 7209-009-002, 7209-009-003, 7209-009-004, 7209-009-005

* [For individual parcel sizes and General Plan LUD see table on the next pages](#)

APPENDIX B – HOUSING DEVELOPMENT CAPACITY

SITE #	APN	AREA IN SF	GP LAND USE DISTRICT
1	7278015044	245,389	7
2	7280022007	77,737	7
2	7280022914	39,207	7
3	7278019900	3,750	7
3	7278019901	3,749	7
3	7278019902	7,539	7
3	7278019903	2,818	7
3	7278019904	4,985	7
3	7278019905	2,809	7
3	7278019906	2,792	7
3	7278019907	4,986	7
3	7278019908	1,870	7
3	7278019909	4,377	7
3	7278019910	4,364	7
3	7278019911	8,784	7
3	7278019912	3,446	7
3	7278019913	1,798	7
3	7278019914	2,250	7
3	7278019915	4,546	7
3	7278019916	781	7
3	7278019917	3,260	7
3	7278019918	1,548	7
3	7278019919	2,720	7
3	7278019920	5,003	7
3	7278019921	4,135	7
3	7278019922	2,500	7
3	7278019923	3,756	7
3	7278019924	2,854	7

APPENDIX B – HOUSING DEVELOPMENT CAPACITY

<u>SITE #</u>	<u>APN</u>	<u>AREA IN SF</u>	<u>GP LAND USE DISTRICT</u>
3	7278019925	2,492	7
3	7278019926	7,500	7
3	7278019927	2,151	7
3	7278019928	2,805	7
3	7278019929	7,502	7
3	7278019930	1,876	7
3	7278019931	3,752	7
3	7278019932	7,501	7
3	7278019933	5,251	7
3	7278019934	8,580	7
3	7278019935	10,807	7
3	7278019936	68	7
3	7278019937	1,970	7
3	7278019938	2,170	7
3	7278019939	3,362	7
3	7278019940	4,988	7
3	7278019941	23	7
3	7278019942	5,019	7
3	7278019943	5,026	7
3	7278019944	3,747	7
3	7278019945	3,736	7
3	7278019946	7,458	7
3	7278019947	1,655	7
3	7278019948	1,758	7
3	7278019949	2,475	7
3	7278019950	14,000	7
3	7278019951	9,778	7
4	7280028021	5,979	7
4	7280028023	11,999	7

APPENDIX B – HOUSING DEVELOPMENT CAPACITY

<u>SITE #</u>	<u>APN</u>	<u>AREA IN SF</u>	<u>GP LAND USE DISTRICT</u>
<u>4</u>	<u>7280028024</u>	<u>2,652</u>	<u>7</u>
<u>4</u>	<u>7280028025</u>	<u>2,653</u>	<u>7</u>
<u>4</u>	<u>7280028026</u>	<u>2,318</u>	<u>7</u>
<u>4</u>	<u>7280028903</u>	<u>24,984</u>	<u>7</u>
<u>4</u>	<u>7280028905</u>	<u>2,100</u>	<u>7</u>
<u>4</u>	<u>7280028906</u>	<u>8,045</u>	<u>7</u>
<u>4</u>	<u>7280028911</u>	<u>12,459</u>	<u>7</u>
<u>4</u>	<u>7280028913</u>	<u>3,732</u>	<u>7</u>
<u>4</u>	<u>7280028916</u>	<u>3,724</u>	<u>7</u>
<u>4</u>	<u>7280028917</u>	<u>4,973</u>	<u>7</u>
<u>5</u>	<u>7207003052</u>	<u>24,703</u>	<u>7</u>
<u>5</u>	<u>7207003054</u>	<u>12,202</u>	<u>7</u>
<u>5</u>	<u>7207003055</u>	<u>327,085</u>	<u>7</u>
<u>6</u>	<u>7208001003</u>	<u>70,139</u>	<u>7</u>
<u>6</u>	<u>7208001004</u>	<u>76,891</u>	<u>7</u>
<u>7</u>	<u>7281017001</u>	<u>1,251</u>	<u>7</u>
<u>7</u>	<u>7281017002</u>	<u>1,252</u>	<u>7</u>
<u>7</u>	<u>7281017004</u>	<u>3,773</u>	<u>7</u>
<u>7</u>	<u>7281017006</u>	<u>7,501</u>	<u>7</u>
<u>7</u>	<u>7281017008</u>	<u>6,523</u>	<u>7</u>
<u>7</u>	<u>7281017009</u>	<u>7,510</u>	<u>7</u>
<u>7</u>	<u>7281017011</u>	<u>12,539</u>	<u>7</u>
<u>7</u>	<u>7281017900</u>	<u>22,503</u>	<u>7</u>
<u>7</u>	<u>7281017900</u>	<u>26,374</u>	<u>7</u>
<u>7</u>	<u>7281017901</u>	<u>7,534</u>	<u>7</u>
<u>7</u>	<u>7281017902</u>	<u>11,252</u>	<u>7</u>
<u>7</u>	<u>7281017903</u>	<u>12,542</u>	<u>7</u>
<u>7</u>	<u>7281017904</u>	<u>1,254</u>	<u>7</u>
<u>7</u>	<u>7281017905</u>	<u>1,911</u>	<u>7</u>

APPENDIX B – HOUSING DEVELOPMENT CAPACITY

<u>SITE #</u>	<u>APN</u>	<u>AREA IN SF</u>	<u>GP LAND USE DISTRICT</u>
<u>7</u>	<u>7281017906</u>	<u>9,210</u>	<u>7</u>
<u>7</u>	<u>7281017907</u>	<u>7,506</u>	<u>7</u>
<u>8</u>	<u>7273003008</u>	<u>8,568</u>	<u>7</u>
<u>8</u>	<u>7273003009</u>	<u>8,559</u>	<u>7</u>
<u>8</u>	<u>7273003011</u>	<u>8,505</u>	<u>7</u>
<u>8</u>	<u>7273003012</u>	<u>8,482</u>	<u>7</u>
<u>8</u>	<u>7273003013</u>	<u>8,522</u>	<u>7</u>
<u>8</u>	<u>7273003014</u>	<u>8,521</u>	<u>7</u>
<u>8</u>	<u>7273003017</u>	<u>6,634</u>	<u>7</u>
<u>8</u>	<u>7273003020</u>	<u>10,507</u>	<u>7</u>
<u>8</u>	<u>7273003023</u>	<u>14,999</u>	<u>7</u>
<u>8</u>	<u>7273003024</u>	<u>7,391</u>	<u>7</u>
<u>8</u>	<u>7273003025</u>	<u>16,728</u>	<u>7</u>
<u>8</u>	<u>7273003026</u>	<u>11,023</u>	<u>7</u>
<u>8</u>	<u>7273026001</u>	<u>7,612</u>	<u>7</u>
<u>8</u>	<u>7273026002</u>	<u>12,560</u>	<u>7</u>
<u>8</u>	<u>7273026004</u>	<u>22,462</u>	<u>7</u>
<u>8</u>	<u>7273026006</u>	<u>7,457</u>	<u>7</u>
<u>8</u>	<u>7273026008</u>	<u>7,516</u>	<u>7</u>
<u>8</u>	<u>7273026009</u>	<u>7,501</u>	<u>7</u>
<u>8</u>	<u>7273026011</u>	<u>4,982</u>	<u>7</u>
<u>8</u>	<u>7273026017</u>	<u>15,005</u>	<u>7</u>
<u>8</u>	<u>7273026019</u>	<u>17,548</u>	<u>7</u>
<u>8</u>	<u>7273026020</u>	<u>7,486</u>	<u>7</u>
<u>8</u>	<u>7273026021</u>	<u>4,603</u>	<u>7</u>
<u>8</u>	<u>7273026022</u>	<u>23,477</u>	<u>7</u>
<u>8</u>	<u>7208003023</u>	<u>12,309</u>	<u>7</u>
<u>8</u>	<u>7208003034</u>	<u>48,826</u>	<u>7</u>
<u>8</u>	<u>7208003035</u>	<u>34,141</u>	<u>7</u>

APPENDIX B – HOUSING DEVELOPMENT CAPACITY

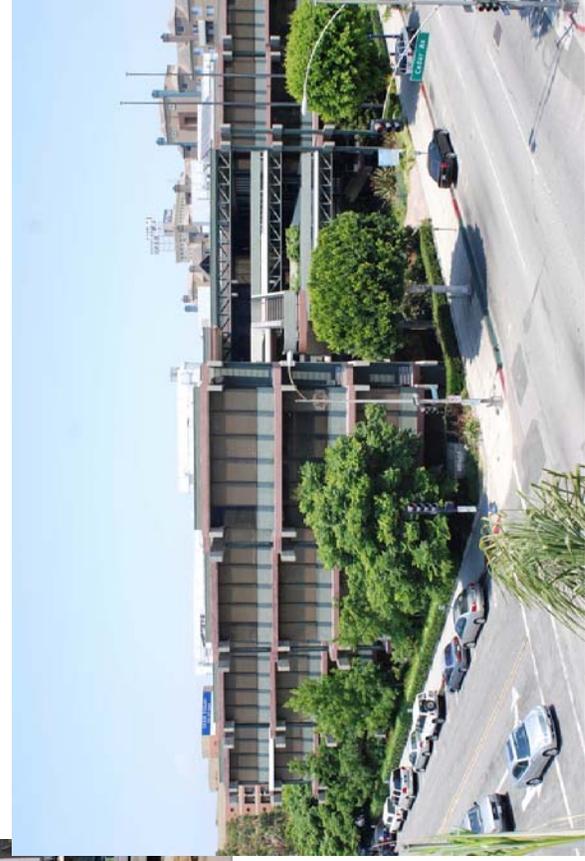
<u>SITE #</u>	<u>APN</u>	<u>AREA IN SF</u>	<u>GP LAND USE DISTRICT</u>
<u>11</u>	<u>7273017003</u>	<u>7,502</u>	<u>7</u>
<u>11</u>	<u>7273017004</u>	<u>7,508</u>	<u>7</u>
<u>11</u>	<u>7273017012</u>	<u>12,459</u>	<u>7</u>
<u>11</u>	<u>7273017013</u>	<u>6,531</u>	<u>7</u>
<u>11</u>	<u>7273017014</u>	<u>4,098</u>	<u>7</u>
<u>11</u>	<u>7273017015</u>	<u>2,399</u>	<u>7</u>
<u>11</u>	<u>7273017016</u>	<u>7,020</u>	<u>7</u>
<u>11</u>	<u>7273017017</u>	<u>5,007</u>	<u>7</u>
<u>11</u>	<u>7273017026</u>	<u>14,957</u>	<u>7</u>
<u>11</u>	<u>7273017027</u>	<u>19,967</u>	<u>7</u>
<u>12</u>	<u>7314005018</u>	<u>214,566</u>	<u>3B</u>
<u>13</u>	<u>7273007012</u>	<u>12,575</u>	<u>7</u>
<u>13</u>	<u>7273007013</u>	<u>12,482</u>	<u>7</u>
<u>13</u>	<u>7273007014</u>	<u>26,468</u>	<u>7</u>
<u>14</u>	<u>7269015028</u>	<u>4,332</u>	<u>7</u>
<u>14</u>	<u>7269015032</u>	<u>2,073</u>	<u>7</u>
<u>14</u>	<u>7269015033</u>	<u>19,260</u>	<u>7</u>
<u>14</u>	<u>7269015034</u>	<u>19,052</u>	<u>7</u>
<u>15</u>	<u>7281021019</u>	<u>60,195</u>	<u>7</u>
<u>16</u>	<u>7401003001</u>	<u>8,405</u>	<u>8R</u>
<u>16</u>	<u>7401003030</u>	<u>80,488</u>	<u>8R</u>
<u>17</u>	<u>7209009001</u>	<u>13,529</u>	<u>7</u>
<u>17</u>	<u>7209009002</u>	<u>6,776</u>	<u>7</u>
<u>17</u>	<u>7209009003</u>	<u>6,764</u>	<u>7</u>
<u>17</u>	<u>7209009004</u>	<u>6,767</u>	<u>7</u>
<u>17</u>	<u>7209009005</u>	<u>6,785</u>	<u>7</u>
<u>17</u>	<u>7209009004</u>	<u>6,767</u>	<u>7</u>
<u>17</u>	<u>7209009005</u>	<u>6,785</u>	<u>7</u>

APPENDIX B – HOUSING DEVELOPMENT CAPACITY

Word Trade Center - 3rd at Main Street (#1)

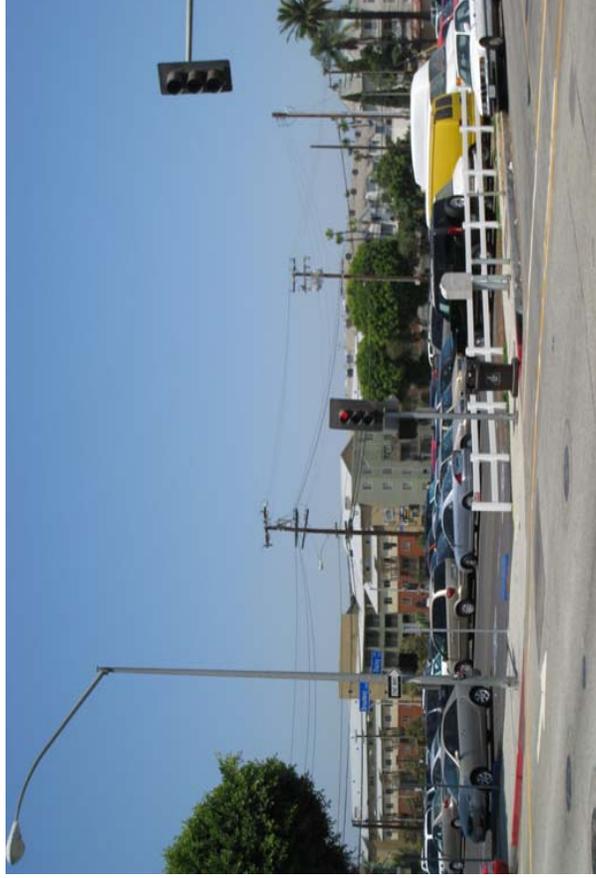


Old State Bldg. at Broadway and Pacific (#2)

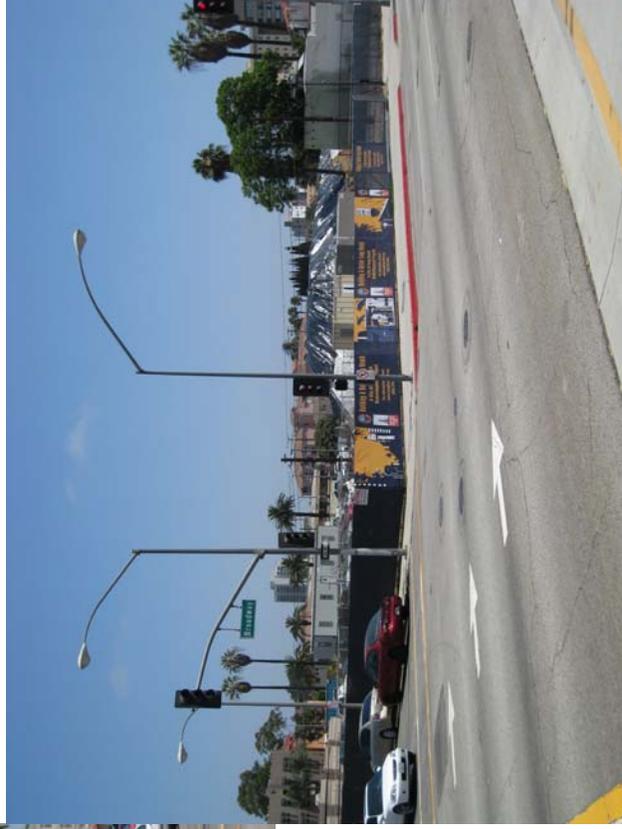


APPENDIX B – HOUSING DEVELOPMENT CAPACITY

NW Corner at Broadway & Daisy (#3)

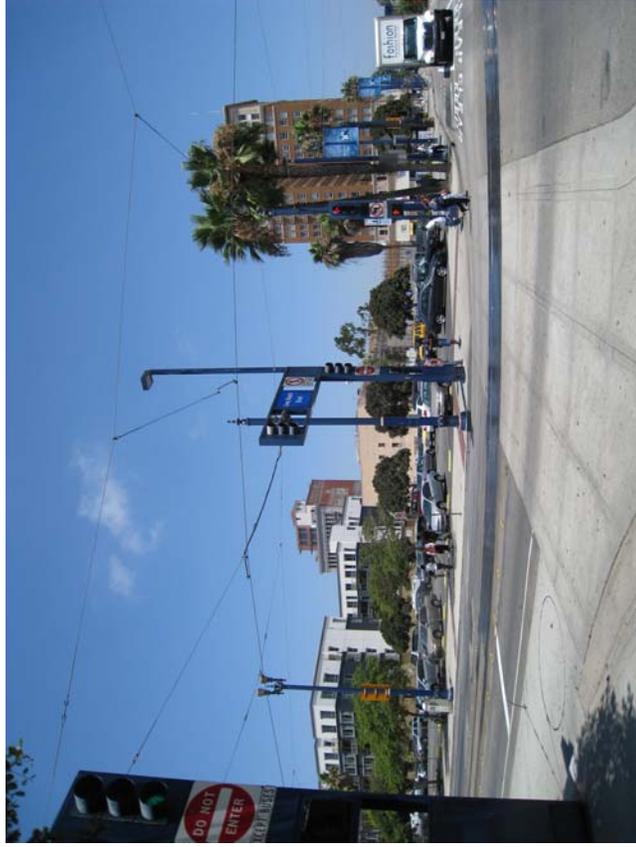


NE Corner at Broadway & Daisy (#3)

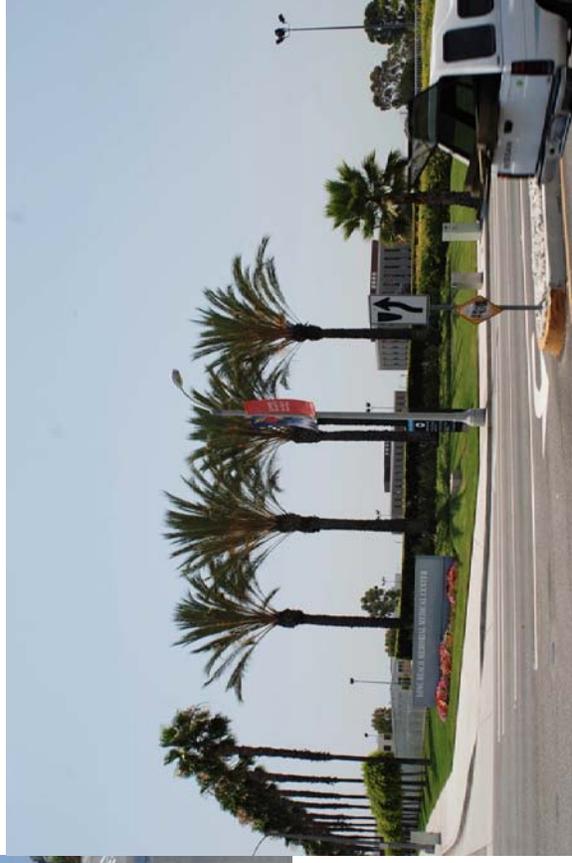


APPENDIX B – HOUSING DEVELOPMENT CAPACITY

NW Corner at LB Blvd & First (#4)



SE corner of Spring at LB Blvd. (#5)



APPENDIX B – HOUSING DEVELOPMENT CAPACITY

SW corner of LB Blvd. at Willow (#6)



SW corner of LB Blvd. at Willow

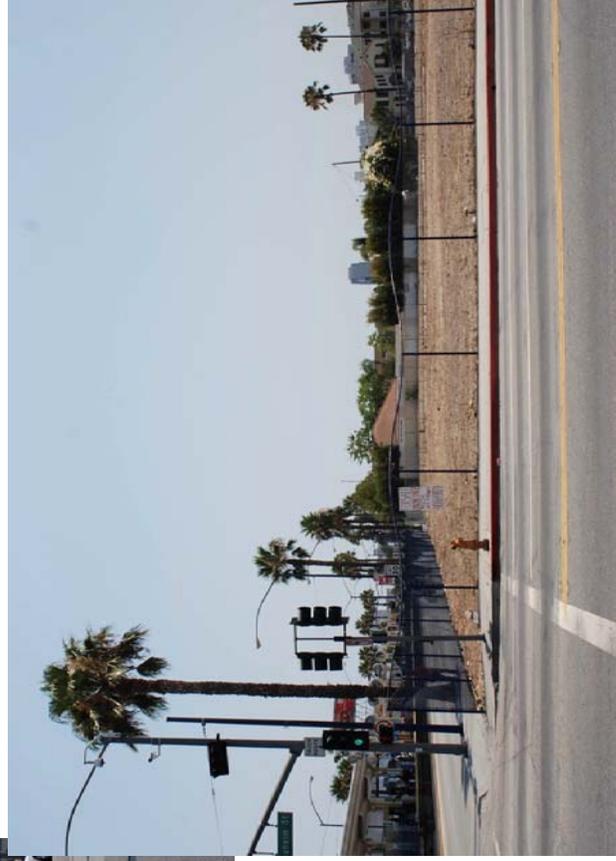


APPENDIX B – HOUSING DEVELOPMENT CAPACITY

NE corner LB Blvd. at Broadway (#7)



SW corner LB Blvd. At Anaheim St. (#8)



APPENDIX B – HOUSING DEVELOPMENT CAPACITY

NW corner LB Blvd. at 6th St. (#9)

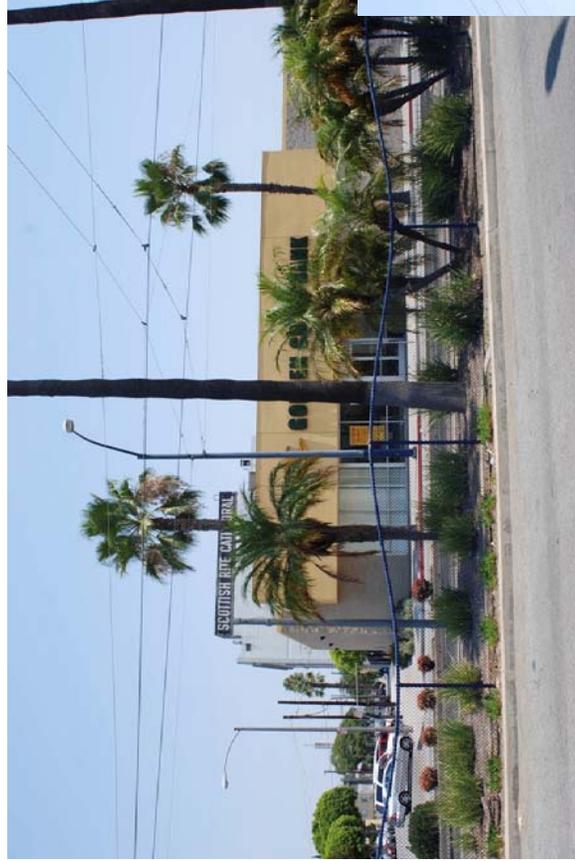


SE corner of LB Blvd. At Willow (#10)



APPENDIX B – HOUSING DEVELOPMENT CAPACITY

SE corner LB Blvd. at 9th Street (#11)



Gold Star Manor/Santa Fe at Spring (#12)



APPENDIX B – HOUSING DEVELOPMENT CAPACITY

1095 Long Beach Boulevard (#14 13)

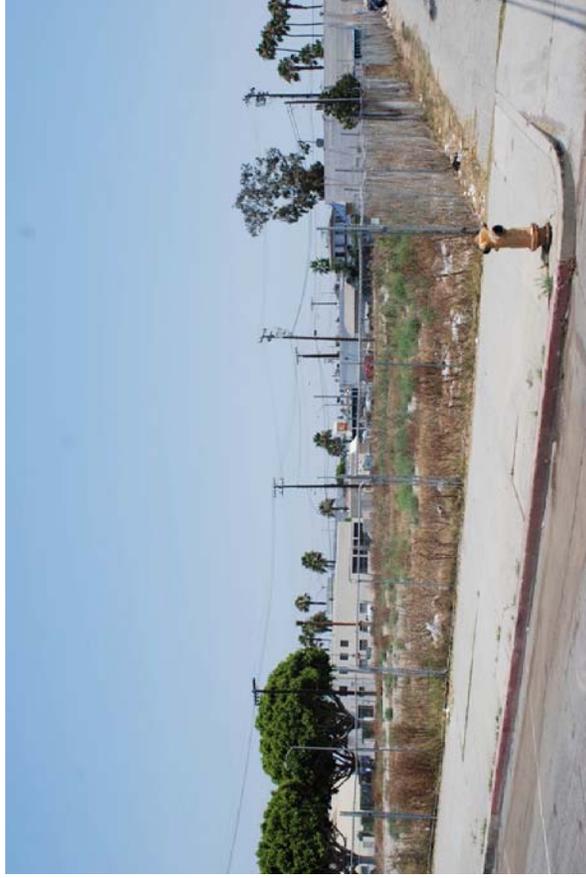


1081 LB Blvd. (#14 13)

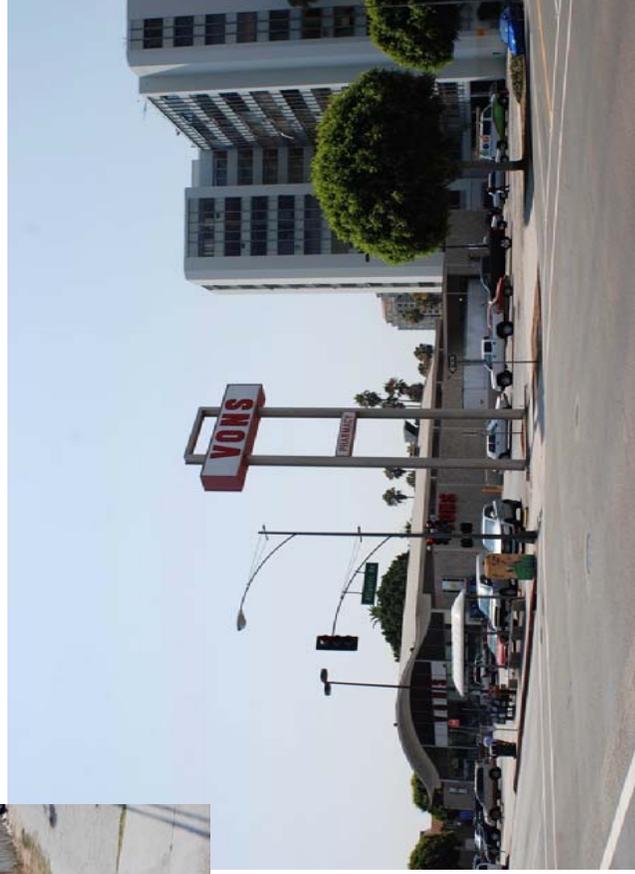


APPENDIX B – HOUSING DEVELOPMENT CAPACITY

1332 Locust Ave. (#15-14)



SE corner of Broadway at Atlantic (#16 15)

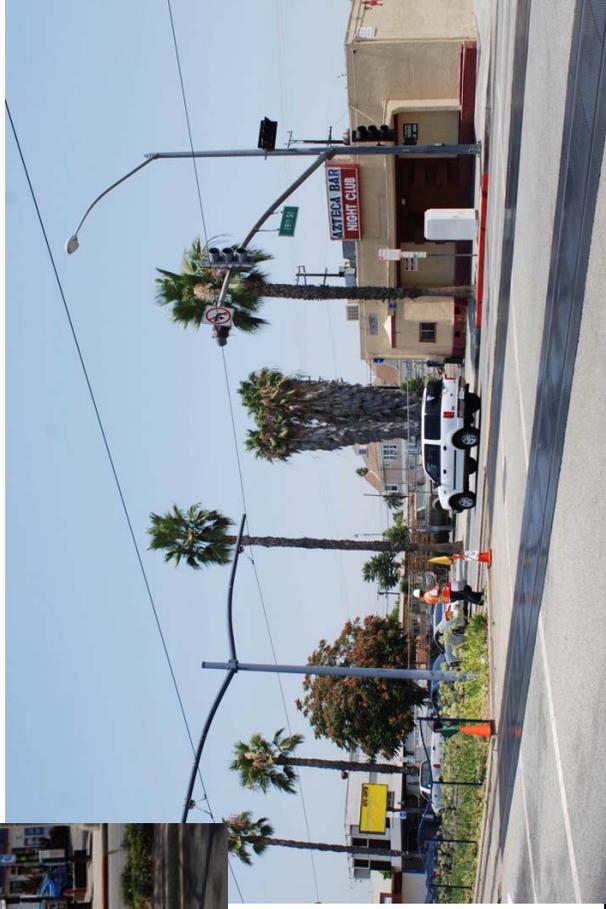


APPENDIX B – HOUSING DEVELOPMENT CAPACITY

**Willow and Caspian –
The Willow Market (#47 16)**



NE corner LB Blvd. At 19th St. (#48 17)



APPENDIX B – HOUSING DEVELOPMENT CAPACITY

Demonstration of Density Achieved

Zoning	Max Allowed Units/Acres	Actual Project and Density Achieved within Same Zone
PD-29 Subareas 1 and 4 R-4-N	44.6	Olive Court Project at 1870 Long Beach Boulevard was completed with 58 units on 104 acres which equates to 41 units/acre
PD-29 Subareas 2 and 5 R-4-U	108	A project at 838 Pine Avenue was completed with 83 units on 0.7 acres which equates to 118 units/acre
PD-30 Downtown Core Subarea, Unlimited Height District	No Max	Press Telegram Project at 604 Pine Avenue is entitled for 542 units on 206 acres which equates to 208 units/acre
PD-30 Downtown Mixed Use Subarea, 6 stories Height District	75	Lyon Project at 421 West Broadway is building 294 units on 3.6 acres which equates to 80 units/acre
PD-30 Downtown Core Subarea, 5 Stories Height District	96	Lyon Project at 421 West Broadway is building 294 units on 3.6 acres which equates to 80 units/acre
PD-30 Downtown Mixed-Use Subarea, 100 Feet Height District	75	Lyon Project at 421 West Broadway is building 294 units on 3.6 acres which equates to 80 units/acre
PD-30 East Village Mixed-Use Subarea, 4 Stories Height District	75	Lyon Project at 421 West Broadway is building 294 units on 3.6 acres which equates to 80 units/acre
<u>PD-30 Downtown Core Subarea, Unlimited Height District</u>	<u>No Max.</u>	<u>A project at 777 E. Ocean Blvd. is entitled for 221 units on a 0.8 acre site which equates to 275 units per acre</u>
<u>PD-30 Mixed Use Subarea, 6 Stories - Height District</u>	<u>75</u>	<u>The Gateway on Fourth, a project at 350 Long Beach Blvd. is under construction with 82 units on 1.15 acres, which equates to 71 units per acre</u>

APPENDIX B – HOUSING DEVELOPMENT CAPACITY

PD-29 Subarea 3 – R4N	44.6	<u>A project at 2355 Long Beach Blvd. is entitled for 46 units on a 0.8 acre site. (This affordable project achieved a density of 58 units to the acre with a 30% density bonus).</u>
PD-6 Downtown Shoreline Subarea 4	100	<u>A project at 150 E. Ocean Blvd. is entitled for 216 units on a 2.2 acre site.</u>
R-4-R	30	<u>The Neo Zoe Project at 1500 Pine Avenue has been completed with 22 units on 0.7 acres, which equates to 31 units per acre. Of the 22 units, 5 are affordable to low income households and 12 are affordable to moderate income households.</u>

Of the 17 sites suitable for future housing development nine sites have structures on them.

- Site #2 consists of an old 3-story State Office Building on a one-block site where half of the site is used for surface parking. This site is surrounded by 5, 8 and 14 story buildings in an unlimited height district of the Downtown Core and is considered a prime redevelopment site.
- Site #6 currently hosts a drive through fast food restaurant and an old motel, both of which are considered marginal uses at a key corner within a 5 minute walk to a light rail passenger station in an area zoned for Urban High Density Residential uses (R4U).
- Site #9 has one-story fast food and an old auto repair shop located along the light rail line in an area that allows up to 100-foot high developments. Hence, its current uses are considered marginal and redevelopment is highly encouraged.
- Site #10 has a marginal one-story retail outlet with surface parking in the R4U - Urban High Density Residential District which is intended to support employment activity centers with adjoining workforce housing. This site is also within a 5-minute walk of a light rail station.

APPENDIX B – HOUSING DEVELOPMENT CAPACITY

- Site #11 currently hosts a small, marginal, one-story commercial building with surface parking in the R4U - Urban High Density Residential District which is intended to support employment activity centers with adjoining workforce housing. This site is also within a 5-minute walk of a light rail station.
- Site #13 currently hosts an old, vacated auto-repair use on a site zoned R4U - Urban High Density Residential to encourage redevelopment to higher and better uses along this light rail route. This site is only two blocks from the Anaheim light rail station.
- Site #15 consists of an old, obsolete and undersized grocery store and surface parking lot which shares the block with a high rise residential tower. Located in the East Village area of the Downtown, this site is zoned to encourage redevelopment to a more intense/dense development that includes housing.
- Site #16 also has an undersized, marginal grocery store surrounded by surface parking. Located in the village center area of the Westside Redevelopment Area, this site is zoned to accommodate residential uses at moderate density to support this neighborhood center.
- Site #17 is currently occupied by a small, old tavern sitting on a corner lot within a 5-minute walk to the Blue Line light rail station. This is considered a very marginal use and the R4N zoning applied to the property has been applied to facilitate recycling this site to a new multiple family housing opportunity.

will not be different than standards established for similar uses in the same zones.

- ⊖ *Transitional Housing and Supporting 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 apartments. 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. For transitional and supportive housing operating as group housing facilities, meeting the statutory definition of residential care facilities under the Lanterman Disability Services Act, such facilities will be permitted according to the City's Zoning Code provisions for residential care facilities. The former will be permitted or conditionally permitted under small or special group residence. The latter will be permitted by right as multi-family residence in multi-family zones.
- *Single-Room Occupancy (SRO) Housing:* 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:* 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.

Responsible Agencies: Development Services Department

Funding Sources: Development Services Fund

2.3 Family Self Sufficiency

The Family Self-Sufficiency Program is designed to assist Section 8 Housing Choice Voucher participants in identifying and breaking down barriers that keep them from securing and maintaining employment that will eventually lead them to self-sufficiency. The basic goal of the program is to overcome these obstacles, provide opportunities that allow the participants to gain education and supportive services necessary to secure and maintain employment, and eventually transfer them off welfare services. During the program, the Housing Authority provides rent subsidies and administers an escrow savings account for each participant. The program goal is to graduate 1,151 families into self-sufficiency. Currently, over 150 families have reached their goals for self-sufficiency.

2008-2014 Objectives and Time Frame:

- Continue to implement Family Self-Sufficiency Program.
- Promote program at City website, newsletters, and brochures at public counters.

Responsible Agencies: Housing Authority

Funding Sources: HUD

2.4 HOPWA Tenant-Based Rental Assistance

The Housing Authority operates the HOPWA Tenant-Based Assistance Program, which provides rental assistance to disabled residents who have been diagnosed HIV+. This program maintains HIV+ people in stable housing and thereby reduces the health risks and prevents homelessness. Through case management linkages, program participants also receive referrals to available social services. Several local social welfare organizations assist the City in program implementation. The program operates similar to the Section 8 Housing Choice Voucher program, whereby the tenant's share of rent is based on 30% household income. After one year, the tenant is absorbed into the Section 8 Housing Choice rental assistance Program and receives assistance as long as the tenant is eligible.

2008-2014 Objectives and Time Frame:

- Continue to provide assistance to 260 households through the HOPWA Tenant-Based Rental Assistance.
- Petition for increased funding for program.
- Promote program at City website, newsletters, and brochures at public counters.
- Promote program at City website, newsletters, and brochures at public counters.

Responsible Agencies: Housing Authority

Funding Sources: HOPWA

2.5 Universal Design

Universal Design is the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. The City promotes these principles by enforcing the American's With Disabilities Act (ADA), providing a visitability ordinance for

City-assisted new construction of single family homes and duplexes, and sponsoring a City Disability Commission.

2008-2014 Objectives and Time Frame:

- Evaluate the feasibility of providing additional density bonuses or other incentives for new developments that include universal design (beyond required ADA standards) by 2010.

Responsible Agencies: Housing Services, Development Services

Funding Sources: RDA Set-Aside

2.6 HOME Security Deposit Assistance

In an effort to close the gap for homeless individuals and families who have sources of income sufficient to pay modest monthly apartment rent but are unable to secure permanent housing because they could not save enough money for the first and last months' rent and utility hookup fees, the City created a program for income-qualified renters to provide them a payment equivalent to two month's apartment rent. Working as a team, the City's Department of Health and Human Services (DHHS) explains the program to potential clients and has them complete an application. Then the City's Rehabilitation Division reviews the applications, verifies eligibility and secures the funding. Initiated in July of 2005, with assistance averaging 1,777 per household, thus far this program has been able to help 140 households exit the streets. Ninety (90) percent of these households continue to live in their own apartments today.

2008-2014 Objectives and Time Frame:

- Provide security deposit assistance to 300 homeless households (50 households annually). This program benefits primarily extremely low income households.
- Promote program to nonprofit service providers.

Responsible Agencies: Health and Human Services Department;
Community Development Department

Funding Sources: HOME

3. HOUSING AND NEIGHBORHOOD IMPROVEMENT

Housing and neighborhood improvement and preservation is an important means to improve the quality of life for residents. As an older, highly urbanized and densely populated community, Long Beach is confronted with

a range of community development issues, particularly in older neighborhoods where housing conditions, public improvements and community facilities have deteriorated over time. The following set of programs will be undertaken during the 2008-2014 planning period.

3.1 Home Rehabilitation

a. Owner-Occupied Rehabilitation Loan

The Owner-Occupied Rehabilitation Loan Program offers low-interest loans to homeowners to make improvements and repairs to their homes, generally up to a maximum of \$35,000 per unit at an interest rate of 3%. Payment on the loans may be deferred until the home is sold or transferred; depending upon the borrower's total housing cost. Proceeds can be used to correct code deficiencies, repair damage, and improve the building or grounds. Eligible applicants are low and moderate income homeowner-occupants. Zero (0) % loans or grants may be made to fund rehabilitation required to meet lead based paint abatement requirements.

b. Multi-Family Rehabilitation Loan

The Multi-Family Rehabilitation Loan Program provides 0% interest loans, with no maximum loan amount, to owners of rental properties with two or more units on a lot. The loans are used to make improvements and repairs to the property and grounds. To qualify for the rehabilitation loan, the property must be occupied by low or moderate-income tenants and the units maintained at affordable rents. The City will target a portion of the assistance to benefit extremely low income households.

c. Mobile Home Rehabilitation Loan

The Mobile Home Rehabilitation Loan Program offers low interest loans, with terms similar to the Owner-Occupied Rehabilitation Loan Program, for mobile home owners. Each loan provides up to \$15,000 to help residents make improvements to the home and correct deficiencies. Eligible corrective work includes weatherizing and taking energy conservation measures, exterior painting, roofing, vector control, and the repair of major home systems including heating, air conditioning, plumbing and electrical systems. The City will target a portion of the assistance to benefit extremely low income households.

d. Home Improvement Grant

The Home Improvement Grant Program is available to properties in the City's targeted Neighborhood Improvement Strategy areas. Homeowners are reimbursed up to \$2,000 to make improvements to the exterior of their homes. Eligible improvements include new stucco or painting, fencing, doors and windows, concrete work, and repair of landscaping. (Other programs are offered to address lighting, locks, tool rental and graffiti removal.)

2008-2014 Objectives and Time Frame:

- Provide rehabilitation assistance to 2,400 income households (up to 80% MFI) (647 households annually).
- Promote program via City newsletters, website, and brochures at public counters.

Responsible Agencies: Community Development Department/Neighborhood Services Bureau

Funding Sources: CDBG; HOME, RDA Set-Aside

3.2 Acquisition and Rehabilitation

The City works in cooperation with the Long Beach Housing Development Company (LBHDC) to administer an acquisition and rehabilitation program for multi-family and single family homes. The LBHDC acquires buildings and sells them to a nonprofit developer to rehabilitate, which in turn sells or rents them to lower income households with affordability restrictions. Many units provided by the LBHDC address special needs. As a means of addressing the City's need for large family housing, properties are often reconfigured to provide three bedroom units.

2008-2014 Objectives and Time Frame:

- Provide assistance to rehabilitate 44 rental and 10 owner units. Target a portion of the assistance to benefit extremely low income renter households.
- Solicit participation by qualified nonprofit developers.
- Pursue additional funding from State housing programs; annually explore funding potential and opportunities for eligible properties.

Responsible Agencies: Long beach Housing Development Company (LBHDC)

Funding Sources: RDA Set-Aside; HOME, and Homes to Local Government

3.3 Neighborhood Resource Center

The City's Neighborhood Resource Center (NRC) offers free assistance to neighborhood and community groups to increase their effectiveness. Neighborhood organizers and volunteers are frequently in need of supplies, training and a place to meet. The NRC assists them by providing free

access to a community meeting room, neighborhood group mail boxes, photocopiers, use of computers and Internet access, a library of neighborhood improvement resource materials, and by hosting a variety of training workshops on relevant community topics. Grant announcements and grant writing technical assistance are provided to help groups leverage neighborhood improvement funds from multiple sources. In addition the center offers dispute resolution services to diffuse conflicts and foster alternative solutions to volatile situations which might otherwise escalate to court actions or acts of violence.

2008-2014 Objectives and Time Frame:

- Continue to support the Neighborhood Resource Center.
- Promote Center via City newsletters, website, and brochures at public counters

Responsible Agencies: Community Development Department

Funding Sources: CDBG

3.4 Historic Preservation Element

Long Beach has 17 historic districts that contain examples of homes, which have retained their original design integrity. Designation is based on an architectural survey and the expressed commitment of property owners to establish the accompanying historic district regulations. Regulations are intended to preserve existing housing, discourage demolition and encourage the rehabilitation of older homes in a consistent and historic character. Overall the net effect of historic preservation is to stabilize and protect historic housing, encourage rehabilitation of older neighborhoods and improve the quality of life for residents. The City is creating its first Historic Preservation Element in the General Plan to reinforce the preservation objectives for these historic neighborhoods.

2008-2014 Objectives and Time Frame:

- Adopt a General Plan 2030 Historic Preservation Element, establishing objective criteria for identifying historical resources.

Responsible Agencies: Development Services Department/Planning Bureau

Funding Sources: Development Services Fund, Historic Trust Fund

3.5 Comprehensive Code Enforcement

With 58% of the City's housing stock constructed prior to 1960, the Code Enforcement Program plays an integral role in improving housing and neighborhood conditions. The City recently restructured the entire program to improve the delivery of services addressing dilapidated buildings, property maintenance, and weed and vehicle abatement, while reducing costs through better coordination with public safety, housing, redevelopment and neighborhood improvement outreach activities. Programs involve property inspections, neighborhood cleanup events, graffiti removal and mural installations, and focused community-based policing and crime prevention programs. Within the Citywide code enforcement program, five proactive programs focus on various aspects and locations for enhanced code enforcement efforts.

a. Neighborhood Improvement Strategy (NIS).

Currently there are ten NIS program areas in Long Beach neighborhoods troubled by social, economic and physical problems. The City works with neighbors within these areas to develop action plans and coordinate interdepartmental task forces who then work with the residents to implement the plans. Services include gang suppression, graffiti abatement, property maintenance, and youth services. Four (4) NIS Community Police Centers have been located to partner with residents in the Hellman, Street, Willmore City, South Wrigley and St Mary NIS areas to promote crime prevention and provide close-at-hand community information and resources. Some NIS areas are more successful than others, depending on the level of commitment and involvement from the neighborhood. Overall, this has been a very successful approach.

b. Fresh Start.

Some areas have properties where advanced deterioration of one or more buildings often leads to criminal activity, which if left unchecked, can spread throughout a neighborhood. In these instances, the Fresh Start Program coordinates interdepartmental actions to eliminate extremely blighted conditions and provide a "fresh start" for their redevelopment and neighborhood stabilization. Properties owners are given a period of time to make substantial progress. If necessary, failure to comply with violation notices are taken through the administrative and judicial processes where condemnation and clearance may be the final remedy.

c. Intensified Code Enforcement (ICE).

The Intensified Code Enforcement Program (ICE) is a comprehensive code enforcement effort involving the Community Development and

Health and Human Services Departments. The ICE program focuses on bringing all structures within a specified geographic area into full compliance with the City's building, health and safety regulations. As NIS areas have identified code enforcement as an important neighborhood goal, inspections under the ICE program are completed largely within NIS areas.

2008-2014 Objectives and Time Frame:

- Perform an average of 24,000 inspections annually and train 420 residents over six years in nuisance abatement procedures.
- 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.

Responsible Agencies: Community Development Department/Neighborhood Services Bureau

Funding Sources: CDBG; General Fund, RDA Set-Aside

3.6 Multi-Family Housing Inspection.

The City's Health and Human Services Department, Environmental Health Bureau administers a Housing Inspection Program to ensure that sanitation, maintenance, use and occupancy standards are adhered to. Under this program inspectors provide both routine and complaint driven inspections of commercial and residential buildings of four units or more. Currently, the City has 8,098 licensed multi-unit dwellings and 147 licensed commercial lodging facilities. The program also has a comprehensive tenant education component which includes information on how to maintain a clean and healthful environment and addresses issues of indoor air pollution, asthma triggers and safety hazards.

2008-2014 Objectives and Time Frame:

- Inspect an average of 5,500 multi-family units annually to correct code violations.

Responsible Agencies: Health and Human Services Department

Funding Sources: Annual Inspection Tax

3.7 Lead-Based Paint

Based on housing unit age, it is estimated that approximately 46,000 units in Long Beach have lead-based paint hazard issues. Of these, six zip code areas in the downtown, Westside and North Long Beach areas have the

highest concentrations of units with lead-based paint. These six zip codes, which account for more than 90% of the City's childhood lead poisoning cases, have a strong correlation with the City's low and moderate-income households. Since 1995, the City's Health and Human Services Department has sought and received over \$13 million in grants to address lead-based paint hazards. The City's strategy is designed around a five-point program including: community education and awareness, blood testing for young children in families below the poverty line, housing and environmental inspections, grants and loans for repair work, and a monitoring program. The City has once again applied for HUD funding for this program and is currently waiting for a response.

2008-2014 Objectives and Time Frame:

- Eliminate lead-based paint hazards for 320 homes.

Responsible Agency: Health and Human Services Department

Funding Source: HUD/CDBG

4. HOUSING PRODUCTION

With a growing population, it is important to provide a variety of housing opportunities for different types of households wishing to reside in the community. Allowing for housing diversity is important to ensure that all households, regardless of their age, income and family type, have the opportunity to find housing suited to their lifestyle. Part of this diversity is addressed through the Regional Housing Needs Assessment (RHNA), which encourages the construction of housing for all economic segments in Long Beach. Diversity is also addressed through the provision of General Plan and zoning regulations that allow different unit types and densities. And, recently a move toward healthier living environments and Green Building standards is providing new direction to the development of innovative buildings. The following programs support housing unit production in the City.

4.1 Affordable Housing Development Assistance

The Long Beach Housing Development Company (LBHDC) provides assistance to for-profit and nonprofit housing developers for the construction or rehabilitation of affordable rental and for-sale ownership housing. LBHDC assistance usually takes the form of low interest loans and all assisted units are deed restricted for occupancy by low- and moderate-income households. The LBHDC seeks out other sources of funding, including HOME, CDBG, State, Federal and City of Industry housing in-lieu funds.

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. ~~Priority in funding is granted to projects housing special needs groups and/or enriched with supportive services such as childcare, health programs, job training, and financial and legal counseling.~~

2008-2014 Objectives and Time Frame:

- Annually seek out new sources of funding for affordable housing development. ~~In particular, explore State funding authorized under Proposition 1C. Specifically, the City is pursuing funding available under the 2009 American Recovery and Reinvestment Act (ARRA), as well as funding available through the State Proposition 1C.~~
- Identify qualified nonprofit developers for partnership in affordable housing construction and acquisition/rehabilitation project.
- Annually monitor availability of State and federal funding and partner with affordable housing developers, if necessary, in applying for additional funds.
- Continue to provide funding to help gap-finance affordable housing. Priority in funding is granted to projects housing special needs groups and/or enriched with supportive services such as childcare, health programs, job training, and financial and legal counseling. These groups represent the extremely low and very low income households in the community.

Responsible Agencies: Long Beach Housing Development Company
Funding Sources: HOME; City of Industry In-Lieu Fund; RDA Set-Aside; State Proposition 1C

4.2 Adequate Sites

The City of Long Beach has identified sufficient residential sites, zoned at the appropriate densities, to accommodate the housing production and affordability targets of the RHNA. In keeping with the principles and policies established in the City's 2010 Strategic Plan and Land Use Element of the General Plan, new high-density residential and mixed use development is to be focused in key locations, allowing for the preservation of existing and stable neighborhoods. Appropriate and feasible housing densities are allowed, with appropriate development standards and design guidelines,

along transit corridors, in the downtown and greater downtown areas, and in close proximity to major employment and activity centers.

Since January 1, 2006, the City has already constructed or approved the development of 3,600 housing units (121 very low, 55 low, 58 moderate, and 3,366 above moderate income units). The City has identified adequate residential sites to accommodate the remaining RHNA of 5,983 units. Specific sites for future housing development and their carrying capacity are discussed in Chapter 4 Housing Resources.

2008-2014 Objectives and Time Frame:

- Maintain an adequate sites inventory for the remaining RHNA of 5,983 units (2,200 very low, 1,430 low, 1,576 moderate, and 777 above moderate income units).
- Coordinate with General Plan 2030 Update to ensure consistency with the Housing Element.
- 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.
- Provide technical and financial assistance to developers of low and moderate income housing.

Responsible Agencies: Development Services Department/Community Development

Funding Sources: Development Services Funds; HOME, RDA Set-Aside; Coastal Zone Replacement Housing Fund; and other available affordable housing sources

4.3 Green Building Program

In the spring of 2008 the City of Long Beach created an Office of Sustainability and a Sustainable City Commission charged with developing key strategies to improve the environmental, social and economic health of the community. Currently, over \$300,000 has been budgeted for this program. Thus far a new green building policy has been developed, a construction and demolition debris recycling program is in place, and water and energy conservation requirements have been imposed. Further, the Sustainable City Commission will be creating a Sustainable City Action Plan that is to be used to guide future operational and policy decisions – providing enhanced comfort and health benefits to occupants, minimizing

strain on local infrastructure and contributing to the overall quality of life for residents.

2008-2014 Objectives and Time Frame:

- Continue to implement construction and demolition debris recycling program and water and energy conservation requirements.
- Create and adopt a Sustainable City Action Plan to guide operational and policy decisions related to new housing development and resource conservation by 2010.

Responsible Agencies: Development Services Department/Planning Bureau; City Manager's Office

Funding Sources: Development Services Fund; General Fund

5. HOME OWNERSHIP OPPORTUNITY

Long Beach has only a 41% home ownership rate, which is quite low in comparison to Los Angeles County's 48% rate, and the statewide rate of 57% home ownership. For a number of years the City has tried to raise this rate by implementing several programs to increase ownership opportunities for very low-, low- and moderate-income households. Programs pursued have included both public and private efforts – yet with the recent dramatic escalation in housing prices relative to personal incomes, it has become more difficult to put residents in ownership positions. The following are the programs and objectives to increase home ownership opportunities during the 2008-2014 planning period.

5.1 First Time Homebuyer Programs

a. Second Mortgage Assistance

The Second Mortgage Assistance program is aimed at helping first-time homebuyers by providing loans of up to \$275,000 as a second trust deed to people who would otherwise qualify for a loan from a first mortgage lender but need the extra assistance to bridge the gap keeping them from becoming homeowners. The "silent second" reduces the amount that must be borrowed for the "first" mortgage, reducing the monthly mortgage payment and thereby making it easier to qualify for a home.

b. Homebuyer Seminars

The City supports the provision of homebuyer seminars. The Long Beach Housing Development Company (LBHDC) hosts monthly

homebuyer seminars to educate the community about first-time homebuyer opportunities. The LBHDC also contracts with the Los Angeles Neighborhood Housing Services agency, a nonprofit housing corporation, to conduct these seminars for prospective homebuyers in Long Beach. Topics include home financing, maintenance, specific loan programs, and other services that are available to first-time homebuyers.

c. Section 8 Homebuyer Assistance

The Section 8 Homebuyer Assistance program provides conditional grants for down payments and non-recurring closing costs to qualified first-time homebuyers purchasing a home in the City of Long Beach. This program targets participation by Section 8 households earning at least 50% of the area Median Family Income to assist them in moving into home ownership positions.

2008-2014 Objectives and Time Frame:

- Continue sponsoring homebuyer seminars.
- Assist 50 low income and 50 moderate-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.

Responsible Agencies: Housing Service Bureau

Funding Sources: HOME; RDA Set-Aside; American Dream Down Payment Initiative, CalHOMe

6. MITIGATION OF GOVERNMENT CONSTRAINTS

Government regulations can discourage the development, maintenance and improvement of housing to the extent that such regulations significantly increase development costs and time lines. The City of Long Beach implements several programs to ensure that local government regulations are not burdensome. The following programs are designed to mitigate potential local constraints on residential development and to facilitate the development of a variety of housing types.

6.1 Development Services Center

The City's Development Services Center (DSC) has been successfully operated for more than ten years. The DSC is a one-stop processing center for building permit-related activities in Long Beach, concentrating functions as diverse as business licensing, planning, public works, fire prevention, and building construction all together in one location. Two years the DSC received a major remodel where a new electronic cueing system was installed, public seating with tables replaced stand alone seating units, counters were lowered so that the public and staff can sit across from each other while discussing projects, and self-serve computers were made available for customers to reference records. Soon the City will improve the DSC even more by going on-line with a new, state of the art, records tracking system to further expedite the development permitting process.

2008-2014 Objectives and Time Frame:

- Continue operation and update of the Development Services Center including installation of new records tracking system.
- Develop "fact sheets" for projects with affordable housing components to summarize General Plan, zoning, and applicable development standards and procedures.

Responsible Agencies: Development Services Department

Funding Sources: Development Services Fund

6.2 E-Government

The City has made significant progress in implementing an E-Government Strategic Plan completed in 2001. E-Government stands for the use of electronics or digital communications systems in government applications. The purpose of the program is to facilitate communication between the City and community, provide remote access to information and services 24 hours a day/ 7 days a week, and improve the responsiveness and accountability of City government. In 2004, a major overhaul of the website added many new capabilities for the public to interact with the City. Live and archived video of public meetings, automatic e-notifications on dozens of topics, on-line payments, processing of different types of permits and information on inspections and inspection outcomes is readily available and easily shared.

2008-2014 Objectives and Time Frame:

- Continue improving E-Government applications to facilitate and guide service delivery and community communications.

Responsible Agencies: Development Services Department
Funding Sources: Development Services Fund

6.3 Development Incentives

The City of Long Beach offers other ways to reduce government constraints that increase the cost of housing development. In Long Beach, some of these constraints include government regulations regarding residential development standards, fees or exactions paid for new residential development, or simply the cost of vacant land. Several programs designed to mitigate these constraints are as follows:

a. Density Bonus

Long Beach has adopted the State density law to provide up to a 35% density bonus for projects that include lower income housing, moderate income condominiums and housing for seniors and disabled residents. Hence, the City's density bonus program facilitates development of special needs housing.

b. Planned Development Districts

The Long Beach Municipal Code allows flexible development plans to be prepared for certain areas which may benefit from the formal recognition of unique or special land uses and the definition of special design policies and standards not otherwise available under conventional zoning regulations. Planned Development Districts are designed to permit a compatible mix of land uses, allowing for planned commercial areas and business parks, and encouraging a variety of housing styles and densities – especially along transit corridors and near employment and activity centers.

c. Fee Waivers and Financial Incentives

The Long Beach Municipal Code exempts new affordable housing units from payment of the City's development impact fees for parks and recreation and transportation improvements if the criteria on length of affordability and income/affordability levels are met. Combined, these fees can add over \$4,000 to the per-unit cost of a housing development. Additional financial incentives may also be available pursuant to the construction of a density bonus project as outlined in the City's affordable housing ordinance.

d. Relaxed Standards

The Zoning Code also allows the City Planning Commission to relax development standards for lower-income, density bonus qualified housing projects if a developer can demonstrate that the project is still not financially feasible after the density bonus is provided. The percentage of compact parking spaces may be increased, tandem parking or fewer parking spaces may be allowed, privacy and open standards may be reduced, or height and setbacks may be reduced. Finally, the City also allows for a standards variance for lots with unique physical conditions that may make standard development infeasible.

e. Reasonable Accommodation

The City also has an ordinance allowing people with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The ordinance provides a process whereby persons with disabilities can make requests for reasonable accommodation in regard to relief from the various land use, zoning or building laws, rules, policies, practices or procedures of the City.

2008-2014 Objectives and Time Frame:

- 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.

Responsible Agencies: Development Services Department

Funding Sources: Development Services Fund

7. FAIR AND EQUAL HOUSING OPPORTUNITY

In order to make adequate provision for the housing needs of all economic segments of the community, the City of Long Beach is firmly committed to promoting fair and equal housing opportunities for all persons regardless of age, race, color, gender, disability, familial status, marital status, ancestry, national origin, religion, sexual orientation, source of income, or any other arbitrary factor.

7.1 Fair Housing

Long Beach contracts with the Fair Housing Foundation (FHF), a private, nonprofit, nonpartisan agency to promote enforcement of fair housing laws. The FHF encourages open housing opportunities through education, enforcement activities, counseling services and outreach programs. The FHF takes a proactive stance on random audit testing in underserved areas and employs a full-time bilingual counselor. FHF provides counsel and mediation for landlords, tenants, and home seekers; educates tenants, landlords, owners, realtors and property management companies on fair housing laws; promotes media and consumer interest; and secures grass roots involvement with the community.

2008-2014 Objectives and Time Frame:

- 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.

Responsible Agencies: Community Development Department/Neighborhood Services Bureau

Funding Sources: CDBG

Chart 51: Quantified Objectives				
	New Construction (RHNA)	Rehabilitation	Preservation	Housing Assistance
Extremely Low Income (0-30% MFI)	1,326	622	1,114	430
Very Low Income (31-50% MFI)	995	1,373	1,114	130
Low Income (51-80% MFI)	1,485	1,941	0	21
Moderate Income (81-120% MFI)	1,634	0	0	42
Above Moderate Income (>120% MFI)	4,141	0	0	0

Note: The City has a RHNA allocation of 2,321 very low-income units (inclusive of extremely low income units). Pursuant to new State law, the City must provide quantified objectives for extremely low-income households. In estimating the new units needed, State law allows for the use of 2000 Census income distribution or assuming 50% of the very low-income units are extremely low. According to CHAS data (based on Census data), the City had 28% very low-income households (16% extremely low income and 12% very low income). Therefore the City's RHNA of 2,321 very low-income units are proportionately split into 1,326 extremely low and 995 very low income units.