

R-11

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cc Nancy Muth/CH/CLB@CLB

bcc

10/10/2008 03:02 PM

Subject Fw: Housing Element on 10/14 Agenda

Please include the following as public comments for Agenda Item #11 - Draft Housing Element.

Best Regards,
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----- Forwarded by Ray R Pok/CH/CLB on 10/10/2008 03:00 PM -----

"JACK SMITH"



10/08/2008 03:19 PM

The Housing Element is on the agenda for Tuesday, 10/14. At the Planning Commission on 10/2, the Commissioners had many thoughtful, meaningful comments about the plan as presented -- making suggestions for changes. However, the eventual motion was to "forward the Housing Element to City Council as presented." So, it appears none of those comments or suggestions made by the Commissioners are in the document you are being asked to approve and send to the State on 10/14.

Below are some areas of the Housing Element on which I gave comments to the Planning Commission on 10/2. I've included suggestions for changes.

Page III-16; under "Emergency Shelters"; 1st paragraph

SB2 requires a city to designate at least one zone for emergency shelters. Notice in the 1st paragraph under Emergency Shelters it says "are required that the Housing Element identify zones in the City where emergency shelters are allowed ... **without** Conditional Use Permit." [emphasis mine.]

The 3rd paragraph starting with "To comply....". Really only one zone is designated (the Villages at Cabrillo really shouldn't count since that's a special case.) That zone = light industrial - IL which means only MIG and the West Side will have those shelters. There is no reason for the rest of the city to avoid their responsibility in this issue. I suggest changing it to read"

"To comply with SB2, the City will amend the Zoning Code to permit emergency shelters by right in zones **IL (Light Industrial), PD-31 (Villages at Cabrillo), and other zone designations to be determined.**" [emphasis mine to highlight changes]

That same change needs to be made on page V-23 in the "Emergency Shelters" paragraph.

Chart 47 on page IV-6 is very distressing. The proposed sites include 1422 units in or immediately adjacent to Wrigley. Those sites are 5, 6, 8, 13, and 18 -- if I'm reading the chart correctly. That is 27% of the total potential units. And, the density on 3 of the 5 is 108 units per acre. I understand the state considers 30 units per acre as optimal. If you look at the map on page IV-8, you'll see ALL of the sites are west of Atlantic. Once again, the rest of the City is not pulling its fair share in providing needed housing. There are other key sites in the City -- the Seaport Marina property at 2nd and PCH comes easily to mind. I believe the fix to this is on page IV-5. Under "Vacant and Underutilized Sites", add a 4th Paragraph:

"These 18 sites should be considered a partial list. Other appropriate sites will be identified throughout the city."

Page IV-9 -- Chart 48. Beware the numbers. Since the lower right hand bold number includes "above moderate income" -- such as Aqua Towers -- it skews the total. Notice that only 234 of the 3600 "Progress to Date" are Extremely Low to Moderate. The remaining requirement for RHNA is 5,206 for that range. "Above moderate" is pretty much satisfied. The need is in the moderate and below. And, I believe it needs to be spread throughout the city.

Page IV-12 near the top: Neither I nor anyone I've talked to (and I've asked around) have ever heard of the Long Beach Affordable Housing Coalition, Inc. (LBAHC). Having been on HSAC and now on LBHDC, as well as having friends in Susanne Brown's Housing Long Beach, I'd think I'd be familiar with that organization. Never heard of them. The Long Beach Coalition for the Homeless = LBACH = very close acronym.

My concern is that if the Housing Element goes to the State as it stands now, a couple of years from now it will be referred to as the "accepted plan." I believe my suggestions leave some wiggle room that benefits the west side tremendously. I'm told the State will send back its own comments. However, I can't imagine they'll want to examine the entire HE when it's re-submitted with the State's requested "corrections." That's why I feel it's important to get these changes in the first draft that goes to the State.

As always, call if you have any questions.

Jack

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