



# CITY OF LONG BEACH

# H-1

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 3<sup>rd</sup> Floor, Long Beach, CA 90802 (562) 570-5237

January 7, 2014

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Receive the supporting documentation into the record, conclude the public hearing, adopt the Resolution approving the 2013-2021 Housing Element as part of the City's General Plan, authorize its submittal to the State Department of Housing and Community Development; and authorize the Director of Development Services to submit the adopted Housing Element to the California Coastal Commission for a finding of conformance with the Certified Local Coastal Program; and

Certify the Negative Declaration ND 03-13. (Citywide)

## DISCUSSION

The Housing Element is one of seven State-mandated General Plan Elements. Unlike other General Plan Elements, the Housing Element is subject to detailed statutory requirements and must be updated periodically. In addition, the State Department of Housing and Community Development (HCD) must review the Housing Element for compliance with the applicable statutory requirements. The proposed Housing Element covers the period from 2013-2021 (Housing Element 5, or HE 5), and is an update to the Housing Element adopted in 2009 (Housing Element 4, or HE 4).

State Housing Element Law (Government Code § 65580 et seq.) requires that the Housing Element contain the following components:

- An assessment of current and future housing needs.
- An inventory and analysis of residential sites.
- A review and analysis of constraints on the production of housing.
- A set of housing programs to address the housing needs identified.
- Quantified objectives for development, rehabilitation, and conservation of housing over the Housing Element period.

A key component of the 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 the Southern California Association of Governments (SCAG). 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. The RHNA is distributed by income category based on average median income (AMI). For the 2013-2021 Housing Element update, the City of Long Beach is allocated a RHNA of 7,048 units as follows:

- Extremely Low Income (up to 30 percent of AMI): 886 units (12 percent)
- Very Low Income (31 to 50 percent of AMI): 887 units (13 percent)
- Low Income (51 to 80 percent of AMI): 1,066 units (15 percent)
- Moderate Income (81 to 120 percent of AMI): 1,170 units (17 percent)
- Above Moderate Income (more than 120 percent of AMI): 3,039 units (43 percent)

The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these units. It is important to note that the RHNA is a planning goal rather than a production goal, meaning that compliance with the RHNA requires only that the City demonstrate that there are adequate sites with the appropriate allowable densities to accommodate the housing units allocated to the City.

This Housing Element update (Exhibit A) is organized into the following sections:

- A description of the community outreach effort, community comments and a response to this input (Section I and Appendix A).
- An analysis of the City's demographic, household and housing characteristics to help identify the community's housing needs (Section II).
- A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs (Section III).
- An evaluation of the land, financial, and administrative resources available to address Long Beach's housing needs (Section IV).
- A statement of the Housing Plan to address the City's identified housing needs, including housing goals, policies and programs (Section V).
- A summary of public participation, staff notes and community comments received during the public forums on the Housing Element (Appendix A).

The Housing Plan section of this 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. Many of the programs included in the Housing Plan are active programs that were carried over from the previous Housing Element; several of these existing programs have been modified to reflect current conditions or to address new issues. These programs include existing City-funded efforts such as home rehabilitation loans, voucher assistance to low income households, and code enforcement efforts, among others. In addition, several new programs are included in the draft Housing Element, either as a result of a need identified, or due to new funding sources available to the City. These new programs are as follows:

- First Right of Refusal for Displaced Low Income Households
- Veterans Affairs Supportive Housing (VASH)
- Project Based Vouchers (Palace Hotel and Villages at Cabrillo)
- Neighborhood Improvement Services
- Neighborhood Resources
- Foreclosure Registry
- Adaptive Reuse
- Housing Fund
- County First Time Homebuyer Assistance
- Annual Report

Please refer to Exhibit B, which provides a summary comparison chart of the programs included in the previous Housing Element as the proposed draft Housing Element. Collectively, the programs contained in this draft Housing Element demonstrate the ability to accommodate the 7,048 units of housing allocated to the City through the RHNA process; would assist more than 3,000 households through home rehabilitation programs; and would provide nearly 7,000 housing choice vouchers to extremely low- and very low-income households.

The State Department of Housing and Community Development (HCD) is required to review the draft Housing Element for compliance with State Law. The City submitted a first draft of the Housing Element to HCD in June 2013. HCD provided a letter to the City on August 26, 2013 that identified four compliance issues they wished the City to address (Exhibit C). Three letters from local advocacy groups were sent directly to the State HCD, dated August 1, August 2, 2013, and November 26, 2013, respectively. Copies of these letters are attached as Exhibit D.

As part of this Housing Element development, the City's public participation program included both formal and informal outreach to key stakeholders. Staff conducted three general community meetings to solicit input on housing needs, the most underserved groups in the community, and appropriate locations/types of new housing. These community meetings were held on March 23, April 24, and April 27, 2013. The community meetings were advertised on the City's website and direct invitations to the meetings were sent via emails to individuals, organizations, and agencies that had previously expressed

interest in housing and community development matters in the City. The email list contains over 1,000 addresses. Comments received are documented in Appendix A of the Housing Element.

In addition, the Planning Commission conducted public study sessions on March 7 and June 20, 2013, to discuss the Housing Element and receive public comments. City staff posted the first draft of the Housing Element on its website in June 27, 2013, a revised draft on July 3, 2013, an updated draft on November 5, 2013, and the final draft on December 30, 2013. It has been available for public review and comment continuously since the end of June. In addition to the formal community workshops and study sessions, staff has held numerous individual meetings with stakeholders and interested parties since the first draft of the Housing Element was released in June 2013.

On December 5, 2013, the Planning Commission held a public hearing to consider adoption of the Housing Element. After extensive public testimony, the Planning Commission recommended the City Council adopt the Housing Element, subject to some minor revisions related to the study of rent escrow accounts and other programs to enhance rental unit habitability issues. On December 10, 2013, the City Council held a public study session and allowed public presentations from interested stakeholders. Ten stakeholder groups made presentations and provided comments. Exhibit E includes a list of the ten stakeholder groups, and a letter received from the Apartment Association, Southern California Cities, Inc.

Relevant revisions which reflect the Planning Commission's actions and the City Council's comments are included in the proposed Housing Element. City staff has discussed the collective comments extensively with HCD and included additional revisions suggested by HCD. Collectively, these changes involve strengthening commitments to timeframes for conducting certain activities, commitments to investigating new funding sources for affordable housing development, edits to underlying data including site inventory, and commitments to researching possible implementation of new programs, including, but not limited to, the rent escrow program, to enhance residential rental unit habitability concerns.

In accordance with the Guidelines for implementation of the California Environmental Quality Act (CEQA), a Negative Declaration (ND 03-13) was prepared for this Housing Element update (Exhibit F). The Negative Declaration was made available for a 30-day public review and comment period that began on June 27, 2013, and ended on July 26, 2013. Comment letters on the Negative Declaration (Exhibit G) were received from the California Public Utilities Commission, the California Native American Heritage Commission, and the California Department of Transportation (Caltrans). The Public Utilities Commission recommended the City add language to this Housing Element ensuring that any future development adjacent to or near railroad/light rail right-of-way is planned for safety considerations. The Native American Heritage Commission recommended certain actions be taken for any housing construction that could have substantial adverse impacts to historical resources. Caltrans recommended the City provide regional cumulative traffic analysis to mitigate potential impacts on State facilities from future projects.

In the past, the Planning Commission has certified Negative Declarations and Environmental Impact Reports even when the Planning Commission has not been the final decision maker on a particular project. However, a new Court of Appeals decision (*California Clean Energy Committee v. City of San Jose*) ruled that CEQA does not allow a city council to delegate certification authority to a planning commission if the council is the final decision maker on the project. The role of a planning commission in such cases would be only to make a recommendation on City Council final CEQA certification action.

On December 5, 2013, the Planning Commission approved a recommendation to the City Council to certify Negative Declaration ND 03-13, and adopt the 2013-2021 Housing Element.

A Notice of Public Hearing (Exhibit H) was published in the Press Telegram on December 19, 2013, and made available at City Hall and the Main Library.

On December 27, 2014, HCD published a letter (Exhibit I) advising that the City's Housing Element as drafted will comply with Article 10.6 of the Government Code once the City Council adopts it and staff submits it to HCD, pursuant to Section 65585(g). City Council adoption of the Housing Element will allow the City to remain on an eight year planning cycle.

This matter was reviewed by Assistant City Attorney Michael J. Mais on December 20, 2013 and by Budget Management Officer Victoria Bell on December 17, 2013.

#### TIMING CONSIDERATIONS

In order to meet statutory requirements, the City Council must adopt the Housing Element by February 12, 2014. City Council action is requested on January 7, 2014, in order to provide the City Council with adequate time to review and approve the proposed 2013-2021 Housing Element, and to provide sufficient time for staff to prepare the submission to the State Department of Housing and Community Development.

#### FISCAL IMPACT

The fiscal impact of adopting this Housing Element is not known at this time. Since the Housing Element proposes several new policies and programs to be considered during the next planning cycle, there may be fiscal impacts to their eventual implementation. For example, if research concludes that there is a demonstrated need to consider a new approach to handling substandard building conditions, a rental escrow account program may be considered. Potential costs associated with this and other programs could be both direct (i.e., additional program staff) and indirect (i.e., services from various City departments, such as legal, accounting, billing and collections). While the backbone of the Housing Element relies on programs funded by state and federal resources, new programs may require new local funding. Program costs and revenues will need to be weighed against other City priorities at the time of each program's consideration.

HONORABLE MAYOR AND CITY COUNCIL

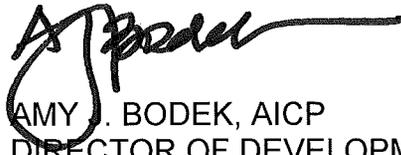
January 7, 2014

Page 6 of 6

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

AJB:CC  
P:\ExOfc\CC\2014\1.07.14 Housing Element.v7.doc

Attachments: City Council Resolution  
Exhibit A – Draft 2013-2021 Housing Element (dated January 7, 2014)  
Exhibit B – Program Comparison Chart HE 4 vs. HE 5 (dated December 23, 2013)  
Exhibit C – HCD Letter dated August 26, 2013  
Exhibit D – Comment letters sent to HCD (Aug. 1, Aug. 2 and Nov. 26, 2013)  
Exhibit E – List of stakeholder groups and comment letter from Apt. Owners Association  
received at City Council study session – December 10, 2013  
Exhibit F – ND 03-13  
Exhibit G – Comments letters on ND 03-13  
Exhibit H – Notice of Public Hearing – December 19, 2013  
Exhibit I – HCD Letter dated December 27, 2014

APPROVED:

  
\_\_\_\_\_  
PATRICK H. WEST  
CITY MANAGER

OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
333 West Ocean Boulevard, 11th Floor  
Long Beach, CA 90802-4664

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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONG BEACH ADOPTING AND CERTIFYING A NEGATIVE DECLARATION, AND LIKEWISE APPROVING AND ADOPTING THE HOUSING ELEMENT FOR THE CITY OF LONG BEACH (2013-2021) IN ACCORDANCE WITH STATE LAW; AND AUTHORIZING THE DIRECTOR OF DEVELOPMENT SERVICES TO SUBMIT THE HOUSING ELEMENT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND TO THE CALIFORNIA COASTAL COMMISSION

WHEREAS, in accordance with the State law, each jurisdiction must update its Housing Element (one of seven required elements of the General Plan) periodically, with specific deadlines established by the State Department of Housing and Community Development (HCD); and

WHEREAS, according to the new Housing Element update cycle established by HCD, the City is required to submit an updated Housing Element for the period of 2013-2021 for certification by HCD; and

WHEREAS, adoption of Housing Element qualifies as an amendment to the City's General Plan and qualifies as a "project" under the California Environmental Quality Act (CEQA); and

WHEREAS, the adoption of the 2013-2021 Housing Element would supersede and replace the existing 2008-2014 Housing Element; and

WHEREAS, the public review draft of the 2013-2021 Housing Element has been prepared by the City of Long Beach and presented to the Planning Commission for recommendation and to the City Council for approval, and is incorporated herein by this

1 reference as though set forth herein in full, word for word; and

2 WHEREAS, the 2013-2021 Draft Housing Element sets forth the housing  
3 policies of the City, facilitates the preservation and development of housing and  
4 establishes programs to accommodate the City's share of the regional housing need in  
5 Southern California and in accordance with State law; and

6 WHEREAS, the Planning Commission of the City of Long Beach conducted  
7 a duly noticed public hearing on the Draft 2013-2021 Housing Element on December 5,  
8 2013, and considered evidence presented by the City's Development Services  
9 Department and other interested parties. At the conclusion of said hearing, the Planning  
10 Commission recommended that the City Council approve and adopt said 2013-2021  
11 Housing Element; and

12 WHEREAS, an Initial Study and Negative Declaration (IS/ND) were  
13 prepared for the "project" in accordance with CEQA, which concluded that the adoption of  
14 the Housing Element would not result in any significant environmental impact. A copy of  
15 said Initial Study and Negative Declaration, as presented to the Planning Commission for  
16 its recommendation, and to the City Council for its consideration and approval, and  
17 incorporated herein by this reference as though set forth herein in full, word for word.  
18 Said documents bear State Clearing House Number (SCN) 2013061055; and

19 WHEREAS, a Notice of Intent to Adopt a Negative Declaration was posted  
20 according to CEQA Section 15072, and the IS/ND was circulated for the required 30 day  
21 public review period (CEQA Section 15073), from June 27, 2013, through July 26, 2013;  
22 and

23 WHEREAS, the Long Beach Planning Commission held a duly noticed  
24 public hearing on December 5, 2013, with respect to the Initial Study/Negative  
25 Declaration, at which time the Planning Commission received oral and written testimony  
26 with respect to said documents. At the conclusion of said public hearing the Planning  
27 Commission voted to recommend that the City Council certify said environmental  
28 documents as being in compliance with the California Environmental Quality Act (CEQA);

1 and

2 WHEREAS, it is the responsibility of the City Council to consider and weigh  
3 the merits of the proposed Draft 2013-2021 Housing Element update and receive public  
4 input in relation to the policies, standards and intent of the Long Beach General Plan and  
5 the Long Beach Municipal Code in making its decision on the legal sufficiency of the  
6 Initial Study/Negative Declaration; and

7 WHEREAS, the Draft 2013-2021 Housing Element has been subject to a  
8 public process reflecting input from a variety of sources. The primary mechanism to  
9 gather public input for the Housing Element has been a series of forums, study sessions,  
10 workshops, written submissions by various members of the public and other interested  
11 advocacy groups, and public hearings before the Planning Commission and City Council;  
12 and

13 WHEREAS, the City Council considered oral comments and written  
14 testimony concerning the Draft 2013-2021 Housing Element and the proposed Initial  
15 Study/Negative Declaration at a duly noticed public hearing held on January 7, 2014; and

16 NOW, THEREFORE, the City Council of the City of Long Beach resolves as  
17 follows:

18 Section 1. The City Council hereby certifies and approves the Initial  
19 Study/Negative Declaration for the Draft 2013-2021 Housing Element of the City of Long  
20 Beach based upon the following findings:

21 A. The foregoing recitals are true and correct and made a part of  
22 this Resolution.

23 B. The Initial Study/Negative Declaration for the Draft 2013-2021  
24 Housing Element has been completed in compliance with  
25 CEQA and the CEQA Guidelines.

26 C. The Initial Study/Negative Declaration for the Draft 2013-2021  
27 Housing Element was presented to the City Council following  
28 a recommendation by the Planning Commission, and the City

1 Council has reviewed and considered the information  
2 contained therein prior to approving said Initial Study/Negative  
3 Declaration or the Draft 2013-2021 Housing Element.

4 D. The Initial Study/Negative Declaration reflects the City  
5 Council's independent judgment and analysis on the potential  
6 for environmental effects of the 2013-2021 Housing Element  
7 (the "Project").

8 E. The Project is determined not to have a significant effect on  
9 the environment based on the results of the information  
10 contained in the Initial Study/Negative Declaration, and there  
11 is no substantial evidence in light of the whole record before  
12 the City Council that the Project will have any significant effect  
13 on the environment.

14  
15 Section 2. The City Council finds that the 2013-2021 Housing Element,  
16 which is attached hereto as Exhibit "A", addresses all of the requirements as set forth in  
17 Section 65302 of the California Government Code, and that it is compatible with,  
18 consistent with, and integrated with all other Elements of the City's General Plan and the  
19 City Council therefore adopts said 2013-2014 Housing Element in accordance with State  
20 and local law.

21 Section 3. The documents and other materials constituting the record of  
22 proceedings upon which the City Council's decision to certify and approve the Initial  
23 Study/Negative Declaration are based are located in the Department of Development  
24 Services, 333 W. Ocean Boulevard, 5<sup>th</sup> Floor, Long Beach, California.

25 Section 4. The Director of Development Services is hereby directed to  
26 transmit the final adopted 2013-2021 Housing Element to the California Department of  
27 Housing and Community Development as provided by law.

28 Section 5. The Director of Development Services is hereby directed to

OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
333 West Ocean Boulevard, 11th Floor  
Long Beach, CA 90802-4664

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transmit a certified copy of the final adopted 2013-2021 Housing Element, together with all appropriate supporting documentation, to the California Coastal Commission with a request for its earliest action and review as to those parts of the Housing Element that directly affect land use matters in that portion of the Coastal Zone within the City of Long Beach, as an amendment to the Local Coastal Program that will take effect automatically upon Commission approval pursuant to the Public Resources Code, or as an amendment that will require formal City Council adoption after Coastal Commission approval.

Section 6. This resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the vote adopting this resolution.

I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of \_\_\_\_\_, 20\_\_ by the following vote:

Ayes:	Councilmembers:	_____
		_____
		_____
		_____
Noes:	Councilmembers:	_____
		_____
Absent:	Councilmembers:	_____
		_____

\_\_\_\_\_  
City Clerk

# Draft 2013-2021 Housing Element

## City of Long Beach



January 7, 2014

Long Beach Development Services  
Planning Bureau  
333 West Ocean Blvd., 5th Fl  
Long Beach, CA 90802

**I. INTRODUCTION ..... 1**

A. Community Context..... 1

B. Organization of the Housing Element..... 2

C. Data Sources and Methods..... 2

D. Public Participation..... 3

E. Relationship to Other General Plan Chapters ..... [8](#)

F. Relationship to City’s Strategic Plan ..... [8](#)

**II. HOUSING NEEDS ASSESSMENT ..... 9**

A. Population Characteristics..... 9

B. Household Characteristics ..... 19

C. Housing Stock Characteristics ..... 35

D. Assisted Housing At-Risk of Conversion..... 42

E. Housing Problems..... 49

**III. HOUSING CONSTRAINTS..... 53**

A. Market Constraints ..... 53

B. Governmental Constraints..... 55

C. Environmental and Infrastructure Constraints ..... 81

**IV. HOUSING RESOURCES ..... 83**

A. Opportunities for Residential Development..... 83

B. Financial Resources..... 94

C. Administrative Resources..... 95

D. Opportunities for Energy Conservation ..... 96

**V. HOUSING PLAN ..... 99**

A. Goals and Policies ..... 99

B. Housing Programs ..... 105

C. Summary of Program Objectives ..... [129](#)

**APPENDIX A: PUBLIC PARTICIPATION..... A-1**

**APPENDIX B: SITES INVENTORY..... B-1**

**APPENDIX C: REVIEW OF PAST ACCOMPLISHMENTS..... C-1**

**List of Tables**

Table 1: Summary of Public Comments.....3

Table 2: Population Growth in Long Beach..... 10

Table 3: Age Characteristics ..... 11

Table 4: Race and Ethnicity ..... 12

Table 5: Employment Profile ..... 18

Table 6: Change in Employment Levels ..... 19

Table 7: Changes in Household Type.....21

Table 8: Household Size by Race/Ethnicity ..... 21

Table 9: Occupations and Incomes..... 22

Table 10: Income Distribution ..... 23

Table 11: Income by Household Race/Ethnicity..... 23

Table 12: Special Needs Populations ..... 24

Table 13: Disability Status (2009-2011) ..... 28

Table 14: Continuum of Care Gaps Analysis - Homeless Population and Subpopulations.32

Table 15: Continuum of Care Housing Gaps Analysis Chart ..... 33

Table 16: Housing Type (1990-2011) ..... 35

Table 17: Age of Housing Stock..... 38

Table 18: Code Enforcement Case Statistics ..... 38

Table 19: Median Home and Condominium Sales Prices (March 2013)..... 39

Table 20: Median and Average Rents by Number of Bedrooms (April 2013) ..... 40

Table 21: Maximum Affordable Housing Costs (2013)..... 41

Table 22: Inventory of Assisted Housing Developments..... 43

Table 23: Rent Subsidies Required ..... 48

Table 24: Estimated New Construction Costs..... 49

Table 25: Housing Assistance Needs of Lower Income Households (2005-2009)..... 52

Table 26: Disposition of Home Loan Applications..... 54

Table 27: Residential Land Use Districts ..... 56

Table 28: Residential Development Standards ..... 59

Table 29: Residential Densities for Multi-Family Districts ..... 60

Table 30: Parking Requirements..... 61

Table 31: Housing Types by Residential Zone..... 64

Table 32: Planning Timelines..... 74

Table 33: Building Timelines..... [75](#)

Table 34: Development Services Fees ..... 77

Table 35: Development Impact Fees ..... 78

Table 36: Payment of In-Lieu Fee for Affordable Housing in Coastal Zone ..... 80

Table 37: Affordable Housing in Coastal Zone ..... 81

Table 38: Entitled and Proposed Developments ..... 84

Table 39: Residential Sites Inventory..... 87

Table 40: Achieved Densities ..... 90

Table 41: Rent Survey in Long Beach TOD (PD-29) ..... 93

Table 42: Residential Development Potential and RHNA ..... 93

Table 43: Quantified Objectives for 2013-2021 ..... [129](#)

Table 44: Housing Program Matrix ..... [130](#)

**List of Figures**

Figure 1: Hispanic Concentrations ..... 14  
Figure 2: African-American Concentrations ..... 15  
Figure 3: Asian Concentrations..... 16  
Figure 4: Unemployment Rate ..... 17  
Figure 5: Household Type..... 20  
Figure 6: Housing Vacancy Rate ..... 37  
Figure 7: Income Needed to Afford Housing Compared with Income ..... 42  
Figure 8: Overcrowding..... 50  
Figure 9: Renters – Unit Size vs. Household Size (Supply vs. Demand) ..... 51  
Figure 10: Sites Inventory ..... 89

## I. INTRODUCTION

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### A. Community Context

First incorporated in 1888, Long Beach is a progressive urban community of [462,000](#) 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 [176,000](#) 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 [Community Investment Company \(formerly the Long Beach Housing Development Company\)](#), 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. 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 [2013-2021](#) 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 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 [covers an eight year planning period from October 15, 2013 to October 15, 2021. The current Housing Element planning period was originally set for July 1, 2008 through June 30, 2014, but was amended to end on October 15, 2013 pursuant to SB 375 \(Steinberg\).](#) 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 I and Appendix A);
- An analysis of the City's demographic, household and housing characteristics to help identify the community's housing needs (Section II);
- A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs (Section III);
- An evaluation of the land, financial, and administrative resources available to address Long Beach's housing needs (Section IV);
- A statement of the Housing Plan to address the City's identified housing needs, including housing goals, policies and programs (Section V);
- [A summary of](#) community comments received at public forums on the Housing Element (Appendix A).

## C. Data Sources and Methods

[Various sources of information were used to prepare the Housing Element. The 2010 Census provides the basis for population and household characteristics. Several data sources were used to supplement the 2010 Census as follows:](#)

- [Detailed population and demographic data are provided by the American Community Surveys \(ACS\);](#)
- [Housing market information, such as home sales, rents, and vacancies, is updated by City records and property tax assessor files;](#)

- [Public and nonprofit agencies are consulted for data on special needs groups, the services available to them, and gaps in the system; and](#)
- [Lending patterns for home purchase and home improvement loans are provided through the Home Mortgage Disclosure Act \(HMDA\) database.](#)

**D. Public Participation**

[The City of Long Beach recognizes the importance of public participation in helping shape the City’s housing strategy for the next eight years. As part of this Housing Element development, the City’s public participation program included the following:](#)

**1. Community Meetings**

[The City conducted three community meetings to solicit input on housing needs, the most underserved groups in the community, and appropriate locations/types of new housing:](#)

- [Saturday, March 23, 2013, 10:00 am to 12:00 noon, Houghton Park Community Center](#)
- [Wednesday, April 24, 2013, 6:00 pm to 8:00 pm, Mark Twain Library](#)
- [Saturday, April 27, 2013, 10:00 am to 12:00 noon, Stearns Park Community Room](#)

[The community meetings were advertised on the City’s website and direct invitations to the meetings were sent via emails to individuals, organizations, and agencies that had previously expressed interest in housing and community development matters in the City. The email list contains over 1,000 addresses. Comments received are documented in Appendix A and summarized below.](#)

Comments	Housing Element Responses
<b>Top Housing Issues</b>	
<ul style="list-style-type: none"> <li>▪ <a href="#"><u>Quality of existing housing is a major concern given the age of the housing stock. Deferred maintenance is also a concern, particularly among the rental housing stock.</u></a></li> </ul>	<p><a href="#"><u>The Housing Element includes a range of programs that address housing quality and affordability. With limited funding, the City strives to continue its services with the most cost-effective programs and explore new ways to provide assistance.</u></a></p>
<ul style="list-style-type: none"> <li>▪ <a href="#"><u>There is a general lack of affordability. Housing is not affordable to most lower income households in the City, especially those with very low and extremely low income.</u></a></li> </ul>	<p><a href="#"><u>Housing rehabilitation assistance, code enforcement, and multi-family housing inspection continue to be key components of the City’s strategy to maintain and improve the quality of its housing stock. The City will be exploring new mechanisms to ensure the rental housing stock is maintained. Empowering residents</u></a></p>

**Table 1: Summary of Public Comments**

Comments	Housing Element Responses
<ul style="list-style-type: none"> <li>▪ <a href="#">Overcrowding, relating to affordability and housing condition, is an issue especially among the lower income renters.</a></li> </ul>	<p><a href="#">with leadership training and neighborhood resources also help residents take control of their situation and proactively address issues and concerns in their neighborhoods.</a></p>
<ul style="list-style-type: none"> <li>▪ <a href="#">Homelessness has increased in recent years due to the economy. Transitional and supportive housing for the homeless is needed.</a></li> </ul>	<p><a href="#">Regarding affordability, the Housing Choice Voucher program remains an important resource to the City. However, the City will be exploring new programs (such as first right of refusal for displaced lower income households) to maintain affordability for the City's most vulnerable segment.</a></p>
<ul style="list-style-type: none"> <li>▪ <a href="#">Given the age of the City's housing stock, few housing units are accessible to the disabled.</a></li> </ul>	<p><a href="#">The City will continue its significant efforts to provide a continuum of care for the homeless, including rental assistance through HOME and HOPWA funds. The City has recently amended the Zoning Code to address the provision of emergency shelters for the homeless. The City will be exploring additional opportunities in the City for such facilities.</a></p>
<ul style="list-style-type: none"> <li>▪ <a href="#">There is a need to disperse affordable housing throughout the City and ensure affordable housing is not located near areas with environmental hazards. Affordable housing should be located in safe and clean neighborhoods, near amenities such as parks and open space, and with access to transportation.</a></li> </ul>	<p><a href="#">Over the next few years, the City will also be pursuing a range of options to promote a range of housing choices in the City. Specifically, the City will be amending an adaptive reuse policy and updating the Land Use Element and PD-29 (Long Beach Boulevard Specific Plan).</a></p>
<b>Most Underserved Groups</b>	
<ul style="list-style-type: none"> <li>▪ <a href="#">Disabled</a></li> <li>▪ <a href="#">Seniors</a></li> <li>▪ <a href="#">Homeless</a></li> <li>▪ <a href="#">Extremely and very low income households</a></li> <li>▪ <a href="#">Large families</a></li> <li>▪ <a href="#">Young adults and students</a></li> </ul>	<p><a href="#">Several programs will continue to benefit the City's most underserved groups. In addition, the City will be exploring new ideas to provide decent and affordable housing for lower income households, families, and residents in general. These include first right of refusal for displaced lower income households, rental escrow, and universal design.</a></p>
<b>Locations of New Housing</b>	
<ul style="list-style-type: none"> <li>▪ <a href="#">Near public transportation</a></li> <li>▪ <a href="#">Near schools, colleges, and universities</a></li> <li>▪ <a href="#">Near services and amenities (open space, access to healthy food, and shopping)</a></li> <li>▪ <a href="#">Away from freeway, industrial uses</a></li> <li>▪ <a href="#">On major corridors</a></li> </ul>	<p><a href="#">The City will be updating its Land Use Element and PD-29 (Long Beach Boulevard Specific Plan). These efforts will explore new opportunities for residential and mixed use development in the City.</a></p>
<b>Types of New Housing</b>	
<ul style="list-style-type: none"> <li>▪ <a href="#">Mixed income housing</a></li> <li>▪ <a href="#">Larger units suitable for families</a></li> <li>▪ <a href="#">Quality development</a></li> <li>▪ <a href="#">Denser housing</a></li> </ul>	<p><a href="#">Several existing programs address housing quality. But the City will also explore a new idea about rental escrow to ensure rental properties are maintained.</a></p> <p><a href="#">The City will continue to implement its green building</a></p>

**Table 1: Summary of Public Comments**

Comments	Housing Element Responses
<ul style="list-style-type: none"> <li>▪ <a href="#">Mixed use development</a></li> </ul>	<a href="#">program.</a>
<ul style="list-style-type: none"> <li>▪ <a href="#">Affordable ownership housing</a></li> </ul>	
<ul style="list-style-type: none"> <li>▪ <a href="#">Housing with amenities</a></li> </ul>	
<ul style="list-style-type: none"> <li>▪ <a href="#">Sustainable/green building</a></li> </ul>	

**2. Planning Commission Meetings**

Three public hearings were conducted before the Planning Commission, one to kick-off the Housing Element update process (March 7, 2013), one to review the Draft Housing Element (June 20, 2013) prior to submittal to HCD for review, and one to consider the Draft Housing Element for adoption (December 5, 2013).

**3. City Council Meetings**

On December 10, 2013, the City Council conducted a Study Session to receive input on the Draft Housing Element. The following individuals/organizations spoke at the City Council Study Session:

1. Alan Greenlee, Executive Director -- Southern California Association of Non-Profit Housing
2. Richard Lewis, Chairman of the Board -- Downtown Long Beach Associates
3. Susanne Browne, Senior Attorney – Legal Aid Foundation of Los Angeles
4. Ehud Mouchley -- Principal, READI, LLC
5. Jorge Rivera -- Housing Long Beach
6. Clive Graham, President -- Apartment Owners’ Association, California Southern Cities
7. Brian D’Andrea -- Century Villages at Cabrillo
8. Jan van dijs/Cliff Ratkovich -- market rate developer interests
9. Barbara Shull, Executive Director -- Fair Housing Foundation
10. Joe Ganem, III, Vice President -- Downtown Residential Council

**4. Consultations with Stakeholders**

The City conducted numerous consultation meetings with community stakeholders. These include:

- Thursday, February 7 - Staff met with representatives of Housing Long Beach and Los Angeles Legal Aid Foundation regarding the Housing Element preparation and adoption schedule.
- Wednesday, March 20 - Staff presentation regarding preparation of the Housing Element to the Long Beach Community Investment Company Board of Directors.

- Wednesday, March 27 - Staff met with Housing Long Beach representatives regarding housing issues and needs in Long Beach, current programs, and Housing Long Beach's ideas for new programs.
- Friday, May 10 - Staff met with representatives of Housing Long Beach and Los Angeles Legal Aid Foundation regarding status of Housing Element preparation, adoption schedule, and incorporation of input received in community workshops.
- Thursday, August 8 and Thursday, November 7 – Staff met with representatives of the Downtown Long Beach Associates to discuss housing needs in the Downtown.
- Tuesday, October 8 – Staff met with the Legal Aid Foundation to discuss the Draft Housing Element.
- Thursday, November 21 – Staff met with Ehud Mouchley, Principal, READI to discuss the need for middle income housing.
- Friday, November 22 – Staff met with representatives of the Apartment Association, California Southern Cities, Inc regarding their concerns over several housing programs (such as rent escrow and Foreclosure Registry).
- Monday, December 2 – Staff met with representatives of the Downtown Residents Council regarding a need for diversity in the downtown.

In addition, the City has also consulted the following agencies and organizations regarding housing issues and opportunities:

- Abode Communities
- Apartment Association of California Southern Cities
- Century Villages at Cabrillo
- Clifford Beers Housing
- Davilla Properties
- Fair Housing Foundation
- Habitat for Humanity Greater Los Angeles
- Jamboree Housing Corporation
- LINC Housing
- Mental Health America of Los Angeles
- Meta Housing Corporation
- Palm Communities
- Thomas Safran & Associates

## 5. Consolidated Plan/Annual Action Plan

In 2012, the City updated its five-year Consolidated Plan for the use of Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) funds to address the City's housing and community development needs. As part of that process, the City conducted an extensive public participation programs to solicit input on housing needs and ideas for programs and activities to be funded over the next five years.

Specifically, the City held a series of three community workshops and public meetings on March 27, 2012, April 24, 2012, and May 23, 2012, to provide opportunities for community input on the Consolidated Plan. The City publicized these workshops by publishing notices in Long Beach Press Telegram (English), Impacto USA (Spanish), and Angkor Borei (Khmer), posting flyers on City website, and sending email blasts to over 2,000 individuals and organizations that had previously expressed interest in the City's housing and community development programs. Public hearings held by the Community Development Advisory Commission on April 18 and June 20, 2012, and a City Council meeting held on July 10, 2012 provided residents a final opportunity to comment on the Plan prior to adoption and submittal to HUD.

Several recurring comments were expressed by residents during the community outreach meetings:

- Job creation/retention and business assistance are important investments.
- Foundational assistance such as affordable housing and neighborhood improvements are critical to creating a decent living environment.
- Taking care of the youth, providing services and assistance give positive direction to youth eliminates a lot of issues and have long-lasting impact.
- Shelter for the homeless is needed, particularly for victims of domestic violence.
- Emphasis on central homeless services that provide various services to the homeless.

In addition, the City conducted a Housing and Community Development Needs Survey. A total of 325 responses were received. Among the various housing needs in the City, residents identified the following as top housing-related issues:

- Rehabilitation Assistance for Homeowners
- Affordable Rental Housing
- Rehabilitation Assistance for Rental Housing
- Code Enforcement
- Housing for Victims of Domestic Violence
- Housing for Seniors
- Housing for Disabled
- Homeless Shelters for Homeless

- [Housing for Substance Abuse](#)

[The comments received during the Housing Element update process were consistent with input received for Consolidated Plan. In crafting the Housing Element programs and policies, the Consolidated Plan was consulted.](#)

## E. Relationship to Other General Plan Chapters

The [2013-2021](#) 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 [12](#) chapters: 1) Land Use; 2) [Mobility](#); 3) Housing; 4) Open Space; 5) Conservation; 6) Noise; 7) Local Coastal Program; 8) Seismic Safety; 9) Air Quality; [10\) Public Safety](#); [11\) Scenic Routes](#); and [12\) Historic Preservation](#). 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.

The [2013-2021](#) Housing Element does not propose significant change to any other chapter of the City's adopted General Plan. [As portions of the General Plan are amended in the future, the Housing Element will be reviewed along with other elements to ensure internal consistency is maintained. Pursuant to SB 162, the City has reviewed and updated its Land Use and Safety Elements to address flood hazards and management.](#)

## F. Relationship to City's Strategic Plan

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;
- 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.

## II. HOUSING NEEDS ASSESSMENT

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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 [2013-2021](#) 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 462,000 by the Year 2010. Over this period, Long Beach has experienced several cycles of growth – each bringing with it changes in population characteristics that affect housing need. [Table 2](#) 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.

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 1980s 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.

The [City's population, according to the 2010 Census, was estimated at 462,257 persons. This represents an increase of less than one percent from 2000, reflecting a relatively stagnant economy between 2006 and 2010.](#)

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%
2010	<a href="#">462,257</a>	<a href="#">735</a>	<a href="#">&lt; 1%</a>

Source: [U.S. Census Bureau 1950-2010](#)

## 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. [Table 3](#) summarizes various trends in age characteristics of Long Beach residents.

As illustrated in [Table 3](#), the City's population under age 18 has increased [slightly](#) over the past [three](#) decades from 23% in 1980 to [25%](#) in 2010. [Meanwhile](#), Long Beach's share of college age (18-24 years) residents [has](#) declined [from 15% in 1980 to 12% in 2010](#). [Both](#)

[the number and relative proportion of middle age residents have increased in Long Beach since 1990. The proportion of seniors \(age 65+\) in the City has steadily decreased over time. However, given the City’s large number of middle age residents, Long Beach’s senior population will likely grow significantly over the coming decade.](#)

**Table 3: Age Characteristics**

Age Groups	1980		1990		2000		2010	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
< 5	25,847	7%	37,669	9%	38,587	8%	<a href="#">32,474</a>	<a href="#">7%</a>
5-17	56,791	16%	71,798	17%	96,052	21%	<a href="#">82,669</a>	<a href="#">18%</a>
18-24	52,530	15%	57,199	13%	50,158	11%	<a href="#">54,163</a>	<a href="#">12%</a>
25-44	104,823	29%	153,939	36%	151,884	33%	<a href="#">140,910</a>	<a href="#">30%</a>
45-64	70,669	20%	62,365	15%	82,939	18%	<a href="#">109,206</a>	<a href="#">24%</a>
65+	50,674	14%	46,463	11%	41,902	9%	<a href="#">42,835</a>	<a href="#">9%</a>
<b>TOTAL</b>	<b>361,334</b>	<b>100%</b>	<b>429,433</b>	<b>100%</b>	<b>461,522</b>	<b>100%</b>	<b><a href="#">462,257</a></b>	<b><a href="#">100%</a></b>

Source: U.S. Census Bureau 1980-2010

### 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.

[Table 4](#) displays the racial/ethnic composition of Long Beach’s population in 1980 [to](#) 2010. During these [three](#) decades, the White population declined from 68% [to](#) [29%](#) of the total population, while the Hispanic population more than [tripled](#) in number, increasing from 14% [to](#) [41%](#). Similarly, the number of Asian residents [more than](#) doubled, increasing from 6% [in](#) 1980 [to](#) 13% [by](#) 2010. The proportion of African- American residents [also](#) exhibited a [modest](#) increase, from 11% [to](#) 13% 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 2010, 27% of the City’s residents were foreign-born, [which translates to approximately](#) 124,000 foreign-born residents. Approximately one-third of this population entered the United States after 1990, 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.

**Table 4: Race and Ethnicity**

Race/ Ethnic Group	1980		1990		2000		2010	
	Population	%	Population	%	Population	%	Population	%
White	244,594	68%	212,755	50%	152,899	33%	<a href="#">135,698</a>	<a href="#">29%</a>
Hispanic	50,700	14%	101,419	24%	165,092	36%	<a href="#">188,412</a>	<a href="#">41%</a>
African- American	40,034	11%	56,805	13%	66,836	15%	<a href="#">59,925</a>	<a href="#">13%</a>
Asian	20,758	6%	55,234	13%	60,329	13%	<a href="#">58,268</a>	<a href="#">13%</a>
Other *	5,248	1%	3,220	1%	16,366	3%	<a href="#">19,954</a>	<a href="#">4%</a>
<b>TOTAL</b>	<b>361,334</b>	<b>100%</b>	<b>429,433</b>	<b>100%</b>	<b>461,522</b>	<b>100%</b>	<b><a href="#">462,257</a></b>	<b><a href="#">100%</a></b>

Source: U.S. Census Bureau, 1980-2010.  
\* 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 community, patterns of ethnic concentration are present within particular areas. Areas with concentrations of minority residents may have different needs, particularly in areas where recent immigrants tend to reside. A concentration is defined as a Census block group with a proportion of minority residents greater than that of the countywide average. Figure 1, Figure 2, and Figure 3 illustrate the concentrations of Hispanic, African-American and Asian residents in Long Beach by census tract, respectively.

As Figure 1 shows, concentrations of Hispanic residents are evident in numerous Long Beach neighborhoods, including the majority of Central Long Beach, Downtown, and North Long Beach, and to a lesser degree the Westside. Although Hispanic residents have always been present in Long Beach, during the 1990s they supplanted Whites as the City's largest racial/ethnic community (See Table 4). In some respects, the City is the final 'frontier' being settled by a flow of Latinos moving southward along the Los Angeles River from their traditional East Los Angeles core through the Gateway Cities sub-region. This movement has culturally transformed cities located closer to its source, such as Huntington Park, Bell, Bell Gardens, and Cudahy, which are now populated almost entirely by Hispanics. Many of these migrants to Long Beach – many recently arrived in the United States and characteristically young families having low incomes, few linguistic or educational skills, and limited employment – have settled in many of the same Long Beach neighborhoods once occupied by Cambodians and African-Americans.

The majority of neighborhoods with a concentration of Hispanic residents also exhibit concentrations of African-American residents (Figure 2). The African-American community in Long Beach was traditionally located just northeast of Downtown in the vicinity of the Pacific Coast campus of the Long Beach City College at the intersection of the Pacific Coast Highway and Alamitos. Since this location was one housing mainly lower income

households in the mid-1970s, it soon attracted the impoverished Cambodians beginning to arrive in the City. As the numbers of Cambodians continued to grow, they gradually displaced African-American residents, who relocated first to the periphery of their original community, then to the City's upper West Side, and increasingly to various portions in North Long Beach.

Figure 3 illustrates the extent of concentrations of Asian residents. Long Beach's Filipino population traditionally settled in the West Side near the naval facilities. As Filipino residents acculturated and become more affluent, they have expanded across the Los Angeles River into the Wrigley neighborhood. The City's highest concentration of Cambodians has historically been at the Anaheim/Cherry Avenue core, and has now spread out into the neighborhoods surrounding this core. More recently, Cambodians have also begun relocating to apartments in North Long Beach.

Figure 1: Hispanic Concentrations

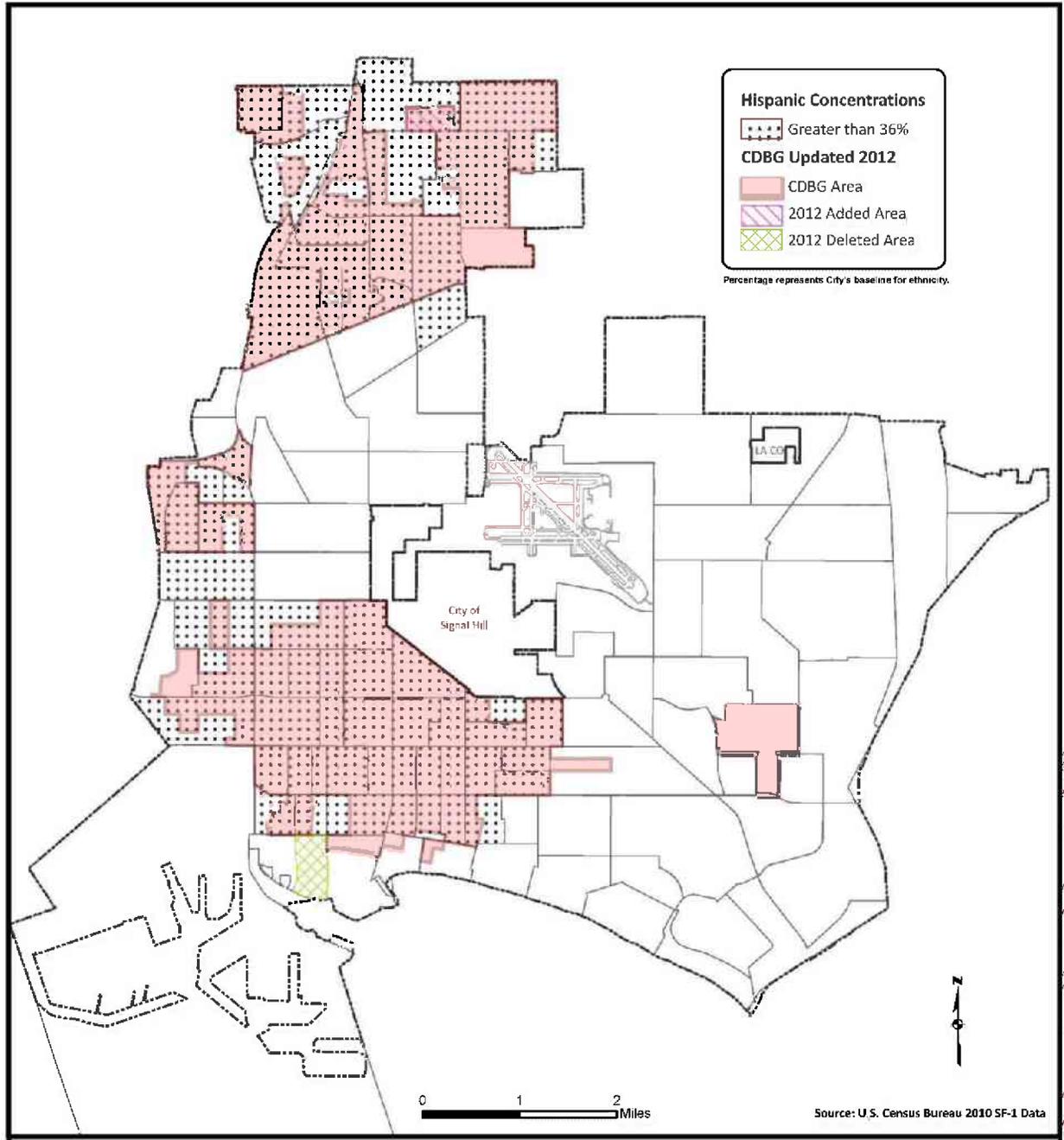


Figure 2: African-American Concentrations

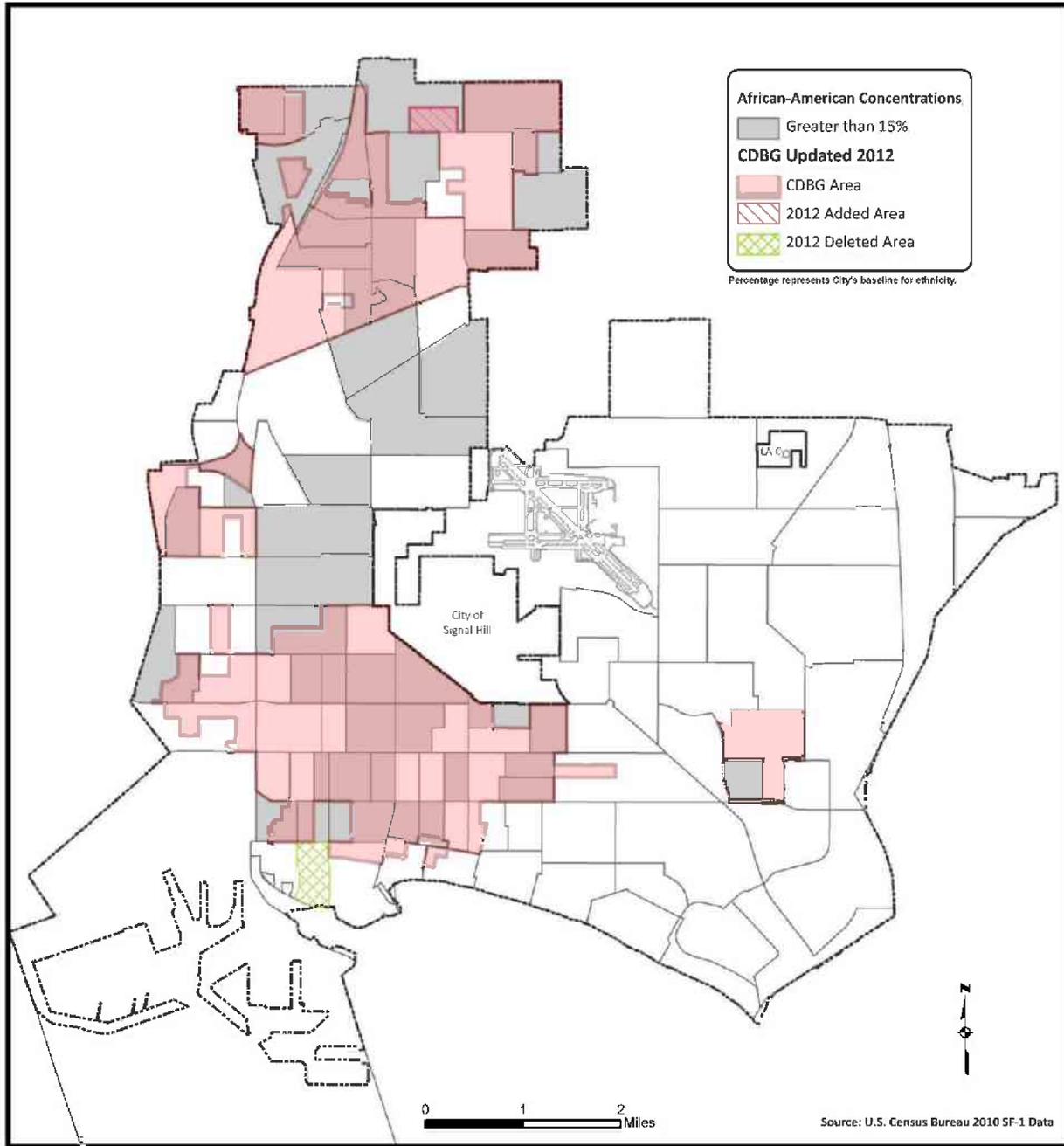
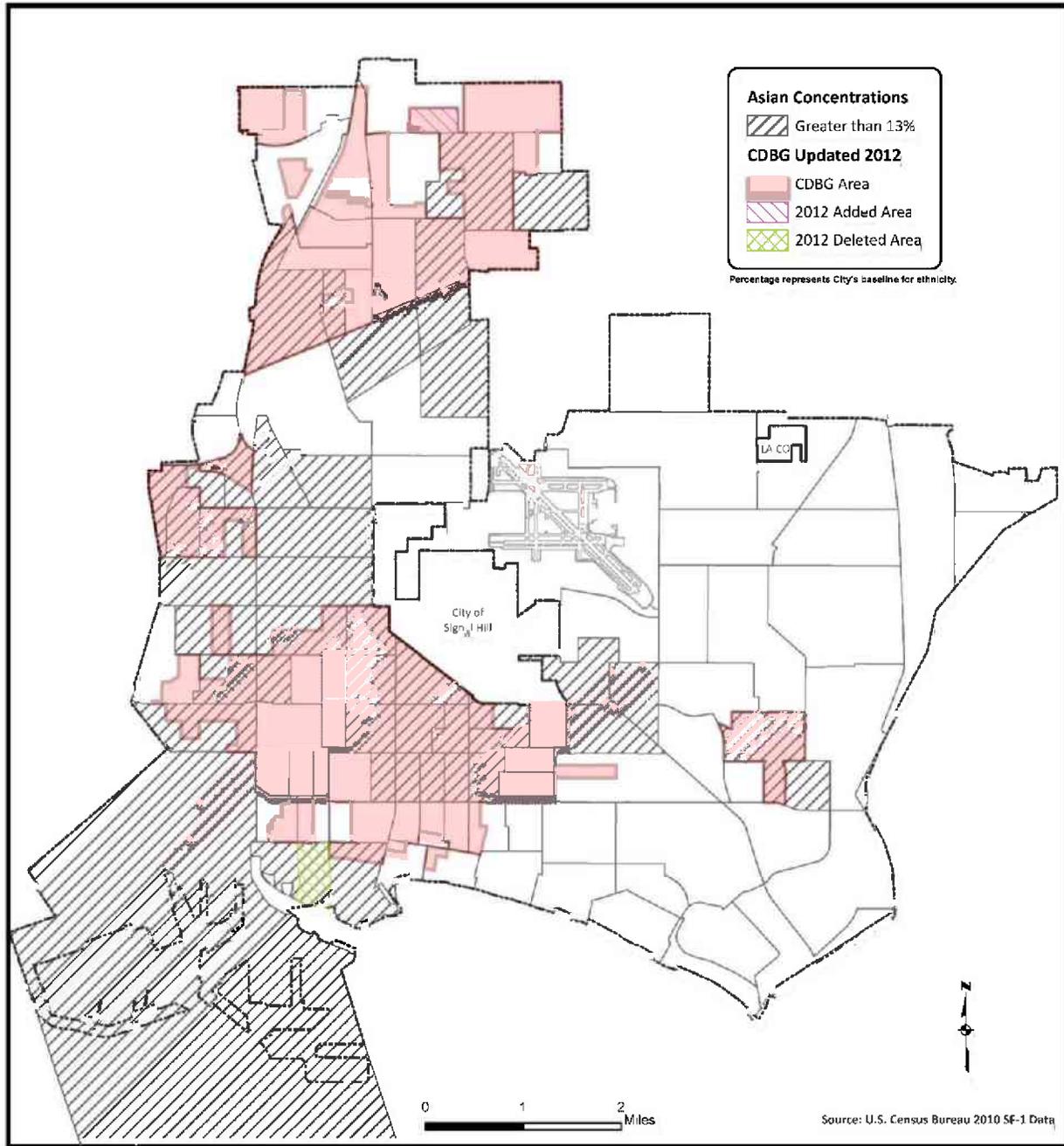


Figure 3: Asian Concentrations

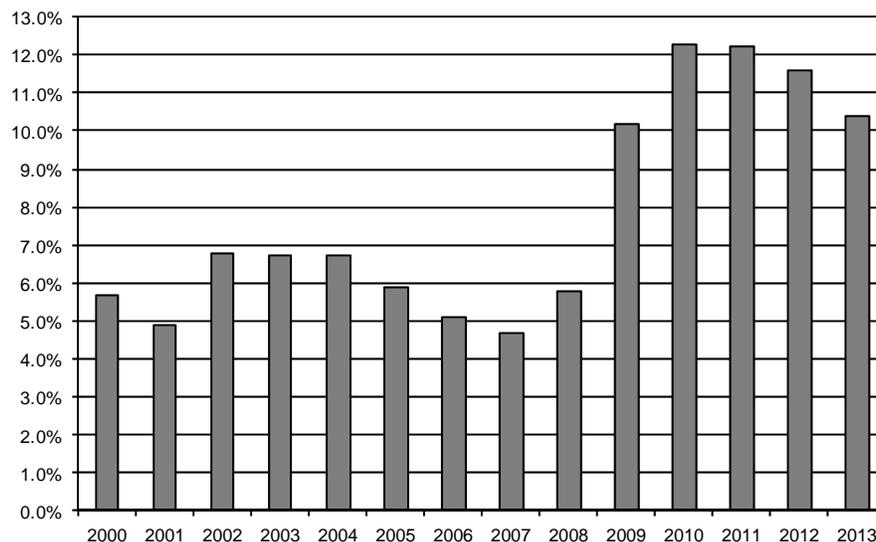


#### 4. Employment Market

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 [2000](#), Long Beach's unemployment rate was [5.7%](#) according to the [Employment Development Department Labor Market data](#). During the [Great Recession of the late 2000s](#), the City's unemployment rate increased to over [10.2% in 2009 and peaked at 12.3% in 2010 \(State Economic Development Department\)](#). [The City's unemployment rate has improved since, yet remains above 10%, as of January 2013.](#)

**Figure 4: Unemployment Rate**



Source: California [Economic Development Department, 2013](#).  
 Note: Rates indicated are from January of each year.

The types of jobs held by residents of Long Beach [have changed noticeably](#) from 1980 to 2011 ([Table 5](#)). [Between 1980 and 2011, the proportion of residents employed in Service and Managerial/Professional occupations increased substantially, while those employed in Production and Operator/Fabricator/Labor occupations decreased.](#)

Changing employment patterns impact housing needs. From 1980 to 2011, the [83%](#) increase in managerial and professional positions suggests that income levels are increasing for a certain segment of the population. [However, the increase in lower wage service jobs also indicates that a significant portion of Long Beach residents are earning lower incomes.](#) [These employment trends](#) indicate a polarization of income levels among residents.

**Table 5: Employment Profile**

Occupation of Residents	1980		1990		2000		2011		% Change	
	Persons	%	Persons	%	Persons	%	Persons	%	1980-2000	2000-2011
Managerial/ Professional	40,823	25%	56,860	29%	65,060	34%	<a href="#">74,648</a>	<a href="#">35%</a>	<a href="#">59%</a>	<a href="#">15%</a>
Sales/Technical/ Admin.	53,625	33%	63,671	32%	51,516	27%	<a href="#">55,865</a>	<a href="#">26%</a>	<a href="#">-4%</a>	<a href="#">8%</a>
Service Occupations	21,754	13%	27,346	14%	30,019	16%	<a href="#">41,095</a>	<a href="#">19%</a>	<a href="#">38%</a>	<a href="#">37%</a>
Production/ Crafts/Repair	20,482	13%	21,284	11%	27,967	15%	<a href="#">27,124</a>	<a href="#">13%</a>	<a href="#">37%</a>	<a href="#">-3%</a>
Operators/ Fabricators/ Labor	24,546	15%	26,049	13%	14,649	8%	<a href="#">15,559</a>	<a href="#">7%</a>	<a href="#">-40%</a>	<a href="#">6%</a>
Farming/Forestry/ Fishing	1,587	1%	1,908	1%	276	0.1%	<a href="#">n/a</a>	<a href="#">n/a</a>	<a href="#">-83%</a>	<a href="#">n/a</a>
<b>TOTAL</b>	<b>162,817</b>	<b>100%</b>	<b>197,118</b>	<b>100%</b>	<b>189,487</b>	<b>100%</b>	<b><a href="#">214,291</a></b>	<b><a href="#">100%</a></b>	<b><a href="#">16%</a></b>	<b><a href="#">13%</a></b>

Source: U.S. Census Bureau, 1980-2000 & American Community Survey (ACS), 2007-2011.

Note: 2007-2011 ACS does not group Farming, Fishing, and Forestry Occupations into a category.

**Change in Employment Base**

[Table 6](#) details changes in [Long Beach's](#) employment base between [1990](#) and [2011](#). [During this time period, increases in annual average employment rates in Los Angeles County and the City were comparable \(approximately 1.3% and 1.2%, respectively\).](#) [During this period, the arts/entertainment/recreation and accommodation/food services sectors experienced the most growth \(a 39% increase\).](#) Conversely, [the information employment sector saw the largest decline \(at 18%\).](#)

[Currently, the educational/health/social services, technology/manufacturing, and trade/tourism sectors form the core of Long Beach's economy. Approximately 23% of the City's labor force is employed in educational/health/social services, 12% work in the professional/scientific/management sector, and 11% work in each of the following sectors: manufacturing, retail trade, arts/entertainment/recreation, and accommodation/food services.](#)

Between [2000](#) and [2011](#), the City added a net total of [24,800](#) jobs. However, most of these new jobs were created in relatively lower-paying [employment sectors](#). Job loss was greatest in [the manufacturing \(-3,275\)](#) and [information \(-1,109\)](#) sectors.

According to the California Employment Development Department, [the Los Angeles/Long Beach/Glendale Metropolitan Statistical Area](#) is projected to [see a 16% growth in jobs between 2010 and 2020. Business/Financial and Management occupations are expected to increase 19% and 11%, respectively. The largest increases, however, are expected to occur in the relatively lower-wage Healthcare Support, Personal Care/Service, and Food Prep/Service occupations \(25% each\).](#)

**Table 6: Change in Employment Levels**

Employment Sector	1990	2000	2011	Change 1990-2000		Change 2000-2011	
				Number	Percent	Number	Percent
<a href="#">Agriculture, forestry, fishing and hunting, and mining</a>	<a href="#">2,680</a>	<a href="#">748</a>	<a href="#">954</a>	<a href="#">-1932</a>	<a href="#">-72%</a>	<a href="#">206</a>	<a href="#">28%</a>
<a href="#">Construction</a>	<a href="#">10,503</a>	<a href="#">9,627</a>	<a href="#">10,836</a>	<a href="#">-876</a>	<a href="#">-8%</a>	<a href="#">1,209</a>	<a href="#">13%</a>
<a href="#">Manufacturing</a>	<a href="#">40,260</a>	<a href="#">27,248</a>	<a href="#">23,973</a>	<a href="#">-13,012</a>	<a href="#">-32%</a>	<a href="#">-3,275</a>	<a href="#">-12%</a>
<a href="#">Wholesale trade</a>	<a href="#">10,552</a>	<a href="#">8,675</a>	<a href="#">7,679</a>	<a href="#">-1877</a>	<a href="#">-17.79%</a>	<a href="#">-996</a>	<a href="#">-11%</a>
<a href="#">Retail trade</a>	<a href="#">30,372</a>	<a href="#">19,445</a>	<a href="#">23,315</a>	<a href="#">-10927</a>	<a href="#">-36%</a>	<a href="#">3,870</a>	<a href="#">20%</a>
<a href="#">Transportation and warehousing, and utilities</a>	<a href="#">15,354</a>	<a href="#">12,578</a>	<a href="#">14,536</a>	<a href="#">-2,776</a>	<a href="#">-18%</a>	<a href="#">1,958</a>	<a href="#">16%</a>
<a href="#">Information</a>	<a href="#">n.a.</a>	<a href="#">6,173</a>	<a href="#">5,064</a>	<a href="#">n.a.</a>	<a href="#">n.a.</a>	<a href="#">-1,109</a>	<a href="#">-18%</a>
<a href="#">Finance and insurance, and real estate and rental and leasing</a>	<a href="#">12,777</a>	<a href="#">11,246</a>	<a href="#">12,292</a>	<a href="#">-1,531</a>	<a href="#">-12%</a>	<a href="#">1,046</a>	<a href="#">9%</a>
<a href="#">Professional, scientific, and management, and administrative and waste management services</a>	<a href="#">n.a.</a>	<a href="#">20,240</a>	<a href="#">24,700</a>	<a href="#">n.a.</a>	<a href="#">n.a.</a>	<a href="#">4,460</a>	<a href="#">22%</a>
<a href="#">Educational services, and health care and social assistance</a>	<a href="#">n.a.</a>	<a href="#">39,982</a>	<a href="#">48,369</a>	<a href="#">n.a.</a>	<a href="#">n.a.</a>	<a href="#">8,387</a>	<a href="#">21%</a>
<a href="#">Arts, entertainment, and recreation, and accommodation and food services</a>	<a href="#">n.a.</a>	<a href="#">16,272</a>	<a href="#">22,586</a>	<a href="#">n.a.</a>	<a href="#">n.a.</a>	<a href="#">6,314</a>	<a href="#">39%</a>
<a href="#">Other services, except public administration</a>	<a href="#">67,557</a>	<a href="#">10,192</a>	<a href="#">11,645</a>	<a href="#">n.a.</a>	<a href="#">n.a.</a>	<a href="#">1,453</a>	<a href="#">14%</a>
<a href="#">Public administration</a>	<a href="#">7,063</a>	<a href="#">7,061</a>	<a href="#">8,342</a>	<a href="#">-2</a>	<a href="#">0%</a>	<a href="#">1,281</a>	<a href="#">18%</a>
<b>TOTAL</b>	<b><a href="#">197,118</a></b>	<b><a href="#">189,487</a></b>	<b><a href="#">214,291</a></b>	<b><a href="#">-7,631</a></b>	<b><a href="#">-3.87%</a></b>	<b><a href="#">24,804</a></b>	<b><a href="#">13%</a></b>

Source: U.S. Census Bureau, 1990 and 2000, & American Community Survey (ACS), 2007-2011.

## B. Household Characteristics

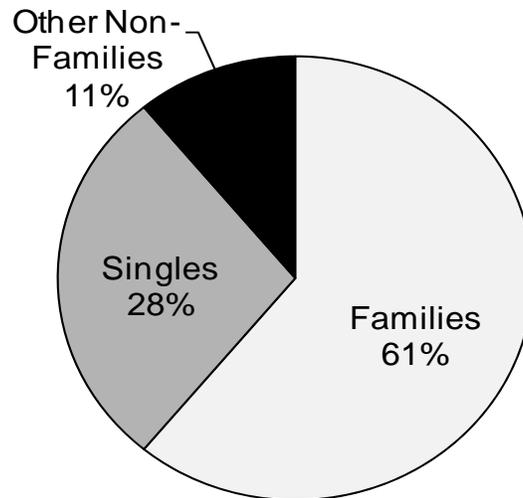
Household [composition](#), income, [and](#) other characteristics determine the type of housing needed by residents. [The following sections discuss](#) household and housing stock characteristics affecting housing needs in Long Beach, [as well as the housing problems experienced by the City's residents.](#)

### 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.

The 2010 Census reported 163,351 households in Long Beach, [with an average household size of 2.8 persons](#). The composition of households is illustrated in [Figure 5](#). The majority of households were families (61%); single persons comprised the second largest group at [28%](#) of households. “Other” households, which include unrelated persons living together, comprised the remaining [11%](#).

**Figure 5: Household Type**



[Source: U.S. Census Bureau, 2010.](#)

[The number of total households and average household size in the City remained essentially unchanged from the previous decade. The proportion of family households in Long Beach also remained steady at 61%. However, from 2000 to 2010, the distribution of family households did change noticeably. Since 2000, the proportion of families with children decreased by 11%, while the proportion of families without children increased by 14%. Meanwhile, during that same time period, the number of single-person households decreased by three percent and the number of other non-families increased substantially by 17%. Non-family households are comprised of members not related to the heads of households; this includes roommates and two families sharing housing arrangements.](#)

**Table 7: Changes in Household Type**

Household Type	1990		2000		2010		Percent Change	
	Hhlds	Percent	Hhlds	Percent	Hhlds	Percent	1990-2000	2000-2010
Families	93,913	59%	99,663	61%	<a href="#">99,229</a>	<a href="#">61%</a>	<a href="#">+6%</a>	<a href="#">0%</a>
With children	51,589	55%	57,080	57%	<a href="#">50,794</a>	<a href="#">51%</a>	<a href="#">+11%</a>	<a href="#">-11%</a>
With no children	42,324	45%	42,583	43%	<a href="#">48,435</a>	<a href="#">49%</a>	<a href="#">+&lt;1%</a>	<a href="#">14%</a>
Singles	49,008	31%	48,207	30%	<a href="#">46,536</a>	<a href="#">28%</a>	<a href="#">-2%</a>	<a href="#">-3%</a>
Other non-families	16,054	10%	15,218	9%	<a href="#">17,766</a>	<a href="#">11%</a>	<a href="#">-5%</a>	<a href="#">17%</a>
Total Households	158,975	100%	163,088	100%	<a href="#">163,531</a>	<a href="#">100%</a>	<a href="#">+3%</a>	<a href="#">0%</a>
Average Household Size	2.7 persons		2.8 persons		<a href="#">2.8 persons</a>		--	--

Hhlds = Households  
Source: U.S. Census Bureau, 1990-2010.

**2. Household Size**

Another important housing characteristic affecting housing need is household size ([Table 8](#)). [The average household size in Long Beach remained unchanged \(at 2.8 persons per household\) from 2000 to 2010. The average family size in the City also stayed the same at 3.5 persons.<sup>2</sup> Household size did vary by race/ethnicity, however. Hispanic and Asian households had larger average household sizes than the citywide average \(3.7 and 3.2 respectively\). Hispanic and Asian households also had larger average family sizes at 4.2 and 3.8, respectively, than the citywide average.](#)

**Table 8: Household Size by Race/Ethnicity**

	Total	White	Black	Asian	Hispanic	Other
Persons	<a href="#">462,257</a>	<a href="#">135,698</a>	<a href="#">59,925</a>	<a href="#">58,268</a>	<a href="#">188,412</a>	<a href="#">19,954</a>
Households	<a href="#">163,531</a>	<a href="#">67,891</a>	<a href="#">24,385</a>	<a href="#">18,063</a>	<a href="#">48,524</a>	<a href="#">4,668</a>
Average Hhld Size	<a href="#">2.78</a>	<a href="#">2.08</a>	<a href="#">2.50</a>	<a href="#">3.20</a>	<a href="#">3.73</a>	<a href="#">n/a</a>
Family Hhlds	<a href="#">99,229</a>	<a href="#">32,139</a>	<a href="#">14,544</a>	<a href="#">12,634</a>	<a href="#">37,245</a>	<a href="#">2,667</a>
Average Family Size	<a href="#">3.52</a>	<a href="#">2.80</a>	<a href="#">3.20</a>	<a href="#">3.80</a>	<a href="#">4.16</a>	<a href="#">n/a</a>
Nonfamily Hhlds	<a href="#">64,302</a>	<a href="#">35,752</a>	<a href="#">9,841</a>	<a href="#">5,429</a>	<a href="#">11,279</a>	<a href="#">2,001</a>
65 Years & Over	<a href="#">25,912</a>	<a href="#">16,342</a>	<a href="#">3,085</a>	<a href="#">2,157</a>	<a href="#">3,120</a>	<a href="#">1,208</a>

Hhlds = Households  
Source: U.S. Census Bureau, 2010.

Differences in household size, race/ethnicity, and householder age suggest that persons in different life stages and cultures may have different housing needs. For instance, [a high proportion of large Asian and Hispanic households may indicate that overcrowding or overpayment are issues in a community.](#)

<sup>2</sup> [A household is an occupied housing unit and includes all persons residing in that unit. A household can consist of a single person, a family, multiple families, unrelated individuals living together, and any combination of these groups.](#)

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

According to the 2007-2011 ACS, households in Long Beach earned a median household income of \$52,945 – below the \$56,266 median household income for Los Angeles County. The median family income in Long Beach (\$60,179) was also below the County's family median income of \$62,595. Approximately 22% of Long Beach households earned less than \$25,000, and approximately 45% earned less than \$50,000.

Southern California has some of the most expensive housing in the nation. But, many of the workers who make up the diverse fabric of Long Beach earn limited incomes and suffer from a number of housing problems. Table 9 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.

<b>Occupation</b>	<b>Annual Income</b>
Retail Salesperson	<u>\$26,335</u>
Fast Food Cook	<u>\$19,181</u>
Sales & Office Worker	<u>\$40,620</u>
Construction Laborer	<u>\$40,961</u>
Janitor	<u>\$26,235</u>
Security Guard	<u>\$27,541</u>
Delivery Truck Driver	<u>\$33,701</u>
Barber	<u>\$23,824</u>
<u>Source: CA Department of Finance, 2012 Labor Market Statistics</u>	

To facilitate the analysis of income distribution among households in communities, the State Department of Housing and Community Development (HCD) groups households into categories by income. Income categories are determined as a percentage of the Area Median Income (AMI) and then adjusted for household size in the following manner:

- Extremely Low Income - less than 30% of the AMI
- Very Low Income - between 31% and 50% of the AMI
- Low Income - between 51% and 80% of the AMI
- Moderate Income - between 81% and 120% of the AMI
- Above Moderate Income - greater than 120% of the AMI

Collectively, extremely low, very low, and low income households are referred to as lower income households (up to 80% AMI).

The 2010 Census does not collect information on the number of households belonging to each of the income categories described above. However, household income data was tabulated by the Southern California Association of Governments (SCAG) using the 2005-2009 ACS (Table 10). As shown below, between 2005 and 2009, approximately 44% of the City’s households earned lower incomes, while approximately 56% earned moderate or above moderate incomes.

**Table 10: Income Distribution**

Income Group	Number of Households	Percent of Total	Los Angeles County Percent
Extremely Low (30% or less)	<a href="#">24,074</a>	<a href="#">14.9%</a>	<a href="#">5.6%</a>
Very Low (31 to 50%)	<a href="#">19,804</a>	<a href="#">12.3%</a>	<a href="#">5.5%</a>
Low (51 to 80%)	<a href="#">27,148</a>	<a href="#">16.9%</a>	<a href="#">5.6%</a>
Moderate (81 to 100%)	<a href="#">28,478</a>	<a href="#">17.7%</a>	<a href="#">5.4%</a>
Above Moderate (over 100%)	<a href="#">61,548</a>	<a href="#">38.2%</a>	<a href="#">4.6%</a>
<b>TOTAL</b>	<b><a href="#">161,052</a></b>	<b><a href="#">100.0%</a></b>	<b><a href="#">5.1%</a></b>

Source: SCAG, [based on American Community Survey \(2005-2009\)](#).

**Household Income by Race/Ethnicity**

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.

Race/ethnicity is a characteristic that is often linked to housing need because income often varies by race/ethnicity. As shown in [Table 11](#), Whites had the lowest proportion of lower income households (23%). By contrast, Hispanics (44%) and Blacks (42%) were much more likely to be lower income. Because lower income households have less income for housing, tradeoffs in expenditures to afford other living essentials may result in a greater incidence of overpayment and/or overcrowding for these households.

**Table 11: Income by Household Race/Ethnicity**

Income Level	Total Hhlds	White		Hispanic		African American		Asian	
		Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%
<a href="#">Extremely Low (0-30% AMI)</a>	<a href="#">18%</a>	<a href="#">8,630</a>	<a href="#">13%</a>	<a href="#">11,140</a>	<a href="#">23%</a>	<a href="#">5,750</a>	<a href="#">25%</a>	<a href="#">3,015</a>	<a href="#">18%</a>
<a href="#">Low (30-50% AMI)</a>	<a href="#">15%</a>	<a href="#">7,185</a>	<a href="#">10%</a>	<a href="#">9,795</a>	<a href="#">21%</a>	<a href="#">3,885</a>	<a href="#">17%</a>	<a href="#">2,655</a>	<a href="#">16%</a>
<a href="#">Moderate (50-80% AMI)</a>	<a href="#">18%</a>	<a href="#">9,325</a>	<a href="#">14%</a>	<a href="#">10,840</a>	<a href="#">23%</a>	<a href="#">4,520</a>	<a href="#">20%</a>	<a href="#">3,310</a>	<a href="#">19%</a>
<a href="#">Middle/Upper (&gt;80% AMI)</a>	<a href="#">49%</a>	<a href="#">43,410</a>	<a href="#">63%</a>	<a href="#">15,835</a>	<a href="#">33%</a>	<a href="#">8,890</a>	<a href="#">39%</a>	<a href="#">8,020</a>	<a href="#">47%</a>
<a href="#">Total Households</a>	<a href="#">100%</a>	<a href="#">68,550</a>	<a href="#">44%</a>	<a href="#">47,610</a>	<a href="#">30%</a>	<a href="#">23,045</a>	<a href="#">15%</a>	<a href="#">17,000</a>	<a href="#">11%</a>

Hhlds = Households  
 Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2005-2009.  
 Note: Due to rounding, CHAS special tabulation data household total differ slightly from census data.

**4. Special Needs Groups**

Certain segments of the population have greater difficulty in finding decent, affordable housing due to special circumstances. Special circumstances may be related to one's employment and income, family characteristics, disability, and household characteristics among others. As a result, certain groups within Long Beach may experience a higher prevalence of lower income, overpayment, overcrowding, or other housing problems.

These “special needs” households include large households, seniors, single-parent households, persons with disabilities, people living in poverty, farmworkers, and the homeless. Because Long Beach is home to two City Colleges and a State University, the City also hosts a large number of college students. Table 12 summarizes the special needs groups in Long Beach.

**Table 12: Special Needs Populations**

Special Needs Groups	Number of Households/ Persons	Owners		Renters		Percent of Total Household/ Persons
		Number	Percent	Number	Percent	
Large Households	26,178	11,162	42.6%	15,016	57.4%	16.0%
Households with at Least One Senior (person age 65 or over)	32,196	--	--	--	--	19.7%
Senior-Headed Households	25,912	16,494	63.7%	9,418	36.3%	15.8%
Senior Living Alone	11,775	6,181	52.5%	5,594	47.5%	7.2%
Single-Parent Households	19,833	--	--	--	--	12.1%
Female-Headed Households With Children	14,864	--	--	--	--	9.1%
Persons with Disabilities*	45,593	--	--	--	--	9.9%
People Living in Poverty**	88,133	--	--	--	--	19.4%
Farmworkers (persons)**	954	--	--	--	--	0.2%
Homeless	4,387	--	--	--	--	0.9%
Students	48,526	--	--	--	--	10.5%

Sources: Bureau of the Census (2010), American Community Survey (ACS), (2007-2011) and (2009-2011), & Long Beach Department of Health and Human Services \* Homeless Persons from Jan. 27, 2011 point-in-time enumeration by Health Dept.

Notes:  
 \*=2010 Census data not available. Estimate is from the 2007-2011 ACS.  
 \*\*=2010 Census data not available. Estimate is from the 2009-2011 ACS.  
 -- = Data not available.

**Large Households**

Large households consist of five or more persons. These households are considered a special needs population due to the limited availability of affordable adequately sized housing for this group. 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.

[According to the 2010 Census](#), approximately 26,178 large households [reside](#) in Long Beach, representing 16% of all households in the City. Of these large households, [the majority \(57%\)](#) are renters. [According to CHAS data shown in Table 25 on page 52](#), the majority of these large [renter](#)-households (79%) earned [lower](#) incomes. CHAS [data also indicates](#) that 89% of the City's large [renter](#)-households suffer from one or more housing problems, including housing overpayment, overcrowding and/or substandard housing conditions.

[Census data](#) further documents the mismatch between the [demand](#) for larger rental units and the City's supply of [these](#) units. [In general, an appropriately sized dwelling unit for a large household will have three or more bedrooms](#). [Approximately 12,591](#) rental units in Long Beach contain three or more bedrooms. [The City, however, is home to 26,178](#) large [renter](#)-households – twice the number that can be accommodated [by](#) the [City's current](#) stock of large rental units. This imbalance between supply and demand contributes to [16%](#) of the City's large [renter](#)-households residing in overcrowded conditions.

### **[Resources Available](#)**

[Large households in Long Beach can benefit from a range of services provided by the City and local agencies. The City's Department of Health and Human Services operates the Center for Families and Youth, which offers a variety of family support programs, including job training/employment, developmental services, housing assistance, and child care. In addition, the Central Facilities Center serves the community by providing childcare services and public health services. The Center also links residents directly to a range of services offered by local nonprofit agencies. These services include counseling, education, youth programming and nutritional and health services. Agencies offering programs and services at the Center include: Helpline Youth Counseling; Inc.; LBUUSD Child Development Center; Women, Infants & Children; United Cambodian Community; First 5 LA; A New Way of Life Re-Entry Project; St. Mary Medical Center; and Peace Garden.](#)

### **[Elderly and Frail Elderly](#)**

[In 2010](#), approximately 9% of Long Beach residents [were](#) over age 65, and about 16% of all households [were headed by seniors](#). Two-thirds of senior-[headed households](#) [owned their homes](#) (64%) [while](#) one-third (36%) [rented](#) their [homes](#). [Approximately 45%](#) of the City's elderly live alone [and about](#) 41% of elderly residents in Long Beach [suffer from at least one](#) 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 80% of Long Beach's elderly renter households have [lower](#)-incomes (<80% [AMI](#)), with 47% earning [extremely](#)-low incomes (<30% [AMI](#)) ([Table 25 on page 52](#)). Moreover, the CHAS [data found](#) that [approximately](#)

59% of the City's elderly renters were experiencing a housing cost burden (> 30% income spent on rent).

### ***Resources Available***

As shown later in [Table 22](#) Long Beach is home to 32 senior housing projects, providing over 3,400 affordable units restricted to occupancy by lower income seniors. In addition, 1,676 senior households receive Housing Choice Vouchers from the Housing Authority of the City of Long Beach (HACLB) and another 323 households are on the waiting list for Section 8 assistance.

Over 8,000 lower income senior households in Long Beach owned their homes. 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.

The special needs of seniors can be met through a range of services, including congregate care, rent subsidies, shared housing, and housing rehabilitation assistance. According to Community Care Licensing Division records, 42 licensed residential care facilities for the elderly are located in Long Beach with a total capacity to serve 2,124 persons. Thirteen adult day care facilities (with a total capacity to serve 445 persons) and 57 adult residential facilities (with a total capacity to serve 726 persons) are also located in the City.

Long Beach seniors can benefit from the activities and programs offered at the City's six senior centers, which are operated by the Parks, Recreation, & Marine Department. Activities and programs range from arts and cultural experiences, dance, fitness, life-long learning opportunities, enrichment, health and social services, nutrition, excursions, drop-in and special events, volunteerism and special interest groups. Homebound senior residents can also utilize services offered by Meals On Wheels of Long Beach and Homebound Reader Services offered by the Long Beach Public Library.

### **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 2010 Census, there were 19,833 single-parent households in Long Beach, representing 12% of all households.

Single-mother households, in particular, tend to have lower incomes, and as a result have a greater need for affordable housing and childcare. In 2010, there were 14,864 female-headed households with children in Long Beach. Of those households, approximately 40% 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 the critical needs of lower-income single-parent families.

Another vulnerable sub-group of single-parent families are “subfamilies” with children, which is defined as single parents/grandparents with children who live with another family. According to the 2007-2011 ACS, Long Beach had 4,368 mother-child subfamilies and 972 father-child subfamilies in 2011. Many subfamilies double up with other families in living arrangements to save income for basic necessities. In some cases, subfamilies double up to share child-rearing responsibilities.

### **Resources Available**

Single-parent households in Long Beach can benefit from a range of services accessible to residents. The City’s Department of Health and Human Services operates the Center for Families and Youth, which offers a variety of family support programs, including job training/employment, developmental services, housing assistance, and child care. The Central Facilities Center serves the community by providing childcare and public health services and by linking residents directly to services offered by other local nonprofit agencies. Agencies offering services at the Center include: Helpline Youth Counseling, Inc.; LBUSD Child Development Center; Women, Infants & Children; United Cambodian Community; First 5 LA; A New Way of Life Re-Entry Project; St. Mary Medical Center; and Peace Garden. Additionally, the City’s Parks, Recreation, & Marine Department offers programs and activities that serve the City’s youth, including after school activities at parks and schools throughout the City, and youth and teen sport leagues and day camps. The Department also operates five teen centers that provide social and recreational programs. These teen centers are strategically located near high schools that serve the City’s youth.

### **Persons with Disabilities (including Developmental Disabilities)**

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one’s mobility, or make it difficult to care for oneself. Thus, persons with disabilities often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. An additional segment of residents suffer from disabilities that require living in an institutional setting. Because of these conditions, persons with disabilities have special housing needs.

The 2010 Census did not collect information on disabilities. However, according to 2009-2011 ACS data, approximately 10% of Long Beach residents suffered from at least one disability. The ACS also tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, ambulatory difficulties were most prevalent (55%), while cognitive (42%) and independent living (40%) difficulties were also common (Table 13).

**Table 13: Disability Status (2009-2011)**

Disability Type	% of Disabilities Tallied			
	Age 5 to 17	Age 18 to 64	Age 65+	Total
<a href="#">With a hearing difficulty</a>	<a href="#">10%</a>	<a href="#">18%</a>	<a href="#">34%</a>	<a href="#">24%</a>
<a href="#">With a vision difficulty</a>	<a href="#">12%</a>	<a href="#">21%</a>	<a href="#">21%</a>	<a href="#">20%</a>
<a href="#">With a cognitive difficulty</a>	<a href="#">78%</a>	<a href="#">46%</a>	<a href="#">30%</a>	<a href="#">42%</a>
<a href="#">With an ambulatory difficulty</a>	<a href="#">11%</a>	<a href="#">51%</a>	<a href="#">68%</a>	<a href="#">55%</a>
<a href="#">With a self-care difficulty</a>	<a href="#">17%</a>	<a href="#">22%</a>	<a href="#">30%</a>	<a href="#">25%</a>
<a href="#">With an independent living difficulty</a>	--	<a href="#">37%</a>	<a href="#">52%</a>	<a href="#">40%</a>
<b>TOTAL PERSONS WITH DISABILITIES</b>	<b>3,184</b>	<b>25,234</b>	<b>16,976</b>	<b>45,394</b>

Source: American Community Survey (ACS) (2009-2011).  
 Notes:  
 1. Persons under 5 years of age are not included in this table.  
 2. Persons may have multiple disabilities.

The living arrangement of persons with disabilities depends on the severity of the disability and the person’s finances. Many persons live at home in an independent arrangement or with other family members. To maintain independent living, persons living with disabilities may need assistance. Four factors – affordability, design, location, and discrimination – significantly limit the supply of housing available to households of persons with disabilities. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. State and federal legislation mandate that a percentage of units in new or substantially rehabilitated multi-family apartment complexes be made accessible to individuals with limited physical mobility. Most single-family homes, however, are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops.

**Persons with Developmental Disabilities**

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by the Section 4512 of the Welfare and Institutions Code, “developmental disability” means “a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.” Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an acceptable estimate of the percentage of the population that can be defined as developmentally disabled is 1.5%. This translates to 6,934 persons in the City of Long Beach with developmental disabilities, based on the City's 2010 Census population.

According to the State's Department of Developmental Services, as of November 2012, approximately 4,951 Long Beach residents with developmental disabilities were being assisted at the Harbor Regional Center. Most of these individuals were residing in a private home with their parent or guardian and 1,912 of these persons with developmental disabilities were under the age of 18.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

### **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 order to assist with this need, the City provides a number of affordable housing opportunities for persons with disabilities. There are currently 18 affordable housing developments in the City that have units specifically set aside for disabled persons.

In addition, the City has a number of residential care facilities that provide supportive housing and services to persons with disabilities. According to the California Department of Social Services, Community Care Licensing Division, there are 13 adult day care facilities, 37 adult residential facilities, and 42 residential care facilities for the elderly located in Long Beach.

Residents with disabilities can also benefit from programs offered by the Disabled Resources Center, including assistive technology, employment, housing, independent living, mobility management, personal assistance, and volunteer services. Homebound residents can utilize services offered by Meals on Wheels of Long Beach and Homebound Reader Services offered by the Long Beach Public Library.

## Residents Living Below the Poverty Level

Families with incomes below the poverty level, typically those households with extremely low and very low incomes, are at greatest risk of becoming homeless and typically require special programs to assist them in meeting their rent and mortgage obligations so as to not become homeless. The 2007-2011 ACS found that 19% of all Long Beach residents were living below the poverty level. These households need assistance with housing subsidies, utility allowances and other living expense subsidies, as well as supportive services.

## Resources Available

Residents living in poverty can utilize services offered at the City's Multi-Service Center for the Homeless (MSC), including outreach, intake and assessment, referrals to shelters and other social service programs. The City also distributes a Pocket Guide Resource Directory to residents that outlines agencies that offer services to individuals and families in the Long Beach area. Additionally, the City maintains a weekly schedule of meal services, food bank, and clothing services offered by providers throughout the City. Most affordable housing programs in the City will benefit persons living in poverty.

## Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence every evening.

The City of Long Beach is a fully urbanized and built-out community. No agriculturally zoned land is located here. According to the 2007-2011 ACS, only 954 Long Beach residents were employed in the agriculture, forestry, fishing and hunting, and mining industry, representing less than one percent of the City's residents in 2011. The City has no agriculturally designated land. Therefore, no special programs are warranted for this group in Long Beach.

## 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 2007-2011 ACS reported that Long Beach had 48,526 residents who were college students, some attending college in Long Beach, some attending college elsewhere.

Long Beach is home to two public ([two](#)-year) city colleges and a public university with large student populations. The city colleges are estimated to have approximately [28,500](#) 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 [37,000](#) full-time and part-time students. CSULB is an urban commuter campus with only about [2,400](#) beds in [20](#) on-campus residence halls. 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.

### **Resources Available**

[Housing programs that expand affordable rental housing opportunities and improve housing conditions will benefit students in general.](#)

### **Homeless Persons**

[State law \(Section 65583\(a\)\(7\)\) mandates that Housing Elements address the special needs of homeless persons. “Homelessness” as defined by the U.S. Department of Housing and Urban Development \(HUD\), describes an individual \(not imprisoned or otherwise detained\) who:](#)

- [Lacks a fixed, regular, and adequate nighttime residence; and](#)
- [Has a primary nighttime residence that is:](#)
  - [A supervised publicly or privately operated shelter designed to provide temporary living accommodations \(including welfare hotels, congregate shelters, and transitional housing for the mentally ill\);](#)
  - [An institution that provides a temporary residence for individuals intended to be institutionalized; or](#)
  - [A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.](#)

[This definition does not include persons living in substandard housing, \(unless it has been officially condemned\); persons living in overcrowded housing \(for example, doubled up with others\), persons being discharged from mental health facilities \(unless the person was homeless when entering and is considered to be homeless at discharge\), or persons who may be at risk of homelessness \(for example, living temporarily with family or friends.\)](#)

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:

- [2003 - 5,845 homeless persons](#)
- [2005 - 4,475 homeless persons](#)
- [2007 - 3,829 homeless persons](#)
- [2009 - 3,909 homeless persons](#)
- [2011 - 4,290 homeless persons](#)
- [2013 – 4,387 homeless persons](#)

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 2013 count 12% were children](#). In 2003, 795 families were counted as homeless. [By 2013 the number of families decreased to 340 families](#).

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 2013 survey found that 35% of the homeless are [African American](#), 38% are [White](#), 17% are Hispanic, and 10% are other ethnicities. Males account for 71%, females 28%, [less than 1% transgender](#), [and the remaining portion counted as missing data](#).

[Table 14 summarizes the continuum of care gap analysis. Based on the current inventory of housing available to serve the homeless, the gap analysis documents an unmet need of 1,620 beds for homeless individuals and 259 beds for persons in homeless families.](#)

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency*	Transitional		
<a href="#">1. Homeless Individuals</a>	<a href="#">359</a>	<a href="#">869</a>	<a href="#">1,620</a>	<a href="#">2,848</a>
<a href="#">2. Homeless Families with Children</a>	<a href="#">34</a>	<a href="#">83</a>	<a href="#">81</a>	<a href="#">198</a>
<a href="#">2a. Total Number of Persons in these Households</a>	<a href="#">110</a>	<a href="#">231</a>	<a href="#">259</a>	<a href="#">600</a>
<a href="#">Total Persons</a>	<a href="#">469</a>	<a href="#">1,100</a>	<a href="#">1,879</a>	<a href="#">3,448</a>
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
1. Chronically Homeless	<a href="#">151</a>		<a href="#">910</a>	<a href="#">1,061</a>
2. Severely Mentally Ill	<a href="#">235</a>			
3. Chronic Substance Abuse	<a href="#">624</a>			
4. Veterans	<a href="#">403</a>			
5. Persons with HIV/AIDS	<a href="#">71</a>			
6. Victims of Domestic Violence	<a href="#">85</a>			
7. Youth (Under 18 years of age)	<a href="#">11</a>			
<a href="#">** Includes Children</a>				

<b>Table 15: Continuum of Care Housing Gaps Analysis Chart</b>			
		<b>Current Inventory in 2013</b>	<b>Unmet Need/ Gap</b>
<b>Individuals</b>			
<b>Beds</b>	Emergency Shelter	<a href="#">359</a>	<a href="#">426</a>
	Transitional Housing	<a href="#">869</a>	<a href="#">253</a>
	Permanent Supportive Housing	<a href="#">629</a>	<a href="#">941</a>
	<a href="#">Rapid Rehousing</a>	<a href="#">27</a>	<a href="#">n.a.</a>
	<b>Total</b>	<a href="#">1,884</a>	<a href="#">1,620</a>
<b>Persons in Families With Children</b>			
<b>Beds</b>	Emergency Shelter	<a href="#">120</a>	<a href="#">57</a>
	Transitional Housing	<a href="#">258</a>	<a href="#">61</a>
	Permanent Supportive Housing	<a href="#">250</a>	<a href="#">141</a>
	<a href="#">Rapid Rehousing</a>	<a href="#">102</a>	<a href="#">n.a.</a>
	<b>Total</b>	<a href="#">730</a>	<a href="#">259</a>
<small>Note: Gap is estimated based on number of total homeless individuals and total homeless persons in families as shown in Table 14 minus the number of beds in current inventory.</small>			

**Resources Available**

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.

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 [302](#) emergency shelter beds for single persons, [152](#) beds for families and one year-round program for single homeless males. Hotel and motel vouchers are provided for persons living with HIV/AIDS and tuberculosis.
- 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 [1,181](#) 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 [863 beds](#) of supportive permanent housing are provided. The City also administers [almost 7,000](#) Section 8 vouchers and provides over 4,000 subsidized housing units.

[Homeless residents can utilize services offered at the City's Multi-Service Center for the Homeless \(MSC\), including outreach, intake and assessment, referrals to shelters and other social service programs. The City distributes a Pocket Guide Resource Directory to residents that details agencies that offer services to individuals and families in the Long Beach area. Additionally, the City maintains a weekly schedule of meal, food bank, and clothing services offered by providers throughout the City. Additional resources available throughout the County to homeless persons include 211 LA County, Los Angeles Homeless Services Authority, St. Joseph's Center, People Assisting the Homeless, Ocean Park Community Center, and the Watts Labor Community Action Committee.](#)

[The Villages at Cabrillo is a residential community established to break the cycle of homelessness. As a nonprofit affiliate of Century Housing, Century Villages at Cabrillo \(CVC\) is the community development organization that owns, develops, and manages this unique campus. The Villages at Cabrillo is home to more than 1,000 residents, including veterans, families, and children, and features a collaboration with 20 nonprofit and government agencies that collectively provides residents with safe, affordable housing and access to the skills, tools, and services needed to establish self-sufficiency. CVC's supportive housing paradigm consists of emergency shelter, transitional housing, and permanent housing all complemented with wrap around social services. This "continuum of care" approach encourages formerly homeless individuals and families to move progressively through various levels of housing and increasing independence. In 2012, a total of 2,085 persons were housed at the Villages of Cabrillo, including 335 persons with](#)

[emergency shelters, 848 persons with transitional housing, and 902 persons with permanent housing.](#)

## **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.

### **1. Housing Growth**

[As previously shown, between 2000 and 2010, Long Beach experienced a 3% increase in the housing stock and a less than 1% increase in population and number of households, resulting in a stable average household size \(2.8 persons\) and a higher vacancy rate.](#)

### **2. Housing Type**

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.

Unit Type	1990		2000		2011	
	Units	Percent	Units	Percent	Units	Percent
Single-Family (SF) Detached	68,895	40%	69,014	40%	<a href="#">73,865</a>	<a href="#">42%</a>
SF Attached	8,048	5%	10,093	6%	<a href="#">9,862</a>	<a href="#">6%</a>
<b>Total Single-Family</b>	<b>76,943</b>	<b>45%</b>	<b>79,107</b>	<b>46%</b>	<b><a href="#">83,727</a></b>	<b><a href="#">48%</a></b>
2 to 4 Units	24,738	15%	23,386	14%	<a href="#">22,206</a>	<a href="#">13%</a>
5 or more units	64,296	38%	66,637	39%	<a href="#">68,127</a>	<a href="#">39%</a>
<b>Total Multi-Family</b>	<b>89,034</b>	<b>53%</b>	<b>90,023</b>	<b>53%</b>	<b><a href="#">90,333</a></b>	<b><a href="#">51%</a></b>
<b>Mobile Homes &amp; Other*</b>	4,411	2%	2,529	1%	<a href="#">2,128</a>	<a href="#">1%</a>
<b>TOTAL HOUSING UNITS</b>	<b>170,388</b>	<b>100%</b>	<b>171,659</b>	<b>100%</b>	<b><a href="#">176,188</a></b>	<b><a href="#">100%</a></b>
<b>Owner-Occupied</b>	<a href="#">n.a.</a>	<a href="#">n.a.</a>	<a href="#">66,928</a>	<a href="#">41%</a>	<a href="#">67,014</a>	<a href="#">42%</a>
<b>Renter-Occupied</b>	<a href="#">n.a.</a>	<a href="#">n.a.</a>	<a href="#">96,160</a>	<a href="#">59%</a>	<a href="#">94,918</a>	<a href="#">58%</a>
<b>Vacancy Rate</b>	<a href="#">n.a.</a>	<a href="#">n.a.</a>	<a href="#">8,544</a>	<a href="#">5%</a>	<a href="#">14,256</a>	<a href="#">8%</a>

Source: U.S. Census Bureau 1990, 2000 & American Community Survey (ACS), 2007-2011.  
 \*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).

The [ACS](#) documented a total of 176,188 housing units in Long Beach in 2011. The mix of housing has remained relatively constant, comprised predominately of single-family detached homes (42%) and larger multi-family buildings (39%), followed by duplexes/triplexes/fourplexes (13%), single-family attached units such as townhomes and condominiums (6%), and mobile home units (1%).

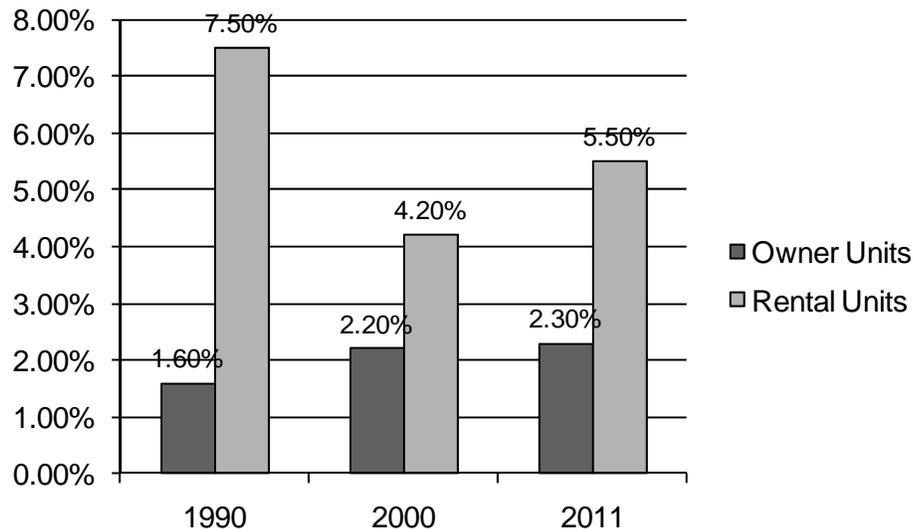
### 3. Housing Tenure [and Vacancy](#)

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 housing and the ability of residents to own or rent a unit. Moreover, tenure [often](#) 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 2000 to 2010, the Census documents that 42% of Long Beach households were homeowners, with 58% 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 (56%), and is particularly low among African-American and Hispanic residents. The 2010 Census documents the following homeownership rates by race/ethnicity in Long Beach: 27% for African-Americans, 35% for Hispanics, 45% for Asians, and 60% for Whites.

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 overall vacancy rate reported for Long Beach in the 2007-2011 American Community Survey was 8.1% \(combined vacancy rate for rent, for sale, seasonally occupied, and abandoned/boarded up units\).](#) The [figure](#) below depicts [only](#) rental and ownership vacancy rates in Long Beach [from](#) 1990 [to](#) 2011. 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. [As of 2011, rental vacancies had increased slightly to 5.5%.](#) The 1990 ownership vacancy rate of 1.6% was slightly below optimum, [but](#) had increased to a healthy 2.2 % by 2000, [and increased to 2.3% by 2011.](#)

**Figure 6: Housing Vacancy Rate**

Source: U.S. Census Bureau, 1990 and 2000, and American Community Survey (ACS), 2007-2011.

#### 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.

[Table 17](#) summarizes the age distribution of Long Beach's occupied housing stock by owner/renter tenure. Among owner-occupied housing, over [90%](#) of units were constructed prior to [1980](#). [Similarly, about 85% of the](#) renter housing is greater than [30](#) years in age. [Furthermore](#), 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.

**Table 17: Age of Housing Stock**

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
<a href="#">2000-2010</a>	<a href="#">-578</a>	<a href="#">-0.6%</a>	<a href="#">1,021</a>	<a href="#">1.5%</a>	<a href="#">0.3%</a>
1990-2000	<a href="#">4,201</a>	<a href="#">4.4%</a>	<a href="#">2,536</a>	<a href="#">3.7%</a>	<a href="#">4.1%</a>
1980-1989	<a href="#">10,440</a>	<a href="#">10.9%</a>	<a href="#">4,127</a>	<a href="#">6.1%</a>	<a href="#">8.9%</a>
1970-1979	<a href="#">15,722</a>	<a href="#">16.5%</a>	<a href="#">5,776</a>	<a href="#">8.5%</a>	<a href="#">13.2%</a>
1960-1969	<a href="#">18,434</a>	<a href="#">19.3%</a>	<a href="#">6,956</a>	<a href="#">10.2%</a>	<a href="#">15.5%</a>
1950-1959	<a href="#">17,794</a>	<a href="#">18.6%</a>	<a href="#">20,094</a>	<a href="#">29.6%</a>	<a href="#">23.2%</a>
1940-1949	<a href="#">12,879</a>	<a href="#">13.5%</a>	<a href="#">15,010</a>	<a href="#">22.1%</a>	<a href="#">17.0%</a>
1939 or earlier	<a href="#">16,666</a>	<a href="#">17.4%</a>	<a href="#">12,472</a>	<a href="#">18.3%</a>	<a href="#">17.8%</a>
<b>TOTAL</b>	<a href="#">95,558</a>	<a href="#">100.0%</a>	<a href="#">67,992</a>	<a href="#">100.0%</a>	<a href="#">100.0%</a>

Source: U.S. Census [Bureau](#), 2000 [and](#) 2010.

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. [During FY 2012 \(October 1, 2011 through September 30, 2012\)](#), the City had [opened 12,550 code enforcement cases and closed 12,273 cases, with 1,458 cases still active at the time of this report \(Table 18\)](#). Over [90%](#) of these were for property maintenance issues such as [abandoned vehicles](#), 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 [9%](#) were for unpermitted construction. [In contrast, less than 1% of the cases were for substandard buildings.](#)

**Table 18: Code Enforcement Case Statistics**

<a href="#">Case Type</a>	<a href="#">Classification</a>	<a href="#">Opened</a>	<a href="#">Closed</a>	<a href="#">Active</a>
<a href="#">Abandoned Vehicle Abatement</a>	<a href="#">Property Maintenance</a>	<a href="#">10</a>	<a href="#">21</a>	<a href="#">-</a>
<a href="#">Administrative Citation</a>	<a href="#">Property Maintenance</a>	<a href="#">6,497</a>	<a href="#">6,700</a>	<a href="#">909</a>
<a href="#">CE Multi Housing Citation</a>	<a href="#">Property Maintenance</a>	<a href="#">4,056</a>	<a href="#">3,478</a>	<a href="#">314</a>
<a href="#">Vacant Building Monitoring</a>	<a href="#">Property Maintenance</a>	<a href="#">132</a>	<a href="#">158</a>	<a href="#">35</a>
<a href="#">Weed Abatement</a>	<a href="#">Property Maintenance</a>	<a href="#">672</a>	<a href="#">698</a>	<a href="#">34</a>
<a href="#">Open and Accessible</a>	<a href="#">Substandard Building</a>	<a href="#">72</a>	<a href="#">77</a>	<a href="#">7</a>
<a href="#">Substandard Building</a>	<a href="#">Substandard Building</a>	<a href="#">12</a>	<a href="#">23</a>	<a href="#">21</a>
<a href="#">Summary Abatement</a>	<a href="#">Substandard Building</a>	<a href="#">12</a>	<a href="#">10</a>	<a href="#">-</a>
<a href="#">Violations</a>	<a href="#">Unpermitted Construction</a>	<a href="#">856</a>	<a href="#">897</a>	<a href="#">117</a>
<a href="#">Garage Conversion</a>	<a href="#">Unpermitted Construction</a>	<a href="#">231</a>	<a href="#">211</a>	<a href="#">21</a>
<b>Total</b>		<a href="#">12,550</a>	<a href="#">12,273</a>	<a href="#">1,458</a>

Source: [City of Long Beach](#), July 2013

[Based on the age of housing stock in the City, approximately 141,800 housing units are 30 years or older. Applying the 1% to the City’s older housing stock results in an estimate 1,418 units in substandard conditions \(with 815 rental units and 603 ownership units\).](#)

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

**5. Housing Costs and Affordability**

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.

**Ownership Costs**

Median sales prices of existing single-family homes and condominiums, represented by 11 Long Beach zip codes, are presented in Table 19. From March 2012 to March 2013, 200 homes were sold throughout Long Beach. Median prices ranged between \$158,000 and \$797,000, depending on location. Home prices in most areas of the City experienced an increase (up to a 42% increase), while two areas experienced a decrease (up to a 26% decrease). During this same period, 90 existing condominiums were sold, with median prices ranged from \$115,000 to \$462,000. A majority of areas in the City experienced an increase in the price of condominiums (up to a 126% increase), while two areas also experienced a decline (up to a 20% decrease).

**Table 19: Median Home and Condominium Sales Prices (March 2013)**

Long Beach Zip Code	No. of Homes Sold	Median Home Price	% Change from March 2012	Home Price per sq. ft.	No. of Condos Sold	Median Condo Price	% Change from March 2012
<a href="#">90802</a>	<a href="#">1</a>	<a href="#">\$370,000</a>	<a href="#">21.3%</a>	<a href="#">\$208</a>	<a href="#">35</a>	<a href="#">\$175,000</a>	<a href="#">-7.4%</a>
<a href="#">90803</a>	<a href="#">14</a>	<a href="#">\$747,000</a>	<a href="#">21.1%</a>	<a href="#">\$442</a>	<a href="#">12</a>	<a href="#">\$462,000</a>	<a href="#">39.2%</a>
<a href="#">90804</a>	<a href="#">7</a>	<a href="#">\$345,000</a>	<a href="#">-4.2%</a>	<a href="#">\$375</a>	<a href="#">7</a>	<a href="#">\$165,000</a>	<a href="#">6.8%</a>
<a href="#">90805</a>	<a href="#">50</a>	<a href="#">\$270,000</a>	<a href="#">15.1%</a>	<a href="#">\$244</a>	<a href="#">3</a>	<a href="#">\$149,000</a>	<a href="#">125.8%</a>
<a href="#">90806</a>	<a href="#">15</a>	<a href="#">\$375,000</a>	<a href="#">25.0%</a>	<a href="#">\$251</a>	<a href="#">n.a.</a>	<a href="#">n.a.</a>	<a href="#">n.a.</a>
<a href="#">90807</a>	<a href="#">16</a>	<a href="#">\$480,000</a>	<a href="#">4.3%</a>	<a href="#">\$300</a>	<a href="#">7</a>	<a href="#">\$205,000</a>	<a href="#">46.4%</a>
<a href="#">90808</a>	<a href="#">39</a>	<a href="#">\$475,000</a>	<a href="#">12.8%</a>	<a href="#">\$322</a>	<a href="#">1</a>	<a href="#">\$199,000</a>	<a href="#">n/a</a>
<a href="#">90810</a>	<a href="#">17</a>	<a href="#">\$295,000</a>	<a href="#">29.7%</a>	<a href="#">\$227</a>	<a href="#">1</a>	<a href="#">\$115,000</a>	<a href="#">15.0%</a>
<a href="#">90813</a>	<a href="#">4</a>	<a href="#">\$158,000</a>	<a href="#">-26.1%</a>	<a href="#">\$197</a>	<a href="#">7</a>	<a href="#">\$153,000</a>	<a href="#">-20.4%</a>
<a href="#">90814</a>	<a href="#">3</a>	<a href="#">\$797,000</a>	<a href="#">42.3%</a>	<a href="#">\$560</a>	<a href="#">11</a>	<a href="#">\$255,000</a>	<a href="#">20.6%</a>
<a href="#">90815</a>	<a href="#">34</a>	<a href="#">\$495,000</a>	<a href="#">21.0%</a>	<a href="#">\$355</a>	<a href="#">6</a>	<a href="#">\$265,000</a>	<a href="#">27.9%</a>

Source: DQNews, 2013.

<sup>5</sup> Neighborhood Services Bureau, City of Long Beach

## Rental Costs

Rental listings from [craigslist.org](http://craigslist.org) were reviewed during April 2013. As presented in Table 20, average rental costs advertised on Craiglist.org ranged from \$535 for a one-bedroom studio to \$5,000 for a seven-bedroom unit. The documented median rent for all sizes of housing units by number of bedrooms was \$1,250, while the documented average rent was \$1,395.

<u>Number of Bedrooms</u>	<u>Number Listed</u>	<u>Median Rent</u>	<u>Average Rent</u>	<u>Rent Range</u>
<u>0 Bedroom</u>	<u>55</u>	<u>\$795</u>	<u>\$806</u>	<u>\$535 to \$1,383</u>
<u>1 Bedroom</u>	<u>240</u>	<u>\$995</u>	<u>\$1,118</u>	<u>\$580 to \$2,750</u>
<u>2 Bedrooms</u>	<u>190</u>	<u>\$1,397</u>	<u>\$1,526</u>	<u>\$700 to \$3,200</u>
<u>3 Bedrooms</u>	<u>79</u>	<u>\$1,850</u>	<u>\$2,055</u>	<u>\$1,150 to \$4,000</u>
<u>4 Bedrooms</u>	<u>18</u>	<u>\$2,175</u>	<u>\$2,428</u>	<u>\$1,500 to \$3,850</u>
<u>5+ Bedrooms</u>	<u>1</u>	<u>--</u>	<u>--</u>	<u>\$5,000</u>
<b><u>TOTAL</u></b>	<b><u>583</u></b>	<b><u>\$1,250</u></b>	<b><u>\$1,395</u></b>	<b><u>\$535 to \$5,000</u></b>

Source: [Craigslist.org](http://Craigslist.org), April 20, 2013, to April 22, 2013.

## 6. Housing Affordability

The costs of home ownership and renting can be compared to a household's ability to pay for housing to determine the general affordability of a community's housing stock. The federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, HCD developed income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. Table 21 illustrates maximum affordable mortgage payments and rents for various household sizes in Los Angeles County earning the top end of their respective income categories.

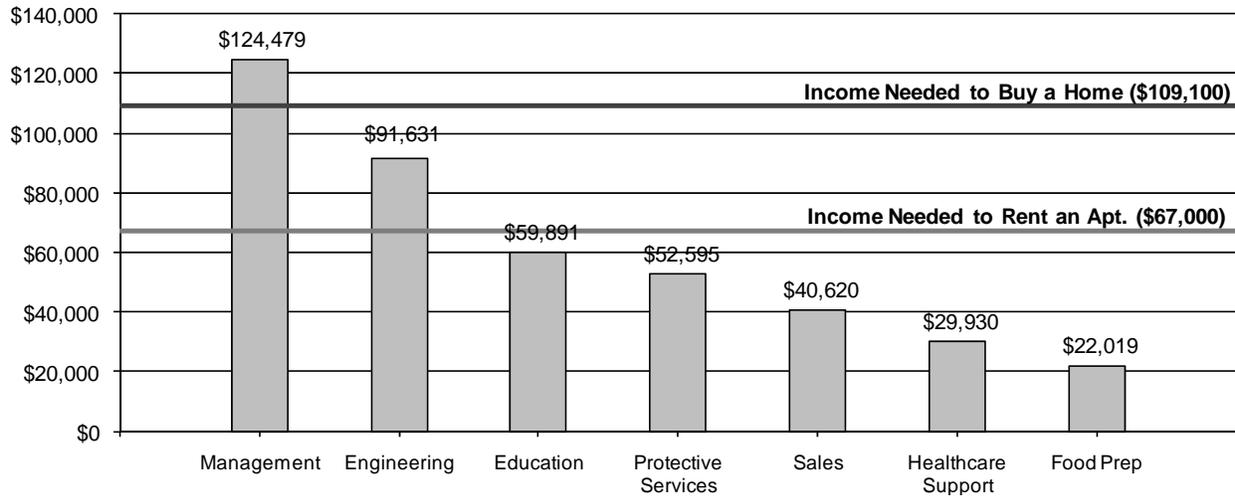
For homeownership, Table 21 assumes a 30-year mortgage at a four-percent interest rate and a 10% down payment. A comparison of Table 21 with previous tables (Table 19) shows that ownership housing in Long Beach is beyond the financial reach of lower income households. Larger moderate income households may be able to afford a home, but finding adequately sized affordable housing still poses a challenge for these households. Some low income households may be able to afford small apartments, but larger apartments are typically not affordable to low income households (Table 20). Even moderate income households may only be able to afford a two-bedroom apartment.

**Table 21: Maximum Affordable Housing Costs (2013)**

Annual Income Limits	Affordable Housing Cost		Utilities, Taxes and Insurance			Affordable Price		
	Rent	Owner-ship	Rent	Owner-ship	Taxes/Insurance	Rent	Sale	
<b>Extremely Low Income (0-30% AMI)</b>								
1-Person	<a href="#">\$17,950</a>	<a href="#">\$449</a>	<a href="#">\$449</a>	<a href="#">\$118</a>	<a href="#">\$132</a>	<a href="#">\$90</a>	<a href="#">\$331</a>	<a href="#">\$52,831</a>
2-Person	<a href="#">\$20,500</a>	<a href="#">\$513</a>	<a href="#">\$513</a>	<a href="#">\$133</a>	<a href="#">\$150</a>	<a href="#">\$103</a>	<a href="#">\$380</a>	<a href="#">\$60,511</a>
3-Person	<a href="#">\$23,050</a>	<a href="#">\$576</a>	<a href="#">\$576</a>	<a href="#">\$157</a>	<a href="#">\$183</a>	<a href="#">\$115</a>	<a href="#">\$419</a>	<a href="#">\$64,700</a>
4 Person	<a href="#">\$25,600</a>	<a href="#">\$640</a>	<a href="#">\$640</a>	<a href="#">\$182</a>	<a href="#">\$229</a>	<a href="#">\$128</a>	<a href="#">\$458</a>	<a href="#">\$65,864</a>
5 Person	<a href="#">\$27,650</a>	<a href="#">\$691</a>	<a href="#">\$691</a>	<a href="#">\$213</a>	<a href="#">\$267</a>	<a href="#">\$138</a>	<a href="#">\$478</a>	<a href="#">\$66,562</a>
<b>Very Low Income (30-50% AMI)</b>								
1-Person	<a href="#">\$29,900</a>	<a href="#">\$748</a>	<a href="#">\$748</a>	<a href="#">\$118</a>	<a href="#">\$132</a>	<a href="#">\$150</a>	<a href="#">\$672</a>	<a href="#">\$108,454</a>
2-Person	<a href="#">\$34,200</a>	<a href="#">\$855</a>	<a href="#">\$855</a>	<a href="#">\$133</a>	<a href="#">\$150</a>	<a href="#">\$171</a>	<a href="#">\$767</a>	<a href="#">\$124,280</a>
3-Person	<a href="#">\$38,450</a>	<a href="#">\$961</a>	<a href="#">\$961</a>	<a href="#">\$157</a>	<a href="#">\$183</a>	<a href="#">\$192</a>	<a href="#">\$855</a>	<a href="#">\$136,383</a>
4 Person	<a href="#">\$42,700</a>	<a href="#">\$1,068</a>	<a href="#">\$1,068</a>	<a href="#">\$182</a>	<a href="#">\$229</a>	<a href="#">\$214</a>	<a href="#">\$941</a>	<a href="#">\$145,459</a>
5 Person	<a href="#">\$46,150</a>	<a href="#">\$1,154</a>	<a href="#">\$1,154</a>	<a href="#">\$213</a>	<a href="#">\$267</a>	<a href="#">\$231</a>	<a href="#">\$1,008</a>	<a href="#">\$152,674</a>
<b>Low Income (50-80% AMI)</b>								
1-Person	<a href="#">\$47,850</a>	<a href="#">\$1,196</a>	<a href="#">\$1,196</a>	<a href="#">\$118</a>	<a href="#">\$132</a>	<a href="#">\$239</a>	<a href="#">\$1,120</a>	<a href="#">\$192,006</a>
2-Person	<a href="#">\$54,650</a>	<a href="#">\$1,366</a>	<a href="#">\$1,366</a>	<a href="#">\$133</a>	<a href="#">\$150</a>	<a href="#">\$273</a>	<a href="#">\$1,278</a>	<a href="#">\$219,469</a>
3-Person	<a href="#">\$61,500</a>	<a href="#">\$1,538</a>	<a href="#">\$1,538</a>	<a href="#">\$157</a>	<a href="#">\$183</a>	<a href="#">\$308</a>	<a href="#">\$1,432</a>	<a href="#">\$243,673</a>
4 Person	<a href="#">\$68,300</a>	<a href="#">\$1,708</a>	<a href="#">\$1,708</a>	<a href="#">\$182</a>	<a href="#">\$229</a>	<a href="#">\$342</a>	<a href="#">\$1,581</a>	<a href="#">\$264,619</a>
5 Person	<a href="#">\$73,800</a>	<a href="#">\$1,845</a>	<a href="#">\$1,845</a>	<a href="#">\$213</a>	<a href="#">\$267</a>	<a href="#">\$369</a>	<a href="#">\$1,699</a>	<a href="#">\$281,376</a>
<b>Median Income (80-100% AMI)</b>								
1-Person	<a href="#">\$45,350</a>	<a href="#">\$1,134</a>	<a href="#">\$1,323</a>	<a href="#">\$118</a>	<a href="#">\$132</a>	<a href="#">\$265</a>	<a href="#">\$1,058</a>	<a href="#">\$215,551</a>
2-Person	<a href="#">\$51,850</a>	<a href="#">\$1,296</a>	<a href="#">\$1,512</a>	<a href="#">\$133</a>	<a href="#">\$150</a>	<a href="#">\$302</a>	<a href="#">\$1,208</a>	<a href="#">\$246,660</a>
3-Person	<a href="#">\$58,300</a>	<a href="#">\$1,458</a>	<a href="#">\$1,700</a>	<a href="#">\$157</a>	<a href="#">\$183</a>	<a href="#">\$340</a>	<a href="#">\$1,352</a>	<a href="#">\$274,006</a>
4 Person	<a href="#">\$64,800</a>	<a href="#">\$1,620</a>	<a href="#">\$1,890</a>	<a href="#">\$182</a>	<a href="#">\$229</a>	<a href="#">\$378</a>	<a href="#">\$1,493</a>	<a href="#">\$298,599</a>
5 Person	<a href="#">\$70,000</a>	<a href="#">\$1,750</a>	<a href="#">\$2,042</a>	<a href="#">\$213</a>	<a href="#">\$267</a>	<a href="#">\$408</a>	<a href="#">\$1,604</a>	<a href="#">\$317,993</a>
<b>Moderate Income (100-120% AMI)</b>								
1-Person	<a href="#">\$54,450</a>	<a href="#">\$1,361</a>	<a href="#">\$1,588</a>	<a href="#">\$118</a>	<a href="#">\$132</a>	<a href="#">\$318</a>	<a href="#">\$1,285</a>	<a href="#">\$264,968</a>
2-Person	<a href="#">\$62,200</a>	<a href="#">\$1,555</a>	<a href="#">\$1,814</a>	<a href="#">\$133</a>	<a href="#">\$150</a>	<a href="#">\$363</a>	<a href="#">\$1,467</a>	<a href="#">\$302,865</a>
3-Person	<a href="#">\$70,000</a>	<a href="#">\$1,750</a>	<a href="#">\$2,042</a>	<a href="#">\$157</a>	<a href="#">\$183</a>	<a href="#">\$408</a>	<a href="#">\$1,644</a>	<a href="#">\$337,543</a>
4 Person	<a href="#">\$77,750</a>	<a href="#">\$1,944</a>	<a href="#">\$2,268</a>	<a href="#">\$182</a>	<a href="#">\$229</a>	<a href="#">\$454</a>	<a href="#">\$1,817</a>	<a href="#">\$368,923</a>
5 Person	<a href="#">\$83,950</a>	<a href="#">\$2,099</a>	<a href="#">\$2,449</a>	<a href="#">\$213</a>	<a href="#">\$267</a>	<a href="#">\$490</a>	<a href="#">\$1,953</a>	<a href="#">\$393,748</a>
Sources: <a href="#">HCD (2013)</a> , <a href="#">Housing Authority of the City of Long Beach &amp; Veronica Tam and Associates (2013)</a> . Assumptions: 2013 HCD income limits; 30.0% gross household income as affordable housing cost; 20.0% of monthly affordable cost for taxes and insurance; 10.0% downpayment; and 4.0% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on <a href="#">Housing Authority of the City of Long Beach</a> , <a href="#">Utility Allowance Schedules for Standard Single-Family and Multi-Family, 2013</a>								

To afford a median-priced home of \$437,000 in Long Beach, a household income of approximately \$109,000 (168% of the County median income for a family of four) would be needed (Table 21). Renting an average apartment at \$1,395 would require less income (\$67,000); however, based on wage data from 2012, many of the occupational categories in Los Angeles County pay lower wages than needed to afford housing in Long Beach.

**Figure 7: Income Needed to Afford Housing Compared with Income**



Sources: State Employment Development Department, 2012; and Veronica Tam and Associates, 2013.

**D. Inventory of Affordable Housing**

The City of Long Beach works to provide a range of affordable housing opportunities in the community, through new construction and substantial rehabilitation of rental housing, and assistance to first-time homebuyers and rehabilitation assistance to existing homeowners.

**1. Ownership Housing**

The City has deed restrictions on 754 single-family homes, which include 427 rehabilitation loans for low income homeowners and 327 second mortgage loans for low income first-time homebuyers. These homes are located throughout the City.

**2. Rental Housing**

State law requires the City to identify, analyze, and propose programs to preserve existing multi-family rental units that are currently restricted to low income housing use and that will become unrestricted and possibly be lost as low income housing (i.e., “units at risk” or “at-risk units”). State law requires the following:

- An inventory of rent-restricted low income housing projects in the City and their potential for conversion;

- [An analysis of the costs of preserving and/or replacing the units at risk and a comparison of these costs;](#)
- [An analysis of the organizational and financial resources available for preserving and/or replacing the units “at risk”; and](#)
- [Programs for preserving the at-risk units.](#)

[The following discussion satisfies the first three requirements of State law listed above pertaining to the potential conversion of assisted housing units into market rate housing between October 15, 2013, and October 15, 2023. The Housing Plan section includes a program for preserving the at-risk units, which meets the final requirement of State law.](#)

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, [and](#) density bonus [housing units](#). Assisted rental projects include both new construction, as well as rehabilitation projects with affordability covenants. A total of [4,353](#) publicly assisted multi-family units are located in the City. [Table 22](#) summarizes multi-family projects in Long Beach, which are rent restricted as affordable to lower-income households.

<b>Table 22: Inventory of Assisted Housing Developments</b>				
<b>Project Name and Address</b>	<b>Tenant Type</b>	<b>Affordable &amp; Total Units</b>	<b>Funding Source(s)</b>	<b>Expiration of Affordability</b>
<b>At-Risk</b>				
<a href="#">Pacific Coast Plaza &amp; Villa 690-700 E. PCH</a>	<a href="#">F</a>	<a href="#">50 of 50</a>	<a href="#">Section 8</a>	<a href="#">12/31/2013 (Current) 12/31/2013 (Overall)</a>
<a href="#">Casitas Del Mar I-IV - 1324 Hellman Ave. - 1030 Olive St. - 1430 E. 17th St. - 851 MLK Blvd.</a>	<a href="#">F</a>	<a href="#">12 of 12</a>	<a href="#">Section 8</a>	<a href="#">1/27/2014 (Current) 1/27/2021 (Overall) Non Profit Owned</a>
<a href="#">Long Beach Manor 2209-11 Clark Street</a>	<a href="#">D</a>	<a href="#">6 of 6</a>	<a href="#">Section 811</a>	<a href="#">1/31/2014 (Current &amp; Overall) Nonprofit Owned</a>
<a href="#">St. Mary's Tower 1100 Atlantic</a>	<a href="#">S/D</a>	<a href="#">148 of 148</a>	<a href="#">Section 8</a>	<a href="#">2/23/2014 (Current) 2/23/2016 (Overall)</a>
			<a href="#">Section 207/223(f)</a>	<a href="#">Nonprofit Owned</a>
<a href="#">Park Pacific Towers 714 Pacific Ave.</a>	<a href="#">S/D</a>	<a href="#">157 of 183</a>	<a href="#">Section 8 LMSA</a>	<a href="#">3/31/2014 (Current &amp; Overall) Nonprofit Owned</a>
<a href="#">Plymouth West 240 Chestnut</a>	<a href="#">S</a>	<a href="#">137 of 196</a>	<a href="#">Section 8</a>	<a href="#">4/30/2014 (Current) 4/30/2014 (Overall)</a>
			<a href="#">Section 202</a>	<a href="#">Nonprofit Owned</a>
<a href="#">Beach-Wood Apts. 475 W. 5th St. 505 W. 6<sup>th</sup> Street</a>	<a href="#">Non- elderly Disabled</a>	<a href="#">44 of 45</a>	<a href="#">Section 8</a>	<a href="#">5/31/2013 (Current &amp; Overall)</a>
			<a href="#">Section 202</a>	<a href="#">Nonprofit Owned</a>
<a href="#">New Hope Home 1150 New York St.</a>	<a href="#">S</a>	<a href="#">140 of 140</a>	<a href="#">Section 8 LMSA</a>	<a href="#">5/31/2014 (Current) 5/31/2031 (Overall) Nonprofit Owned</a>

**Table 22: Inventory of Assisted Housing Developments**

Project Name and Address	Tenant Type	Affordable & Total Units	Funding Source(s)	Expiration of Affordability
<a href="#">Federation Tower</a> <a href="#">3799 E. Willow St.</a>	<u>S</u>	<u>50 of 50</u>	<u>Section 8</u>	<u>6/5/2013 (Current)</u> <u>6/5/2014 (Overall)</u>
			<u>Section 202</u>	<u>Nonprofit Owned</u>
<a href="#">Baptist Gardens</a> <a href="#">1011 Pine Avenue</a>	<u>S</u>	<u>157 of 200</u>	<u>Section 8 LMSA</u>	<u>6/30/2013 (Current)</u> <u>6/30/2031 (Overall)</u> <u>Nonprofit Owned</u>
<a href="#">Springdale West III</a> <a href="#">2095 W. Spring St</a>	<u>F</u>	<u>178 of 178</u>	<u>Section 8 LMSA</u>	<u>7/31/2014 (Current)</u> <u>7/31/2014 (Overall)</u>
<a href="#">Belmeno Manor</a> <a href="#">2441 Belmont</a>	<u>D</u>	<u>6 of 6</u>	<u>Section 811</u>	<u>8/31/2013</u> <u>(Current &amp; Overall)</u> <u>Nonprofit Owned</u>
<a href="#">Northpointe Apartment Homes</a> <a href="#">5441 Paramount</a>	<u>S/F</u>	<u>167 of 528</u>	<u>Section 8</u>	<u>8/31/2013 (Current)</u> <u>8/31/2032 (Overall)</u>
		<u>526 of 528</u>	<u>City of Long Beach</u>	<u>1/1/2032</u>
<a href="#">Merit Hall Apts.</a> <a href="#">1035 Lewis Ave</a>	<u>S/D</u>	<u>19 of 20</u>	<u>Section 811</u>	<u>9/2/2013</u> <u>(Current &amp; Overall)</u>
			<u>LBCIC</u>	<u>Nonprofit Owned</u>
<a href="#">Seamist Tower</a> <a href="#">1451 Atlantic Blvd.</a>	<u>S/D</u>	<u>74 of 75</u>	<u>Section 8</u>	<u>9/30/2013</u> <u>(Current &amp; Overall)</u>
			<u>Section 202</u> <u>LBCIC</u>	<u>Non Profit Owned</u>
<a href="#">Lutheran Towers</a> <a href="#">2340 4<sup>th</sup> Street</a>	<u>S/D</u>	<u>92 of 93</u>	<u>Section 8</u>	<u>1/3/2014</u> <u>(Current &amp; Overall)</u> <u>Nonprofit Owned</u>
			<u>Section 202/811</u>	<u>---</u>
<a href="#">American Gold Star Manor</a> <a href="#">3021 Goldstar</a>	<u>S</u>	<u>139 of 348</u>	<u>Section 8</u>	<u>5/1/2015 (Current &amp; Overall)</u> <u>Nonprofit Owned</u>
Casa Corazon 408 Elm Avenue	<u>S/D</u>	<u>24 of 24</u>	<u>Section 8</u>	<u>7/31/2015</u> <u>(Current &amp; Overall)</u>
			<u>Section 202/811/162</u> <u>LBCIC</u>	<u>9/1/2034</u> <u>Nonprofit Owned</u>
<b><u>Subtotal</u></b>		<b><u>1,600</u></b>		
Project Name and Address	Tenant Type	Affordable & Total Units	Funding Source(s)	Expiration of Affordability
<b>Not at Risk</b>				
<a href="#">Covenant Manor</a> <a href="#">600 E 4th Street</a>	<u>S/</u> <u>Mobility</u> <u>Disabled</u>	<u>100 of 100</u>	<u>Section 8</u>	<u>11/20/2013 (In process of refinancing, with long-term Section 8 contract)</u>
			<u>Section 202</u>	<u>Nonprofit Owned</u>
<a href="#">Sara's Apts.</a> <a href="#">240 W. 7<sup>th</sup></a>	<u>D</u>	<u>29 of 29</u>	<u>HOME</u>	<u>12/23/2023</u>
<a href="#">Atlantic Apts</a> <a href="#">814 Atlantic Ave.</a>	<u>D</u>	<u>13 of 13</u>	<u>HOME</u>	<u>12/23/2023</u>

**Table 22: Inventory of Assisted Housing Developments**

Project Name and Address	Tenant Type	Affordable & Total Units	Funding Source(s)	Expiration of Affordability
<a href="#">Brethen Manor 3333 Pacific Place</a>	<a href="#">S</a>	<a href="#">296 of 296</a>	<a href="#">Section 202</a>	<a href="#">2024 Nonprofit owned</a>
<a href="#">Northside Apts. 128-30 E. 8<sup>th</sup></a>	<a href="#">F</a>	<a href="#">47 of 47</a>	<a href="#">LBAHC / CHFA</a>	<a href="#">2030</a>
<a href="#">Lois Apartments 321 W. 7<sup>th</sup> St.</a>	<a href="#">S</a>	<a href="#">24 of 24</a>	<a href="#">LBCIC</a>	<a href="#">1/25/2031 Nonprofit Owned</a>
<a href="#">Seagate Village 1450 Locust</a>	<a href="#">S/D</a>	<a href="#">44 of 44</a>	<a href="#">Tax Credit</a>	<a href="#">2050</a>
<a href="#">Cambridge Place 421 W. 33<sup>rd</sup> St</a>	<a href="#">F</a>	<a href="#">24 of 24</a>	<a href="#">LBAHC / Tax Credit</a>	<a href="#">2050</a>
<a href="#">Beechwood Terr. 1117 Elm Ave</a>	<a href="#">F</a>	<a href="#">25 of 25</a>	<a href="#">LBAHC / Tax Credit</a>	<a href="#">2050</a>
<a href="#">Grisham Community Housing 11 W. 49th St. #B</a>	<a href="#">F</a>	<a href="#">94 of 96</a>	<a href="#">LBCIC /Tax Credit</a>	<a href="#">12/1/2057</a>
<a href="#">Pacific City Lights Apts. 1601 Pacific Ave</a>	<a href="#">F</a>	<a href="#">41 of 42</a>	<a href="#">HOME / Tax Credit</a>	<a href="#">11/9/2059</a>
<a href="#">Alamitos Apartments 1034 Alamitos Avenue</a>	<a href="#">F</a>	<a href="#">30 of 30</a>	<a href="#">HOME</a>	<a href="#">1/1/2061</a>
<a href="#">Artesia Courts Apartments 3281-3283 Artesia Blvd.</a>	<a href="#">F</a>	<a href="#">36 of 36</a>	<a href="#">HOME</a>	<a href="#">1/1/2061</a>
<a href="#">Cedar Court Apartments – North 1855, 1865, &amp; 1895 Cedar Ave.</a>	<a href="#">F</a>	<a href="#">16 of 16</a>	<a href="#">HOME / Tax Credits / Multi-Family Revenue Bond</a>	<a href="#">1/1/2061</a>
<a href="#">Cedar Court Apartments – South 1843-1849 Cedar Ave.</a>	<a href="#">F</a>	<a href="#">16 of 16</a>	<a href="#">HOME / Tax Credits / Multi-Family Revenue Bond</a>	<a href="#">1/1/2061</a>
<a href="#">Linden Garden Court Apts. 6371 Linden / 531 E. 64th St.</a>	<a href="#">F</a>	<a href="#">24 of 24</a>	<a href="#">HOME</a>	<a href="#">1/1/2061</a>
<a href="#">Ocean Gate Apts 1070 Martin Luther King Jr. Ave.</a>	<a href="#">F</a>	<a href="#">20 of 20</a>	<a href="#">HOME</a>	<a href="#">1/1/2061</a>
<a href="#">Orange Ave. Apts. 1000 Orange Ave.</a>	<a href="#">F</a>	<a href="#">19 of 19</a>	<a href="#">HOME</a>	<a href="#">1/1/2061</a>
<a href="#">Ocean Breeze Senior Apts. 854 Martin Luther King Blvd.</a>	<a href="#">S</a>	<a href="#">16 of 16</a>	<a href="#">HOME</a>	<a href="#">1/1/2061</a>
<a href="#">Valentine Garden Apts. 6185, 6191, 6195 Linden Ave.</a>	<a href="#">F</a>	<a href="#">18 of 18</a>	<a href="#">HOME</a>	<a href="#">1/1/2061</a>
<a href="#">Cerritos Court Apartments 842-858 Cerritos Ave.</a>	<a href="#">F</a>	<a href="#">12 of 12</a>	<a href="#">HOME</a>	<a href="#">1/1/2061</a>
<a href="#">Seabreeze Apts. 745 Alamitos Ave.</a>	<a href="#">S</a>	<a href="#">44 of 44</a>	<a href="#">HOME / Density Bonus</a>	<a href="#">1/1/2061</a>
<a href="#">Elm Ave. Apts. 530 Elm Ave.</a>	<a href="#">D</a>	<a href="#">16 of 17</a>	<a href="#">Tax Credit</a>	<a href="#">1/1/2063</a>
<a href="#">Menorah Senior Housing 575 E. Vernon</a>	<a href="#">S</a>	<a href="#">65 of 66</a>	<a href="#">Section 202</a>	<a href="#">1/31/2064 (Current &amp; Overall) Nonprofit Owned</a>

**Table 22: Inventory of Assisted Housing Developments**

Project Name and Address	Tenant Type	Affordable & Total Units	Funding Source(s)	Expiration of Affordability
<a href="#">Long Beach and Burnett Apartments</a> 2355 Long Beach Blvd.	F	<a href="#">36 of 46</a>	<a href="#">LBCIC / Tax Credit</a>	<a href="#">1/1/2064</a>
<a href="#">Villages at Cabrillo - Family Commons</a> 2001 River Ave.	F	<a href="#">80 of 81</a>	<a href="#">Tax Credit Section 8</a>	<a href="#">3/31/2064</a>
<a href="#">Courtyards Apartments</a> 1027 & 1045 Redondo Ave. 1134 Stanley Ave. 350 East Esther St.	D/A	<a href="#">44 of 46</a>	<a href="#">LBCIC</a>	<a href="#">1/1/2066</a>
<a href="#">The Palace</a> 2642 East Anaheim St.	Y	<a href="#">14 of 14</a>	<a href="#">LBCIC</a>	<a href="#">4/30/2067</a>
<a href="#">Collage Apartments</a> 1893-1911 Pine Ave.	F	<a href="#">14 of 14</a>	<a href="#">Set-Aside / HOME / NSP1</a>	<a href="#">1/1/2067</a>
<a href="#">The Sage at Evergreen Apts.</a> 1801 E. 68th St.	F	<a href="#">26 of 26</a>	<a href="#">LBCIC / HOME</a>	<a href="#">2067</a>
<a href="#">The Palm at Evergreen Apts</a> 1823 E. 68 <sup>th</sup> St.	F	<a href="#">36 of 36</a>	<a href="#">LBCIC / HOME</a>	<a href="#">2067</a>
<a href="#">The Jasmine at Evergreen Apts.</a> 1528-32 Freeman	F	<a href="#">19 of 19</a>	<a href="#">LBCIC / HOME</a>	<a href="#">2067</a>
<a href="#">Senior Arts Colony &amp; The Annex</a> 202 E. Anaheim St.	S	<a href="#">198 of 200</a>	<a href="#">LBCIC</a>	<a href="#">7/1/2068</a>
<a href="#">Ramona Park Senior Apartments</a>	S	<a href="#">60 of 61</a>	<a href="#">Low-Income Housing Bond</a>	<a href="#">12/2069</a>
<a href="#">Belwood Arms Apartments</a> 6301 Atlantic Ave.	F	<a href="#">33 of 34</a>	<a href="#">Low-Income Housing Bond</a>	<a href="#">6/2069</a>
<a href="#">Lime Street Apartments</a> 1060 Lime Ave.	F	<a href="#">16 of 16</a>	<a href="#">HOME / Tax Credits / Multi-Family Revenue Bond / Set-Aside</a>	<a href="#">1/1/2099</a>
<a href="#">Renaissance Terrace</a> 926 Locust Ave	S/F S	<a href="#">61 of 102</a> <a href="#">29 of 102</a>	<a href="#">Housing Authority Density Bonus</a>	<a href="#">Perpetuity</a>
<a href="#">Redondo Plaza</a> 645 Redondo	S/D	<a href="#">40 of 59</a>	<a href="#">Density Bonus</a>	<a href="#">Perpetuity</a>
<a href="#">Magnolia Manor</a> 1128 E. 4th St	S	<a href="#">54 of 54</a>	<a href="#">Density Bonus</a>	<a href="#">Perpetuity</a>
<a href="#">Vintage Senior Apts.</a> 1330 Redondo	S	<a href="#">20 of 20</a>	<a href="#">Density Bonus</a>	<a href="#">Perpetuity</a>
<a href="#">1542 Orizaba</a>	S	<a href="#">16 of 16</a>	<a href="#">Density Bonus</a>	<a href="#">Perpetuity</a>
<a href="#">City Terrace</a> 425 E. 3rd St.	S/D	<a href="#">93 of 98</a>	<a href="#">Density Bonus</a>	<a href="#">Perpetuity</a>
<a href="#">3485 Linden</a>	S	<a href="#">29 of 29</a>	<a href="#">Density Bonus</a>	<a href="#">Perpetuity</a>
<a href="#">3945 Virginia</a>	S	<a href="#">25 of 25</a>	<a href="#">Density Bonus</a>	<a href="#">Perpetuity</a>
<a href="#">Village Chateau</a> 518 E. 4th St.	S	<a href="#">28 of 28</a>	<a href="#">Density Bonus</a>	<a href="#">Perpetuity</a>
<a href="#">Carmelitos Public Housing</a> 1000 Via Wanda	S/F	<a href="#">713 of 713</a>	<a href="#">Housing Authority</a>	<a href="#">Perpetuity</a>

Project Name and Address	Tenant Type	Affordable & Total Units	Funding Source(s)	Expiration of Affordability
<b>Subtotal</b>		<b>2,753</b>		
<b>Total</b>		<b>4,353</b>		

Sources: HUD Inventory of Section 8 projects, 2013; [Low Income Housing Tax Credit database at www.huduser.org, 2013](#); [Long Beach Community Investment Company \(LBCIC\), 2013](#); [Long Beach Affordable Housing Corporation \(LBAHC\), 2013](#);  
 Tenant Type: S = Senior; F = Family; D = Disabled; Y = At-Risk Youth; A = Adults  
 Note: [Status of Section 8 contracts is based on HUD database, which is only updated periodically.](#)

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 HUD-assisted projects have much shorter affordability controls and may be at risk of conversion to market-rate housing due to the expiration of Section 8 contracts. Overall, 21 projects totaling 1,600 may be considered at risk.

Among the 21 assisted housing projects in Long Beach, most were constructed with HUD-insured mortgages: Section 202, and Section 811. 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. Nevertheless, the Section 8 contracts may be at risk due to budgetary constraints at HUD. Long Beach has nine Section 202/811 projects.

However, the projects are primarily at risk of becoming market-rate housing due to the potential expiration of the Section 8 contracts. These 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. Renewals are subject to annual appropriations by Congress. For this reason, projects with Section 8 contracts are considered at risk of losing their affordability annually.

### 3. Preservation and Replacement Options

Preservation or replacement of at-risk projects in Long Beach can be achieved in several ways: 1) provision of rental assistance to tenants using other funding sources; 2) replacement or development of new assisted multi-family housing units; and/or 3) purchase of affordability covenants. These options are described below, along with a general cost estimate for each. Typically, transferring ownership from a private profit-motivated organization to a nonprofit organization is another feasible option of preservation. However, virtually all of the at-risk projects in Long Beach are owned by nonprofit organizations.

**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 [Table 23](#), given the bedroom mix of all [1,600](#) at-risk Section 8 units, the total cost of subsidizing the rents to Fair Market Rent (FMR) levels is approximately [\\$1.17 million](#) per month or approximately [\\$14.1 million](#) annually.

**Table 23: Rent Subsidies Required**

<u>Unit Size/Household Size</u>	<u>Number of Units</u>	<u>Fair Market Rent<sup>1</sup></u>	<u>Household Annual Income</u>	<u>Affordable Housing Cost<sup>3</sup></u>	<u>Monthly per Unit Subsidy<sup>4</sup></u>	<u>Total Monthly Subsidy</u>
<b>Very Low Income (50% AMI)</b>						
0 Bedroom/ 1-person household	<a href="#">383</a>	<a href="#">\$845</a>	<a href="#">\$17,950</a>	<a href="#">\$331</a>	<a href="#">\$514</a>	<a href="#">\$196,862</a>
1 Bedroom/ 2-person household	<a href="#">790</a>	<a href="#">\$1,035</a>	<a href="#">\$20,500</a>	<a href="#">\$381</a>	<a href="#">\$654</a>	<a href="#">\$516,660</a>
2 Bedroom/ 3-person household	<a href="#">300</a>	<a href="#">\$1,350</a>	<a href="#">\$23,050</a>	<a href="#">\$419</a>	<a href="#">\$931</a>	<a href="#">\$279,300</a>
3 Bedroom/ 4-person household	<a href="#">118</a>	<a href="#">\$1,850</a>	<a href="#">\$25,600</a>	<a href="#">\$458</a>	<a href="#">\$1,392</a>	<a href="#">\$164,256</a>
4+ Bedroom/ 5-person household	<a href="#">9</a>	<a href="#">\$2,074</a>	<a href="#">\$27,650</a>	<a href="#">\$478</a>	<a href="#">\$1,596</a>	<a href="#">\$14,364</a>
<b>Total Monthly</b>	<b><a href="#">1600</a></b>	<b><a href="#">\$1,171,442</a></b>				
<b>Total Annual Subsidy</b>		<b><a href="#">\$14,057,304</a></b>				

Source: Veronica Tam and Associates, 2013.

Notes:

- [1. Fair Market Rent \(FMR\) is determined by HUD. These calculations use the 2013 HUD FMR for the Housing Authority of the City of Long Beach Small Area Demonstration.](#)
- [2. Rents are restricted to 50% AMI in these buildings, which puts residents in the Very Low Income Category, set by the California Department of Housing and Community Development \(HCD\).](#)
- [3. The affordable housing cost is calculated based on 30% of the AMI, minus utilities for rentals.](#)
- [4. The monthly subsidy covers the gap between the FMR and the affordable housing cost.](#)

**Construction of Replacement Units**

[The construction of new low income housing units as a means of replacing currently at-risk units is an option for Long Beach. The cost of developing housing depends upon a variety of factors including the density and size of the units \(i.e. square footage and number of](#)

bedrooms), location, land costs and type of construction. Based on general assumptions for average construction costs, it would cost approximately \$157 million to construct 1,600 affordable replacement units, excluding land costs and other soft costs (such as architecture and engineering). Including land costs, the total costs to develop replacement units would be significantly higher.

**Table 24: Estimated New Construction Costs**

Unit Size	(A)	(B)	(C)	(D)
	Total Units	Estimated Average Unit Size (sq. ft.)	Estimated Gross Building Size	Estimated Gross Building Costs
<u>0 Bedroom</u>	<u>383</u>	<u>500</u>	<u>229,800</u>	<u>\$27,940,808</u>
<u>1 Bedroom</u>	<u>790</u>	<u>650</u>	<u>616,200</u>	<u>\$74,922,218</u>
<u>2 Bedroom</u>	<u>300</u>	<u>800</u>	<u>288,000</u>	<u>\$35,017,200</u>
<u>3 Bedroom</u>	<u>118</u>	<u>1,000</u>	<u>141,600</u>	<u>\$17,216,790</u>
<u>4+ Bedroom</u>	<u>9</u>	<u>1,200</u>	<u>12,960</u>	<u>\$1,575,774</u>
<b>Total</b>	<b><u>1600</u></b>		<b><u>1,288,560</u></b>	<b><u>\$156,672,789</u></b>
<b>Average Per Unit Cost:</b>				<b><u>\$97,920</u></b>
<small>(C) = (A) x (B) x 1.20 (i.e. 20% inflation to account for hallways and other common areas).            (D) = (C) x \$97.27 (per square foot construction costs) x 1.25 (i.e. 25% inflation to account for parking and landscaping costs).</small>				

**Purchase of Affordability Covenants**

Another option to preserve the affordability of at-risk projects is to provide a lump sum financial package to maintain the projects as low-income housing, including writing down the interest rate on or paying off the remaining loan balance, and/or supplementing the Section 8 subsidy received with cash flow for other expenses. By providing lump sum financial assistance 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.

**E. Housing Problems**

The SCAG data estimating the number of households at each income level presented earlier does not provide any detail on the specific housing needs and problems faced by the City’s lower income households. The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD, however, provides detailed information on housing needs by income level for different types of households in Long Beach. Detailed CHAS data based on the 2005-2009 ACS data is displayed in (Table 25). Housing problems considered by CHAS include:

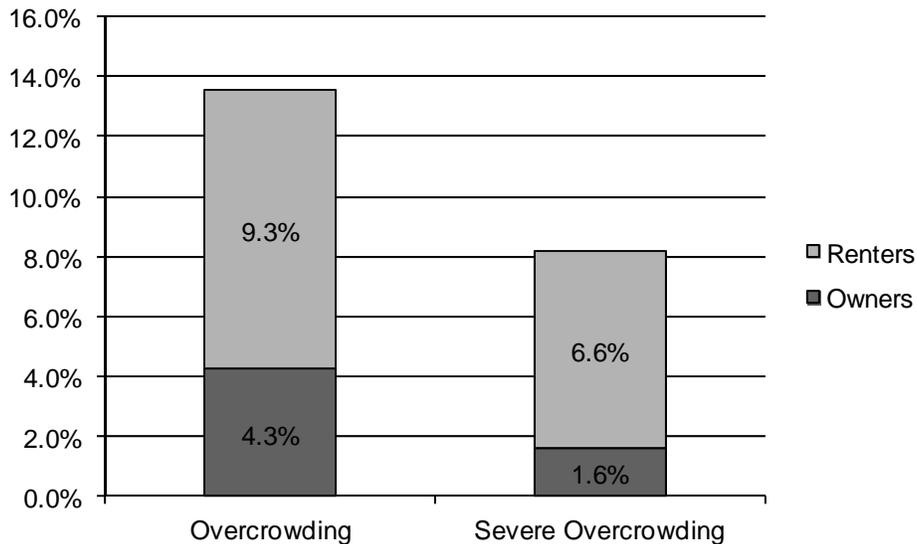
- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30% of gross income; or
- Severe housing cost burden, including utilities, exceeding 50% of gross income.

**1. Overcrowding**

Overcrowding is a significant issue in Long Beach. Overcrowding is defined by the State Department of Housing and Community Development (HCD) as a household with more than one person per room (excluding bathroom, kitchen). Severe overcrowding is one with more than 1.5 persons per room.<sup>6</sup> Overcrowding typically occurs when housing costs are so high relative to income that families double-up or take on roommates or boarders to devote income to other basic needs, such as food and medical care. Overcrowding also tends to result in deterioration of homes and shortage of on-site parking. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding is an important contributor to quality of life.

Overall, 15.9% of the renter-households and 5.9% of the owner-households in the City were considered overcrowded. The 2007-2011 ACS further documents the presence of severe overcrowding in 2% of homeowner households and 7% of renter-households in Long Beach. 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.

**Figure 8: Overcrowding**

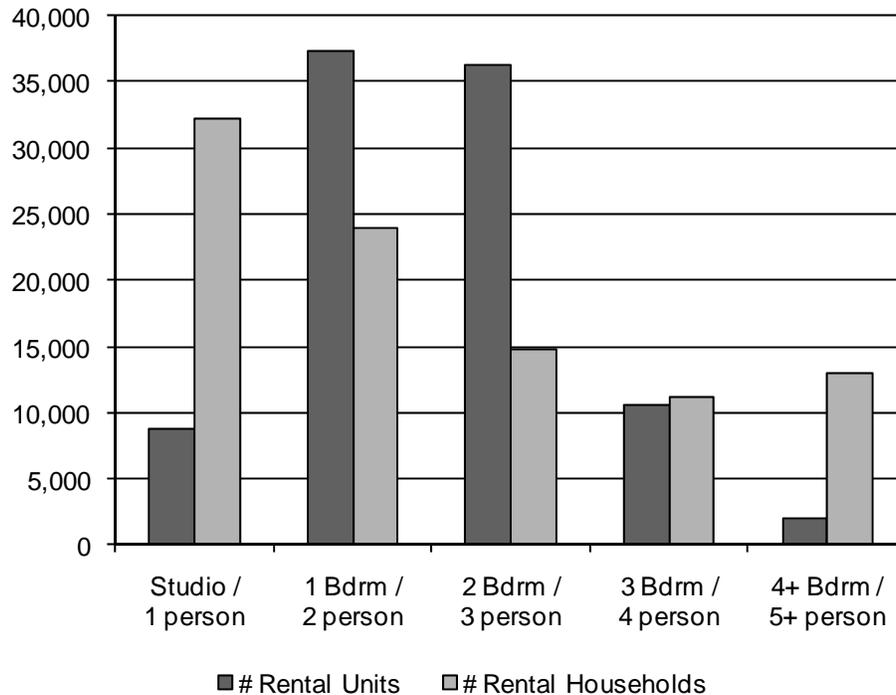


Source: U.S. Census Bureau, American Community Survey (ACS), 2007-2011.

<sup>6</sup> A housing unit with more than one person per room is considered by HCD and HUD as overcrowded. In calculating overcrowding, living and dining rooms are included but kitchens and bathrooms are excluded.

[Figure 9](#) 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 [2,055](#) rental units (4+ bedrooms) to accommodate [12,990](#) large renter households (5+ members). This imbalance between supply and demand contributes to [a significant proportion of](#) large renter households living in overcrowded housing.

**Figure 9: Renters – Unit Size vs. Household Size (Supply vs. Demand)**



Source: U.S. Census Bureau, American Community Survey (ACS), 2007-2011.

**2. Cost Burden (Overpayment)**

Most lower income households cope with housing cost issues either by assuming a cost burden, or by occupying a smaller than needed or substandard unit. Specifically, according to CHAS, 86% of the City’s extremely low income households and 82% of very low income households experienced one or more housing problems (e.g., cost burden, overcrowding, or substandard housing condition) between 2005 and 2009.<sup>7</sup> The types of housing problems experienced by Long Beach households vary according to household income, type, and tenure. Some highlights include:

- In general, renter-households had a higher level of housing problems (59%) compared to owner-households (53%).

<sup>7</sup> U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) data based on 2005-2009 ACS.

- [Large renter-families had the highest level of housing problems regardless of income level \(89%\).](#)
- [Approximately 86% of extremely low income \(households earning less than 30% of the AMI\) and 82% of very low income households \(households earning between 31% and 50% of the AMI\) had housing problems.](#)
- [About 56% of extremely low income elderly households spent more than 50% of their income on housing, including 62% of elderly renters and 45% of elderly owners within this income category.](#)

**Table 25: Housing Assistance Needs of Lower Income Households (2005-2009)**

Household by Type, Income, and Housing Problem	Renters				Owners			Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	<a href="#">4,445</a>	<a href="#">8,780</a>	<a href="#">3,570</a>	<a href="#">24,470</a>	<a href="#">2,205</a>	<a href="#">580</a>	<a href="#">4,605</a>	<a href="#">29,075</a>
With any housing problem	<a href="#">77%</a>	<a href="#">93%</a>	<a href="#">98%</a>	<a href="#">89%</a>	<a href="#">67%</a>	<a href="#">97%</a>	<a href="#">75%</a>	<a href="#">86%</a>
With cost burden >30%	<a href="#">77%</a>	<a href="#">91%</a>	<a href="#">93%</a>	<a href="#">87%</a>	<a href="#">66%</a>	<a href="#">91%</a>	<a href="#">74%</a>	<a href="#">85%</a>
With cost burden >50%	<a href="#">62%</a>	<a href="#">77%</a>	<a href="#">69%</a>	<a href="#">74%</a>	<a href="#">45%</a>	<a href="#">91%</a>	<a href="#">62%</a>	<a href="#">72%</a>
Very Low Income (31-50% AMI)	<a href="#">2,050</a>	<a href="#">8,095</a>	<a href="#">2,650</a>	<a href="#">17,990</a>	<a href="#">2,920</a>	<a href="#">885</a>	<a href="#">6,190</a>	<a href="#">24,180</a>
With any housing problem	<a href="#">66%</a>	<a href="#">88%</a>	<a href="#">98%</a>	<a href="#">88%</a>	<a href="#">41%</a>	<a href="#">85%</a>	<a href="#">65%</a>	<a href="#">82%</a>
With cost burden >30%	<a href="#">66%</a>	<a href="#">79%</a>	<a href="#">76%</a>	<a href="#">81%</a>	<a href="#">41%</a>	<a href="#">72%</a>	<a href="#">63%</a>	<a href="#">76%</a>
With cost burden >50%	<a href="#">34%</a>	<a href="#">29%</a>	<a href="#">12%</a>	<a href="#">31%</a>	<a href="#">26%</a>	<a href="#">65%</a>	<a href="#">50%</a>	<a href="#">36%</a>
Low Income (51-80% AMI)	<a href="#">1,010</a>	<a href="#">8,420</a>	<a href="#">2,615</a>	<a href="#">19,315</a>	<a href="#">2,945</a>	<a href="#">2,125</a>	<a href="#">9,810</a>	<a href="#">29,125</a>
With any housing problem	<a href="#">46%</a>	<a href="#">49%</a>	<a href="#">86%</a>	<a href="#">58%</a>	<a href="#">31%</a>	<a href="#">91%</a>	<a href="#">63%</a>	<a href="#">60%</a>
With cost burden >30%	<a href="#">45%</a>	<a href="#">36%</a>	<a href="#">29%</a>	<a href="#">43%</a>	<a href="#">27%</a>	<a href="#">78%</a>	<a href="#">58%</a>	<a href="#">48%</a>
With cost burden >50%	<a href="#">17%</a>	<a href="#">3%</a>	<a href="#">2%</a>	<a href="#">6%</a>	<a href="#">14%</a>	<a href="#">54%</a>	<a href="#">34%</a>	<a href="#">15%</a>
Moderate & Above Income (>80% AMI)	<a href="#">1,865</a>	<a href="#">11,610</a>	<a href="#">2,390</a>	<a href="#">30,795</a>	<a href="#">8,935</a>	<a href="#">4,960</a>	<a href="#">47,805</a>	<a href="#">78,600</a>
With any housing problem	<a href="#">26%</a>	<a href="#">16%</a>	<a href="#">71%</a>	<a href="#">20%</a>	<a href="#">18%</a>	<a href="#">59%</a>	<a href="#">36%</a>	<a href="#">30%</a>
With cost burden >30%	<a href="#">19%</a>	<a href="#">9%</a>	<a href="#">5%</a>	<a href="#">10%</a>	<a href="#">18%</a>	<a href="#">34%</a>	<a href="#">32%</a>	<a href="#">24%</a>
With cost burden >50%	<a href="#">2%</a>	<a href="#">1%</a>	<a href="#">0%</a>	<a href="#">1%</a>	<a href="#">4%</a>	<a href="#">6%</a>	<a href="#">7%</a>	<a href="#">5%</a>
<b>Total Households</b>	<a href="#">9,370</a>	<a href="#">36,905</a>	<a href="#">11,225</a>	<a href="#">92,570</a>	<a href="#">17,005</a>	<a href="#">8,550</a>	<a href="#">68,410</a>	<a href="#">160,980</a>
<b>With any housing problem</b>	<a href="#">61%</a>	<a href="#">58%</a>	<a href="#">89%</a>	<a href="#">59%</a>	<a href="#">31%</a>	<a href="#">72%</a>	<a href="#">45%</a>	<a href="#">53%</a>
<b>With cost burden &gt;30%</b>	<a href="#">59%</a>	<a href="#">50%</a>	<a href="#">55%</a>	<a href="#">51%</a>	<a href="#">30%</a>	<a href="#">53%</a>	<a href="#">42%</a>	<a href="#">47%</a>
<b>With cost burden &gt;50%</b>	<a href="#">39%</a>	<a href="#">25%</a>	<a href="#">25%</a>	<a href="#">27%</a>	<a href="#">15%</a>	<a href="#">30%</a>	<a href="#">19%</a>	<a href="#">24%</a>

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2005-2009.

Note: Data presented in this table are based on special tabulations from the American Community Survey (ACS) data. Due to the small sample size, the margins for error can be significant. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

### III. HOUSING CONSTRAINTS

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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 kept land cost relatively high in Southern California, [even through the most recent recession](#). In recognition that land costs affect the feasibility of developing affordable housing, the Long Beach Redevelopment Agency routinely [wrote](#) down the cost of land on Agency-owned property in exchange for developers placing affordability controls on the units. [In the absence now of the Redevelopment Agency, Long Beach has no source of funding to reduce the cost of land for development.](#)

[A 2011 survey on land cost in Long Beach concludes that residential land can be valued at approximately \\$30 per square foot for smaller parcels \(less than five acres\). Larger parcels command a lower per-square-foot cost of about \\$28. For commercial properties where mixed use development is an allowable use, the average cost is estimated at \\$40 per square foot for smaller parcels \(less than five acres\) and \\$38 per square foot for larger parcels.](#)

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, [but](#) 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.

**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). Home purchase loans, both conventional and government-backed, are summarized in Table 26. During the middle years of the past decade, housing prices were especially high in relation to incomes and mortgage-lending restrictions were substantially loosened, with the result that few households relied on government-backed financing for home purchases. However, more recently with the gradual recovery of the housing market, government-backed financing has served a major share of homebuyers once again, though the total number of purchases has been comparatively low. A total of 4,636 households applied for loans in 2011 to purchase Long Beach housing units, less than one third of the total number five years earlier (2006). Specifically for government-backed financing, there were 1,899 applications in 2011, 41% of the total, compared with only nine applications in 2006.

<u>Loan Type</u>	<u>Total Applications</u>	<u>% Approved</u>	<u>% Denied</u>	<u>% Withdrawn or Incomplete</u>
<u>Home Purchase – Conventional</u>	<u>2,737</u>	<u>75.7%</u>	<u>12.2%</u>	<u>12.1%</u>
<u>Home Purchase – Government-Backed</u>	<u>1,899</u>	<u>72.2%</u>	<u>13.1%</u>	<u>14.6%</u>
<u>Home Improvement</u>	<u>464</u>	<u>57.3%</u>	<u>29.5%</u>	<u>13.1%</u>
<u>Refinancing</u>	<u>10,962</u>	<u>66.8%</u>	<u>19.2%</u>	<u>14.0%</u>

Government-backed financing includes financing backed by Federal Housing Administration (FHA), Veterans Administration (VA), and Rural Service Agency (RSA).  
 Source: [www.LendingPatterns.com](http://www.LendingPatterns.com)<sup>TM</sup>, HMDA 2011.

Table 26 summarizes the disposition of loan applications for home purchase loans in Long Beach. The rates of approval for conventional loans and government-backed financing are similar, though the rate for conventional loans is slightly higher.

**Home Improvement Loans**

Home purchase mortgage financing is generally available to Long Beach. However, home improvement financing is more limited. As shown in Table 26, only 464 applications were filed, with a high denial rate of close to 30%.

## 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 faced foreclosures. Though foreclosure remains a problem in a city with the diverse income levels of Long Beach, the scale of the problem is far smaller.

In Los Angeles County, 3,985 homeowners filed Notices of Default (NODs) in the first quarter of 2013, representing a 65% decrease from the 11,443 NODs filed during the same period one year earlier.<sup>8</sup> With the implosion of the mortgage lending market, many households faced difficulty obtaining new mortgage loans or refinancing, even the above moderate income households. However, as the decrease in filings illustrates, many fewer households are now affected.

In April 2013, 736 homes in Long Beach were listed at various stages of foreclosure (from pre-foreclosures to auctions).<sup>9</sup> The prices of these homes reached as high as a \$4.5 million for a waterfront property, but prices were generally between \$200,000 and \$800,000. The high prices of homes facing foreclosure indicate that the impact of foreclosure continues to extend not only to lower and moderate income households but also to some 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

<sup>8</sup> DataQuick Information Systems, [www.DQNews.com](http://www.DQNews.com), April 25, 2013.

<sup>9</sup> [www.homes.com](http://www.homes.com), April 25, 2013.

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.

[Table 27](#) 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.

<b>Table 27: Residential Land Use Districts</b>		
<b>General Plan Land Use District</b>	<b>Zoning Designation(s)</b>	<b>Primary Residential Type(s)</b>
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. [Many of the PD districts have provided the primary opportunities for infill development during the past decade, specifically in PDs 5, 6, 25, 29, and 30. Since 2006, 707 housing units have been constructed within the various PD districts, including 503 affordable units for lower and moderate income households. The majority of units constructed in these PDs thus far, have been affordable units.](#)

[The](#) PD districts with significant potential for residential development are noted below:

**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. [Though housing is not permitted in some subareas of PD-6, Subarea 9 permits residential density up to 250 units per acre.](#)

**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, [including R-4-N uses with residential densities up to 109 units per acre,](#) 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 range from 31 to 54 [units per](#) 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 [Community Investment](#) Company ([LBCIC](#)) 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. [Table 28](#) summarizes the development standards for each zone [and 29 summarizes the residential densities allowed for multi-family districts.](#)

[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 is built into the PD regulations. As demonstrated later in Section IV, 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. The requirement for parking is one space per unit, without distinction by the number of bedrooms, a significant reduction from the 1.5 to two spaces that are generally required for units of one or more bedrooms in the City. With the reduced requirement for parking and no limit to height or density, developments have exceeded 200 units per acre in this area. High density development is permitted in the PD-6 \(Downtown Shoreline\) and PD-29 \(Long Beach Boulevard\) districts. In the PD-6 district, high density development is permitted in certain subareas, including density up to 250 units per acre in Subarea 9. The PD-29 district permits up to 109 units per acre in two of its five subareas, depending on the size of the site.](#)

[As an alternative for single-family development, the City provides zoning for small and moderate lot options, with minimum lot sizes of 2,400 square feet \(18 units per acre\) and 3,600 square feet \(12 units per acre\) in the R-1-S and R-1-M districts respectively.](#)

**Table 28: Residential Development Standards**

<u>District</u>	<u>Units Per Lot</u>	<u>Lot Area Per Unit (sq. ft.)</u>	<u>Min. Lot Area (sq. ft.)</u>	<u>Max. Height</u>	<u>Max. Lot Coverage (% of Lot)</u>	<u>Min. Usable Open Space</u>	<u>Floor Area Ratio</u>
<a href="#">R-1-S</a>	<a href="#">1</a>	<a href="#">2,400</a>	<a href="#">2,400</a>	<a href="#">28 ft.</a>	<a href="#">N/A</a>	<a href="#">6%</a>	<a href="#">1.2</a>
<a href="#">R-1-M</a>	<a href="#">1</a>	<a href="#">3,600</a>	<a href="#">3,600</a>	<a href="#">25 ft.</a>	<a href="#">N/A</a>	<a href="#">6%</a>	<a href="#">0.67</a>
<a href="#">R-1-N</a>	<a href="#">1</a>	<a href="#">6,000</a>	<a href="#">6,000</a>	<a href="#">25 ft.</a>	<a href="#">50%</a>	<a href="#">16%</a>	<a href="#">0.6</a>
<a href="#">R-1-L</a>	<a href="#">1</a>	<a href="#">12,000</a>	<a href="#">12,000</a>	<a href="#">25 ft.</a>	<a href="#">40%</a>	<a href="#">23%</a>	<a href="#">0.6</a>
<a href="#">R-1-T</a>	<a href="#">1</a>	<a href="#">3,000</a>	<a href="#">3,000</a>	<a href="#">25 ft.</a>	<a href="#">N/A</a>	<a href="#">6%</a>	<a href="#">1.2</a>
<a href="#">R-2-S</a>	<a href="#">2</a>	<a href="#">1,200</a>	<a href="#">4,800</a>	<a href="#">28 ft.</a>	<a href="#">N/A</a>	<a href="#">2%</a>	<a href="#">1.3</a>
<a href="#">R-2-I</a>	<a href="#">2</a>	<a href="#">1,000</a>	<a href="#">4,800</a>	<a href="#">35 ft.</a>	<a href="#">N/A</a>	<a href="#">2%</a>	<a href="#">N/A</a>
<a href="#">R-2-N</a>	<a href="#">2</a>	<a href="#">3,000</a>	<a href="#">6,000</a>	<a href="#">25 ft.</a>	<a href="#">60%</a>	<a href="#">6%</a>	<a href="#">0.6</a>
<a href="#">R-2-A</a>	<a href="#">2</a>	<a href="#">3,000</a>	<a href="#">6,000</a>	<a href="#">25 ft.</a>	<a href="#">60%</a>	<a href="#">6%</a>	<a href="#">0.6</a>
<a href="#">R-2-L</a>	<a href="#">2</a>	<a href="#">4,000</a>	<a href="#">8,000</a>	<a href="#">35 ft.</a>	<a href="#">40%</a>	<a href="#">8%</a>	<a href="#">N/A</a>
<a href="#">R-3-S</a>	<a href="#">3</a>	<a href="#">2,100</a>	<a href="#">6,300</a>	<a href="#">25 ft.</a>	<a href="#">N/A</a>	<a href="#">250 sq. ft./unit</a>	<a href="#">N/A</a>
<a href="#">R-3-4</a>	<a href="#">4</a>	<a href="#">1,700</a>	<a href="#">4,500</a>	<a href="#">25 ft.</a>	<a href="#">N/A</a>	<a href="#">200 sq. ft./unit</a>	<a href="#">N/A</a>
<a href="#">R-3-T</a>	<a href="#">N/A</a>	<a href="#">Table 29</a>	<a href="#">3,000</a>	<a href="#">28 ft.</a>	<a href="#">N/A</a>	<a href="#">250 sq. ft./unit</a>	<a href="#">N/A</a>
<a href="#">R-4-R</a>	<a href="#">N/A</a>	<a href="#">Table 29</a>	<a href="#">18,000</a>	<a href="#">28 ft.</a>	<a href="#">N/A</a>	<a href="#">150 sq. ft./unit</a>	<a href="#">N/A</a>
<a href="#">R-4-N</a>	<a href="#">N/A</a>	<a href="#">Table 29</a>	<a href="#">18,000</a>	<a href="#">38 ft. (3 stories)</a>	<a href="#">N/A</a>	<a href="#">150 sq. ft./unit</a>	<a href="#">N/A</a>
<a href="#">R-4-H</a>	<a href="#">N/A</a>	<a href="#">Table 29</a>	<a href="#">18,000</a>	<a href="#">Varies (5-24 stories)</a>	<a href="#">50%</a>	<a href="#">150 sq. ft./unit</a>	<a href="#">N/A</a>
<a href="#">RM</a>	<a href="#">N/A</a>	<a href="#">2,400</a>	<a href="#">18,000</a>	<a href="#">30 ft. (2 stories)</a>	<a href="#">65%</a>	<a href="#">200 sq. ft./unit</a>	<a href="#">N/A</a>
<a href="#">R-4-U</a>	<a href="#">N/A</a>	<a href="#">Table 29</a>	<a href="#">22,500</a>	<a href="#">65 ft. (5 stories)</a>	<a href="#">N/A</a>	<a href="#">150 sq. ft./unit</a>	<a href="#">3.0</a>

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

**Table 29: Residential Densities for Multi-Family Districts**

<u>District</u>	<u>Site Area (sq. ft.)</u>	<u>Site Width (ft.)</u>	<u>Permitted Density by Site Area (sq. ft.) Per Unit</u>
<u>R-3-T</u>	<u>0-3,200</u> <u>3,201-15,000</u> <u>15,001 or more</u>	<u>0-25</u> <u>26-120</u> <u>121 or more</u>	<u>1 unit per lot</u> <u>1 unit per 3,000 sq. ft.</u> <u>1 unit per 2,400 sq. ft.</u>
<u>R-4-R</u>	<u>0-3,200</u> <u>3,201-15,000</u> <u>15,001 or more</u>	<u>0-25</u> <u>26-120</u> <u>121 or more</u>	<u>1 unit per lot</u> <u>1 unit per 1,500 sq. ft.</u> <u>1 unit per 1,450 sq. ft.</u>
<u>R-4-N</u>	<u>0-3,200</u> <u>3,201-15,000</u> <u>15,001-22,500</u> <u>22,501 or more</u>	<u>0-25</u> <u>26-120</u> <u>121-180</u> <u>181 or more</u>	<u>1 unit per lot</u> <u>1 unit per 1,500 sq. ft.</u> <u>1 unit per 1,200 sq. ft.</u> <u>1 unit per 975 sq. ft.</u>
<u>R-4-H</u>	<u>0-3,200</u> <u>3,201-15,000</u> <u>15,001-22,500</u> <u>22,501 or more</u>	<u>0-25</u> <u>26-120</u> <u>121-180</u> <u>181 or more</u>	<u>1 unit per lot</u> <u>1 unit per 1,500 sq. ft.</u> <u>1 unit per 1,200 sq. ft.</u> <u>1 unit per 175-310 sq.ft.</u>
<u>R-4-U</u>	<u>0-3,200</u> <u>3,201-15,000</u> <u>15,001-22,500</u> <u>22,501-30,000</u> <u>30,001 or more</u>	<u>0-25</u> <u>26-120</u> <u>121-180</u> <u>181-240</u> <u>241 or more</u>	<u>1 unit per lot</u> <u>1 unit per 1,500 sq. ft.</u> <u>1 unit per 975 sq. ft.</u> <u>1 unit per 500 sq. ft.</u> <u>1 unit per 400 sq. ft.</u>

Source: Municipal Code, City of Long Beach  
 Suffix denotes: N = standard lot, T = townhomes; H = high rise; U = urban

**Parking Requirements**

Parking requirements for residential districts vary 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 the development of housing. The Planning Commission may reduce the parking standards for residential projects for lower income seniors and disabled residents when 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. 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.

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 [2013-2021](#) 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.

<b>Table 30: Parking Requirements</b>		
<b>Residential Use</b>	<b>Required Number of Spaces</b>	
<b>General Requirement</b>	<b>Market Rate</b>	<b>Low Rent</b>
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
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;

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

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.

***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%](#) 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 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 [393](#) affordable housing units in

the coastal zone since 1980. [In all cases, the developers opted to pay the in-lieu fees. Under the City’s replacement housing requirements, payment of the in-lieu fees per City fee schedule would be considered as fulfilling the replacement requirement. Collected funds were used to develop two affordable housing projects. Through this replacement policy the City has provided 393 affordable units in the Coastal Zone since 1980, equivalent to replacement credits of 428 units \(see detailed breakdown in Table 36: Payment of In-Lieu Fee for Affordable Housing in Coastal Zone\).](#)

**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. [Table 31](#) summarizes the housing types permitted within Long Beach’s primary residential zone districts.

<b>Table 31: Housing Types by Residential Zone</b>									
	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> <sup>3</sup>	<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> <sup>3</sup>	<i>P</i>	■	<i>P</i>	<i>P</i>	<i>P</i>	■
Four-Family Dwelling	■	■	<i>P</i> <sup>3</sup>	<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> <sup>1</sup>	<i>A</i> <sup>2</sup>	<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> <sup>4</sup>	<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

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 2,400 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, 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 [\(including developmental disabilities\)](#). 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 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:

- 57 adult residential care facilities, ranging in size from 3 beds to 85 beds, with a total of 728 beds;
- 7 group homes for children, ranging in size from 6 beds to 29 beds, with a total of 75 beds;
- 2 small family homes for children, totaling 5 beds;
- 3 residential care facilities for the chronically ill, totaling 32 beds; and
- 42 residential care facilities for the elderly, ranging in size from 4 beds to 262 beds, with a total of 2,128 beds.

Overall, nearly 3,000 beds are being provided in these group care facilities.<sup>10</sup> 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 impaction 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.

### 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.”

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<sup>10</sup> [California Department of Social Services, https://secure.dss.cahwnet.gov/ccld/securenet/ccld\\_search/ccld\\_search.aspx](https://secure.dss.cahwnet.gov/ccld/securenet/ccld_search/ccld_search.aspx)

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. [The City has reviewed this definition and determined that it does not present](#) potential constraints to housing for persons with disabilities. [The City of Long Beach has an excellent track record of providing various housing options for special needs population. Nevertheless, the City will amend the Zoning Code to revise the definition of family to "any group of individuals living together based on personal relationships."](#)

### Building Code

The City [adopted the 2013 California Building Code, to be effective on January 1, 2014](#). 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 [entitlement](#) 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 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 [Administrator](#) or Building Official for review and consideration. The Zoning [Administrator](#) 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 [Administrator](#). A hearing with the Zoning [Administrator](#) 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 [Administrator](#) 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 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.

[Prior to 2013](#), the City conditionally permitted 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 [have been](#) 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 ([54](#) beds for families), Long Beach Rescue Mission ([130](#) beds for men), Lydia House ([40](#) beds for women and children), Women Shelter (32 beds for domestic violence victims), Project Achieve (59 beds for adults), etc.

[Pursuant to commitments in the 2008-2014 Housing Element](#), the City amended the Zoning Code [in 2013](#) 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 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 [public and private partner](#) agencies has been located on this IP-zoned site at 1301-1327 W. 12<sup>th</sup> Street. Services at the Center include: showers, laundry, [mail](#), medical clinic, employment assistance, case management, and shelter and housing placement assistance.

Similarly, The Villages at Cabrillo located nearby in PD-31, is a collaborative partnership of [17](#) 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, 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. [Three facilities have opened in The Villages since 2009.](#) The Family Commons, [which opened in](#) 2009 features 81 units of permanent affordable housing in six residential buildings, along with three new community buildings. The majority of the population in the Family Commons is of Long Beach origins. This facility is specifically targeted to providing assistance to homeless families with mental

disabilities. [The Knabe Exchange, a new 5,829-square-foot supportive services and commercial facility with a focus on veterans, also opened in 2009. In 2012, the Elizabeth Ann Seton Residence began serving homeless families. As of 2013, this facility has 54 beds.](#)

Hence, the nexus between providing supportive services and supportive housing is a strong reason for emergency shelters 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.

According to the Continuum of Care Homeless Population Gaps Analysis the City's emergency shelter gap is [1,620](#) beds for individuals ([Table 15](#)). 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).

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. 12<sup>th</sup> 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***

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.

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 300+ beds of transitional housing and services for men, women, and unaccompanied youth. [The City of Long Beach regulates transitional and supportive housing as a residential use in the same manner as similar uses in the same zone, as:](#)

- [Residential Care Facilities – if they meet the State definition under the Lanterman Disability Services Act;](#)
- [Dwelling Units – if they meet the California Building Code definition of a dwelling unit; or](#)
- [Special Group Residence – if they do not meet either of the above definitions.](#)

In 2013, the City codified a [Zoning Administrator Interpretation to ensure that transitional and supportive housing is regulated as a residential use and subject to the same conditions for similar uses in the same zone.](#)

### ***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 Development [Services](#) Department enforces State and local regulations governing the maintenance of residential buildings. The Code Enforcement Division administers 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 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. [Table 32](#) summarizes the approximate planning project processing time in the City and [Table 33](#) 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 [Table 33](#), 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 Section 4, Housing Resources, of [this](#) Housing Element, [many of the entitled projects have more than 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.

<b>Table 32: Planning Timelines</b>	
<b>Planning Process</b>	<b>Timeline</b>
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	

**Table 33: Building Timelines**

Building Project	Timelines	
	1 <sup>st</sup> Review	2 <sup>nd</sup> 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:

- 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.

[In addition, the review committee has authority to waive certain development standards, including standards that may make a critical difference to the feasibility of a project. The list of possible waivers includes requirements for open space, courtyard dimensions, and guest parking, among others. Specific findings are necessary for such waivers, in addition to the approval findings described above.](#)

### ***Development Services Center***

Pursuant to the Permit Streamlining Act, the [Permit](#) 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 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

### Planning Fees

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. [Table 34](#) summarizes the common planning fees charged for providing associated services for new housing development. [Certain fees have been reduced in FY 2013 and all fees are held constant for FY 2014.](#)

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

<b>Services Provided</b>	<b>Single- and Multi-Family Units</b>
Administrative Use Permit	<a href="#">\$4,372.00/permit</a>
Conditional Use Permit	<a href="#">\$8,744.00 / permit</a>
Local Coastal Development Permit	<a href="#">\$4,809.20/ application</a>
Modifications (no hearing to approval final map)	<a href="#">\$1,502.88/ modification</a>
Site Plan Review: Conceptual	<a href="#">\$5,137.10/ application plus \$1.64 / 100 sq. ft.</a>
Committee (staff) Approval	<a href="#">\$6,558.00/ application plus \$3.28 / 100 sq. ft.</a>
Planning Commission Approval	<a href="#">\$10,930.00/ application plus \$3.28 / 100 sq.</a>
Standard Variance	<a href="#">\$6,011.50/ application</a>
Zoning Amendments: Zoning Ordinance (map)	<a href="#">\$10,930.00/ zone change</a>
Tentative Maps: Condo Conversion	<a href="#">\$3,825.50</a>
Final Maps: Condo Conversion	<a href="#">\$8,197.50/ application plus \$136.63/ unit</a>
New Construction	<a href="#">\$5,628.95/ application plus \$136.63/ unit</a>
Vesting Final Map	<a href="#">\$2,130.26 additional fee/ application</a>
General Plan Amendment	<a href="#">\$10,930.00/ amendment</a>
Source: City of Long Beach, Development Services Department	

**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. [Table 35](#) below details these impact fees. [School fees are set by the Long Beach Unified School District \(LBUSD\) pursuant to State legislation. The City does not assess or collect the fees on behalf of LBUSD.](#)

<b>Service Provided</b>	<b>Single Family Residence</b>	<b>Multi-Family</b>
School Impact Fee*	<a href="#">\$5.12 per sq. ft.</a>	
Sewer Capacity Fee	<a href="#">\$93.20 per unit</a>	
Fire Facilities Fee	\$496/unit	\$378/unit
Police Facilities Fee	\$703/unit	\$537/unit
Park and Recreation Facilities Impact Fee**	<a href="#">\$4,613/unit</a>	<a href="#">\$3,563/unit</a>
Transportation Improvement Fee**	\$1,125 per residential unit \$663.75 per senior citizen unit	
<small>Source: Development Services Department, City of Long Beach                      * <a href="#">Not assessed or collected by the City of Long Beach</a>                      ** Exempt for housing that is affordable to low-income households.</small>		

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.

[Recent studies compared Long Beach fees with those of other California jurisdictions. A 2011 study for the City of Long Beach examined combined plan check, permit, and impact fees in eleven California cities using sample projects. Fees in Long Beach, as a percentage of project cost, ranked in the middle of fees for the eleven cities for new single-family homes and for a 50-unit mixed-use project. For a small 8-unit multi-family project, Long Beach fees ranked third in the study. A 2012 national study of impact fees provides a similar assessment of fee costs in Long Beach in comparison to other California cities.](#)

## 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 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 [Housing Element](#) law requires a review of the City's success in maintaining affordable units in the coastal zone. [Pursuant to Government Code \(GC\) Section 65590, "the conversion or demolition of existing residential dwelling units occupied by persons and families of low or moderate income...shall not be authorized unless provision has been made for the replacement of those dwelling units with units for persons and families of low or moderate income."](#) However, the GC further stipulates several exemptions to the replacement requirement. Specifically, GC 65590(b)(3) provides the following exemption:

*["The conversion or demolition of a residential structure located within the jurisdiction of a local government which has within the area encompassing the coastal zone, and three miles inland therefrom, less than 50 acres, in aggregate, of land which is vacant, privately owned and available for residential use."](#)*

[The City of Long Beach is primarily built out with less than 50 acres of vacant, privately owned, residential land in or within three miles of the Coastal Zone. The most significant opportunities for residential use within three miles of the Coastal Zone are parking lots in the Downtown area, which are owned by the City, not privately held.](#)

[Nevertheless, the City of Long Beach adopted its own ordinance \(MC 21.61 - Maintenance of Low Income Housing in the Coastal Zone\),](#) 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. [The City ordinance allows for several methods of replacement:](#)

- [On-site new units;](#)
- [Off-site new units;](#)
- [Off-site rehabilitated units;](#)
- [Off-site converted units; or](#)
- [In-lieu fees.](#)

The City's in-lieu fees were established by ordinance and are updated annually in accordance with the change in the Building Cost Index (BCI) from January to January. Currently, the fees range from \$18,000 to \$46,000 per removed unit depending on the unit's size and affordability level. Partial credits are given if the developer is already required to pay relocation assistance. Funds collected are deposited into a special account administered by the City within the City's dedicated Housing Fund. 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 7<sup>th</sup> Street on the East. Depending on the market conditions and the specific opportunities available for affordable housing development at the time (such as new construction vs. rehabilitation), the amount of subsidies required to provide affordable housing varies. Therefore, the City's ordinance assumes the payment of in-lieu fees according to the City's established fee schedule to have met the one-to-one replacement requirement.

The ordinance also provides for two exemptions from the replacement requirements:

- If the residential structure has been condemned and would require the expenditure of 50% or more of the improvement value (not including land value) to meet applicable building codes; or
- If the removal is for the purpose of building two or fewer residential units, or for converting two or fewer rental units to condominium type units.

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 for a total of 429 units. Table 36 summarizes the affordable units removed between 2000 and 2012.

Property Address	Reason for Removal	# Units Removed	Year	In-Lieu Fee
1000 E. Ocean	Demolition (replaced with new construct)	57	2000	\$1,206,800
215 Euclid	Apt to Condo Conversion	25	2001	\$322,500
1062 E. 2nd St	Apt to Condo Conversion	7	2006	\$122,614
2138 E. 1st Street	Apt to Condo Conversion	10	2006	\$262,100
1605 E. 2nd St	Apt to Condo Conversion	12	2007	\$238,154
<b>Total</b>		<b><u>111</u></b>		<b><u>\$2,152,168.00</u></b>

In all cases above, the developers opted to pay in-lieu fees totaling \$2,152,168, which accrued interest totaling \$80,610. Under the City's replacement housing requirements, payment of the in-lieu fees per City fee schedule would be considered as fulfilling the replacement requirement of 111 units. Funds from the Coastal Zone Replacement Housing Fund were used toward two projects with a total of 76 units (Puerto Del Sol and Palace Hotel). The Coastal Zone Replacement Housing Fund currently has a balance of \$47,346.

Through this replacement policy the City has provided 393 affordable units since 1980, equivalent to replacement credits of 428 units.

<b><u>Table 37: Affordable Housing in Coastal Zone</u></b>		
<b><u>Project</u></b>	<b><u>Affordable Units Created</u></b>	<b><u>Equivalent Replacement Credits</u></b>
<u>Lois Apts.</u>	<u>24</u>	<u>24</u>
<u>Pacific City Lights</u>	<u>26</u>	<u>26</u>
<u>530 Elm</u>	<u>16</u>	<u>16</u>
<u>Neo Zoe</u>	<u>17</u>	<u>17</u>
<u>1146 Stanley</u>	<u>12</u>	<u>12</u>
<u>1027 Redondo</u>	<u>12</u>	<u>12</u>
<u>1045 Redondo</u>	<u>12</u>	<u>12</u>
<u>Long Beach &amp; Anaheim - META</u>	<u>198</u>	<u>198</u>
<u>Puerto Del Sol</u>	<u>63</u>	<u>111*</u>
<u>Palace Hotel</u>	<u>13</u>	
<b><u>Total</u></b>	<b><u>393</u></b>	<b><u>428</u></b>

\* In-lieu fees received for the demolition/conversion of 111 affordable units are considered adequate to fulfill the replacement requirement of the 111 units removed pursuant to the City's replacement policy. The funds collected were used to create 76 units in the Puerto Del Sol and Palace Hotel.

**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 125 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 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.

## IV. 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.<sup>11</sup> The RHNA is distributed by income category. For the [2013](#) Housing Element update, the City of Long Beach is allocated a RHNA of [7,048](#) units as follows:

- [Extremely Low Income \(up to 30% of AMI\): 886 units<sup>12</sup> \(12%\)](#)
- [Very Low Income \(31% to 50% of AMI\): 887 units \(13%\)](#)
- [Low Income \(51% to 80% of AMI\): 1,066 units \(15%\)](#)
- [Moderate Income \(81% to 120% of AMI\): 1,170 units \(17%\)](#)
- [Above Moderate Income \(more than 120% of AMI\): 3,039 units \(43%\)](#)

[The RHNA for this planning period commences on January 1, 2014 and covers through October 31, 2021.](#) The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these units. 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.

<sup>11</sup> Southern California Association of Governments (SCAG) covers a six-county region, including Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial.

<sup>12</sup> [The City has a RHNA allocation of 1,773 very low income units \(inclusive of extremely low income units\). Pursuant to State law \(AB 2634\), 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 as extremely low. Therefore, the City's RHNA of 1,773 very low income units may be split accordingly into 886 extremely low \(50%\) and 887 very low income \(50%\) units. However, for purposes of identifying adequate sites for the RHNA, State law does not mandate the separate accounting for the extremely low income category.](#)

## 2. Future Residential Development Potential

Future residential development will focus in several planned development districts and high-density residential areas.

### Entitled and Proposed Developments

Because the RHNA for this 2013-2021 Housing Element begins on January 1, 2014, housing developments that have received entitlement but are not expected to issue building permits until January 2014 can be credited toward the RHNA. Table 38 lists the projects that have received entitlement but are not yet permitted. Among the entitled projects, the majority of the units are market-rate units and therefore not likely to be affordable to lower income households. However, two affordable housing projects have been entitled – MetaHousing and Safran Senior Housing Project. These two projects will provide a total of 66 lower income units. One proposed project is being reviewed.

**Table 38: Entitled and Proposed Developments**

Address	Name	Units	Very Low	Low	Moderate	Upper
<b><u>Entitled Projects</u></b>						
<a href="#">431 E. 6<sup>th</sup> St.</a>	<a href="#">30 units</a>	<a href="#">30</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">30</a>
<a href="#">777 E. Ocean Blvd.</a>	<a href="#">Shoreline Gateway</a>	<a href="#">447</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">447</a>
<a href="#">2010 E. Ocean Blvd.</a>	<a href="#">40 units plus 72 hotel rooms</a>	<a href="#">40</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">40</a>
<a href="#">2114 Long Beach Blvd.</a>	<a href="#">MetaHousing – Affordable Project</a>	<a href="#">41</a>	<a href="#">41</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
<a href="#">11 Golden Shore</a>	<a href="#">Golden Shore Master Plan</a>	<a href="#">1,370</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">1,370</a>
<a href="#">Long Beach Blvd. &amp; Anaheim - SW Corner</a>	---	<a href="#">160</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">160</a>	<a href="#">0</a>
<a href="#">150 W. Ocean Blvd.</a>	<a href="#">OceanAire</a>	<a href="#">216</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">216</a>
<a href="#">304 Obispo</a>	<a href="#">Safran Senior Affordable Project</a>	<a href="#">25</a>	<a href="#">0</a>	<a href="#">25</a>	<a href="#">0</a>	<a href="#">0</a>
<a href="#">245 W. Broadway</a>	---	<a href="#">222</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">222</a>
<a href="#">City Hall East 100 Long Beach Blvd.</a>	<a href="#">Adaptive Reuse</a>	<a href="#">156</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">156</a>
<b><u>Subtotal:</u></b>		<b><u>2,707</u></b>	<b><u>41</u></b>	<b><u>25</u></b>	<b><u>160</u></b>	<b><u>2,481</u></b>
<b><u>Projects Proposed</u></b>						
<a href="#">125 Linden Ave.</a>	<a href="#">Broadlind Condos</a>	<a href="#">49</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">49</a>
<b><u>Subtotal:</u></b>		<b><u>49</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>49</u></b>
<b><u>TOTAL:</u></b>		<b><u>2,756</u></b>	<b><u>41</u></b>	<b><u>25</u></b>	<b><u>160</u></b>	<b><u>2,530</u></b>

### ***Identifying Sites Suitable for Housing***

In identifying the sites available for accommodating the 2014-2021 RHNA, the City began by reviewing and updating the sites inventory compiled for the previous Housing Element (2008-2014). Due to the depressed housing market and associated economic recession, development activities in the City have slowed in recent years. Many of the sites identified in 2008 are still available for development.

The original sites inventory was compiled using Geographic Information Systems (GIS) analysis, staff knowledge, and field survey. Using the GIS, existing zoning (units/acre) and parcel area were used to calculate 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 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. (A density of at least 30 units/acre is needed to accommodate lower income housing targets.) Staff knowledge of existing uses, aerial photos, and field checks were used to screen properties with near-term development potential.

Staff reviewed the 2008 sites inventory, updated status of specific sites, and re-evaluated potential development based on current trends. To accommodate the 2014-2021 RHNA, additional sites are included in the inventory. Ultimately 31 sites are included in the sites inventory (many with multiple contiguous parcels) as having the potential to accommodate the City's RHNA (Table 39). A detailed list of the properties identified is included in Appendix B.

The City primarily focuses in areas where densities can exceed 30 units per acre. Each site is comprised of multiple contiguous parcels with lot consolidation potential. Among the 31 sites identified (see Table 39), seven are vacant, with the remaining 24 sites being developed with existing but underutilized or marginally viable businesses. The majority of the underutilized sites are currently used as surface parking lots, vacated buildings; others are occupied by small independent businesses. 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. Specifically, Sites 2, 3, 6, 13, 19, and 22 are interim surface parking lots under City ownership. Several are vacant lots owned by the City (Sites 12 and 24), and several are vacant lots owned by the LBCIC (Sites 27, 28, and 31). In addition, one vacant lot is owned by Habitat for Humanity.

[The World Trade Center \(Site 1\), is “over-parked” by code due to the recent adoption of the Downtown Plan, which reduced required parking for uses in the Downtown area. Specifically, for office buildings, required parking was reduced from four spaces per 1,000 square feet to two spaces per 1,000 square feet. This reduction in parking provides significant opportunities for development of the existing surface parking lot at World Trade Center. As with any development project, staff will review the proposals for compliance with applicable City regulations, including parking, to determine the appropriateness of the development. If a development project seeks to remove existing required parking, that parking will either need to be replaced in the new development or a parking management plan must be developed to justify the removal of the required parking. Neither of these scenarios reduces the viability of these sites for high-density residential uses. Furthermore, the City has seen previous proposals for the World Trade Center under the old regulations \(with higher parking requirements\) that replaced the existing surface parking and still provided 1,370 units.](#)

Given the densities permitted in these areas, significant economic incentives are present to induce [recycling](#) 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. Most of the projects described below under “Achievable Densities” involve lot consolidation and recycling of existing uses of similar character and economic status as properties identified in this sites inventory.

These [31](#) sites total [approximately 56](#) acres and can accommodate [7,044](#) new units. [The majority of the sites can be developed 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 PD 30 Downtown Plan area](#), 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 [31](#) “sites” represent in reality [31](#) “groupings of contiguous parcels.” [22](#) of the [31](#) “sites” can accommodate at least 100 units, with most “sites” being able to accommodate at least 200 units. As shown [earlier](#) in [Table 22](#), 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 sites be developed as 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 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.

**Table 39: Residential Sites Inventory**

Site	Location	Zoning	Acres	Density (Units/Ac)	Potential Units	Existing Uses
1	World Trade Center (600 W. Broadway)	PD-30 Downtown <a href="#">Plan</a> , Height <a href="#">Incentive Area</a>	5.61	<a href="#">235</a>	<a href="#">1,318</a>	Parking Lot
<a href="#">2</a>	<a href="#">Cedar Ave. &amp; 3rd Street - SE Corner</a>	<a href="#">PD-30, Downtown Plan, Height Incentive Area</a>	<a href="#">1.00</a>	<a href="#">150</a>	<a href="#">144</a>	<a href="#">Parking Lot</a>
<a href="#">3</a>	Long Beach Blvd. & 1st - NW Corner	<a href="#">PD-30 Downtown Plan, Height Incentive Area</a>	2.06	<a href="#">150</a>	<a href="#">309</a>	Parking Lot
<a href="#">4</a>	Long Beach Blvd. & Spring - SE Corner	PD-29 Subarea 1 – R-4-N	8.35	44.6	372	Parking Lot
<a href="#">5</a>	Long Beach Blvd. & Willow - SW Corner	PD-29 Subarea 2 – R-4-U	3.37	108	364	Fast Food & Motel
<a href="#">6</a>	Long Beach Blvd. & Broadway - NE Corner	PD-30 Downtown <a href="#">Plan</a> , <a href="#">Height Incentive Area</a>	3.53	<a href="#">150</a>	<a href="#">529</a>	Parking Lot
<a href="#">7</a>	Long Beach Blvd. & 6th Street - NW Corner	PD-30 Downtown <a href="#">Plan</a> , <a href="#">Height Incentive Area</a>	3.53	<a href="#">150</a>	<a href="#">529</a>	Fast Food & Auto Repair
<a href="#">8</a>	Long Beach Blvd. & Willow - SE Corner	PD-29 Subarea 2 – R-4-U	2.18	108	235	Retail
<a href="#">9</a>	Long Beach Blvd. & 9th Street - SE Corner	<a href="#">PD-30 Downtown Plan, Height Incentive Area</a>	2.00	<a href="#">100</a>	<a href="#">200</a>	Retail & Parking Lot
<a href="#">10</a>	Santa Fe Ave. & Spring St. - NW Corner	R-4-R	4.92	30	148	Private Open Space
<a href="#">11</a>	Willow St. & Caspian - SW Corner	R-4-R (CCR)	2.04	30	61	Supermarket
<a href="#">12</a>	Long Beach Blvd. & 19th St. - NE Corner	PD-29 Subarea 4 – R-4-N	0.93	44.6	41	Vacant Lot
<a href="#">13</a>	<a href="#">Ocean Blvd. &amp; Pine Ave - SE Corner</a>	<a href="#">PD-6 Subarea 7</a>	<a href="#">0.82</a>	<a href="#">100</a>	<a href="#">82</a>	<a href="#">Parking Lot</a>
<a href="#">14</a>	<a href="#">918 Long Beach Blvd.</a>	<a href="#">PD-30</a>	<a href="#">0.285</a>	<a href="#">150</a>	<a href="#">43</a>	<a href="#">Used Auto Dealership</a>
<a href="#">15</a>	<a href="#">Verizon Building (200 W. Ocean Blvd) - Adaptive Reuse</a>	<a href="#">PD-6 Subarea 4</a>	<a href="#">0.51</a>	<a href="#">180</a>	<a href="#">92</a>	<a href="#">Office Building</a>
<a href="#">16</a>	<a href="#">Ocean Center Bldg. (110 W. Ocean Blvd) - Adaptive Reuse</a>	<a href="#">PD-6 Subarea 4</a>	<a href="#">0.28</a>	<a href="#">357</a>	<a href="#">100</a>	<a href="#">Historic / Office Building</a>
<a href="#">17</a>	<a href="#">Madison (110 Pine Ave) - Adaptive Reuse</a>	<a href="#">PD-30, Downtown Plan, Height Incentive Area</a>	<a href="#">0.25</a>	<a href="#">42</a>	<a href="#">168</a>	<a href="#">Historic/Office Building</a>
<a href="#">18</a>	<a href="#">Villages At Cabrillo (2001 River Avenue)</a>	<a href="#">PD-31</a>	<a href="#">3.0</a>	<a href="#">83</a>	<a href="#">250</a>	<a href="#">Old Navy Housing</a>
<a href="#">19</a>	<a href="#">SE Corner 4th St. &amp; Pacific Ave</a>	<a href="#">PD-30</a>	<a href="#">1.2</a>	<a href="#">438</a>	<a href="#">525</a>	<a href="#">Parking Lot</a>

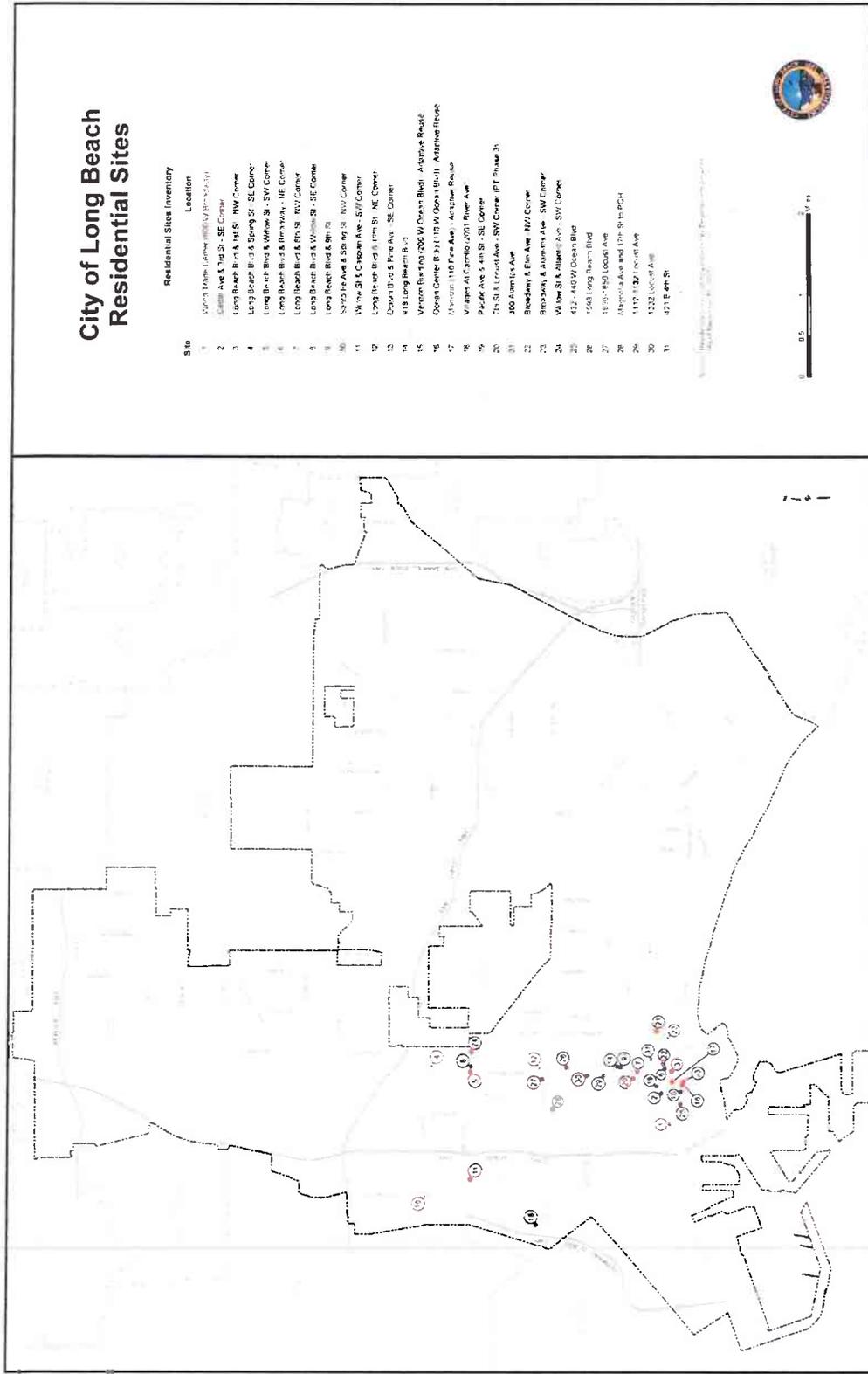
**Table 39: Residential Sites Inventory**

Site	Location	Zoning	Acres	Density (Units/Ac)	Potential Units	Existing Uses
<a href="#">20</a>	<a href="#">SW Corner 7th St. &amp; Locust (PT Phase 3)</a>	<a href="#">PD-30</a>	<a href="#">0.13</a>	<a href="#">1,538</a>	<a href="#">200</a>	<a href="#">Parking Lot</a>
<a href="#">21</a>	<a href="#">300 Alamitos</a>	<a href="#">PD-30</a>	<a href="#">0.52</a>	<a href="#">246</a>	<a href="#">128</a>	<a href="#">Parking Lot/ Billboard</a>
<a href="#">22</a>	<a href="#">Broadway and Elm</a>	<a href="#">PD-30</a>	<a href="#">0.52</a>	<a href="#">577</a>	<a href="#">300</a>	<a href="#">Parking Lot</a>
<a href="#">23</a>	<a href="#">Broadway and Alamitos - SW Corner</a>	<a href="#">PD-30</a>	<a href="#">0.65</a>	<a href="#">523</a>	<a href="#">340</a>	<a href="#">Parking Lot/ Retail</a>
<a href="#">24</a>	<a href="#">Willow St. &amp; Atlantic - SW Corner</a>	<a href="#">PD-25 Subarea 2 (R-4-N)</a>	<a href="#">3.4</a>	<a href="#">29</a>	<a href="#">99</a>	<a href="#">Vacant Lot</a>
<a href="#">25</a>	<a href="#">432-440 W. Ocean Blvd.</a>	<a href="#">PD-6 Subarea 4</a>	<a href="#">0.78</a>	<a href="#">256</a>	<a href="#">200</a>	<a href="#">Low-rise office building between two high-rise buildings on adjacent sites</a>
<a href="#">26</a>	<a href="#">1598 Long Beach Blvd.</a>	<a href="#">PD-29 Subarea 4 – R-4-N</a>	<a href="#">0.69</a>	<a href="#">44.6</a>	<a href="#">30</a>	<a href="#">Vacant Lot</a>
<a href="#">27</a>	<a href="#">1836-1850 Locust</a>	<a href="#">PD-29</a>	<a href="#">0.62</a>	<a href="#">44.7</a>	<a href="#">27</a>	<a href="#">Vacant Lot</a>
<a href="#">28</a>	<a href="#">Magnolia 17<sup>th</sup> to PCH</a>	<a href="#">R-4-N</a>	<a href="#">0.87</a>	<a href="#">17</a>	<a href="#">15</a>	<a href="#">Vacant Lot</a>
<a href="#">29</a>	<a href="#">1112-1132 Locust Ave.</a>	<a href="#">PD-30</a>	<a href="#">0.51</a>	<a href="#">70</a>	<a href="#">35</a>	<a href="#">Vacant Lot</a>
<a href="#">30</a>	<a href="#">1332 Locust</a>	<a href="#">PD-29 Subarea 5 = R-4-U</a>	<a href="#">1.0</a>	<a href="#">108</a>	<a href="#">108</a>	<a href="#">Vacant Lot</a>
<a href="#">31</a>	<a href="#">421 E. 4<sup>th</sup> St.</a>	<a href="#">PD-30 Height Incentive Area</a>	<a href="#">0.26</a>	<a href="#">200</a>	<a href="#">52</a>	<a href="#">Parking Lot</a>
		<b>Total:</b>	<b><a href="#">55.82</a></b>		<b><a href="#">7,044</a></b>	

**Notes:**

- [Appendix B has more detail on each of these sites.](#)
- [Site 28 is anticipated to have a density of 17 units per acre. However, this is a site owned by the LBCIC and therefore future development on this site is expected to be housing affordable to lower income households, regardless of density.](#)

**Figure 10: Sites Inventory**



***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 [Plan](#) area 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 ([Table 40](#)). Specifically, much of the City’s future development is expected to occur in Planned Development Districts, where flexibility in development standards is already built into the regulations for these Districts.

These recent projects 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.

<b>Project</b>	<b>PD</b>	<b>Units</b>	<b>Site Area (Acres)</b>	<b>Density Permitted (Units/Acre)</b>	<b>Density Achieved (Units/Acre)</b>
777 E. Ocean Blvd.	PD-30 – Downtown Plan	<a href="#">447</a>	<a href="#">1.1</a>	Unlimited	<a href="#">406</a>
The Lyon Project 421 W. Broadway	PD-30 – Mixed Use	291	3.6	75	80
The Gateway on 4 <sup>th</sup> Street 350 Long Beach Blvd.	PD-30 – Mixed Use	82	1.15	75	71
Olive Court 1870 Long Beach Blvd.	PD-29 – Subarea 1 R-4-N	58	1.4	44.6	41
838 Pine Ave.	PD-29 – Subarea 2 R-4-U	83	0.7	108.7	118
2355 Long Beach Blvd.	PD-29 – Subarea 3 R-4-N	46	0.8	44.6	58 (30% density bonus)
150 E. Ocean Blvd.	PD-6 – Subarea 4	216	2.2	100	100
Neo Zoe 1500 Pine Ave.	R-4-R	22	0.7	30	31
<a href="#">2010 E. Ocean Blvd.</a>	<a href="#">PD-5 – Subarea 2</a>	<a href="#">33</a>	<a href="#">0.59</a>	<a href="#">54</a>	<a href="#">56</a>
<a href="#">11 Golden Shore</a>	<a href="#">PD-6 – Subarea 1a</a>	<a href="#">1,370</a>	<a href="#">5.87</a>	<a href="#">250</a>	<a href="#">235</a>

## ***Infrastructure***

The sites proposed to address the [2013](#) 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.

## ***Developable Lots and Parcel Assembly***

[During the public outreach process, the public was asked specifically to provide input on “where new housing should be located.” The top-ranking response from this outreach process was to locate new housing near public transportation \(see Appendix A\).](#)

[A number of](#) sites suitable for housing development ([Appendix B](#)) are along the Metro Blue Line passenger rail, which runs from Long Beach to Los Angeles. [The City in partnership with SCAG is examining](#) 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. [These areas are also consistent with SB 226 urban infill CEQA reform legislation that encourages new compact development in areas already well-served by transit.](#)

[Furthering the TOD orientation, the City is using a different SCAG grant to develop a new Long Beach Boulevard Midtown Specific Plan, updating the Long Beach Boulevard Planned Development District \(PD-29\). This provides](#) the financial and visioning tools for the preparation of [a new PD-29 ordinance that will expand the design guidance for the corridor to create a more pedestrian oriented environment.](#) 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 focus of the plan is to create additional development opportunities and to create a wellness corridor, including a wider range of housing types as well as recreational opportunities for existing and new residents.](#)

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.

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

1. Over the last ten [to fifteen](#) years, local development history is that mixed use zoned properties in the Downtown (PD-30) and along Long Beach Boulevard (PD-29) are being developed with multi-family, high density residential units and parking, and very little commercial square footage, if any. The commercial square footage, when added is intended to serve daily-needs of residents and generally occupies less than 5% of the building. In planning staff's experience, this has never been an impediment to the achievement of maximum residential densities.
2. Although non-residential development uses could occur in PD-29 and PD-30 on some of the sites anticipated for future housing development over the next few years, the local commercial real estate market is indicating high vacancy rates and new commercial (office and retail) development applications are not being received by the Development Services Department. Even fully entitled commercial projects are not being constructed in today's economic downturn; this is not expected to change in the near future.
3. Even if non-residential development were to occur, by no means do these [29](#) 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, [PD-5, PD-6, and PD-31](#).

[The City's sites inventory for the RHNA \(Table 39\) includes primarily vacant or underutilized commercial properties with limited existing residential uses. Most of these sites are located in PD-30 \(Downtown\) and PD-29 \(Long Beach TOD\). Development of these properties into mixed use or high-density multi-family residential uses will not result in the displacement of existing residents, as no significant removal of existing housing is anticipated to make room for new housing development in these areas. Since adoption of the Downtown Plan, no mixed use or residential development has resulted in the demolition any residential units.](#)

[Furthermore, historical and recent development along the Long Beach TOD Corridor \(PD-29\) has shown little or no evidence of gentrification. In fact, the situation is just the opposite in the LBTOD. The transit component of the LBTOD includes several local and regional bus lines, and the Metro Blue Line train, which opened in 1990. The Metro Blue Line is the oldest and second busiest line in the Los Angeles Metro train system, with an estimated 26 million boardings per year. In the 23 years that the Blue Line has existed, a](#)

total of 345 housing units in four projects have been developed in the LBTOD (including one 41-unit project currently in development). Of those units, 33 are market-rate and 312 are affordable. The market-rate units noted here were developed as part of the affordable projects, or as unrestricted manager units in the affordable projects. No market-rate units have been developed in the LBTOD independently of the financially assisted affordable housing projects. The development of independent market-rate housing projects did not occur in the LBTOD during the real estate boom of the early to mid-2000's. Current rents in the area do not support the development of market-rate housing.

City staff recently completed an analysis of current rent levels in the 90806 and 90813 zip codes in the LBTOD and found that the market rents are near or below the 60% AMI TCAC<sup>14</sup> rent levels (Table 41). Given current and expected future market conditions, it is likely that future housing development in the LBTOD will be predominantly affordable housing units.

<b>Table 41: Rent Survey in Long Beach TOD (PD-29)</b>				
<u>ZIP Code 90806</u>	<u>Studio</u>	<u>1-Bedroom</u>	<u>2-Bedroom</u>	<u>3-Bedroom</u>
<u>Average Rent</u>	--	<u>\$934</u>	<u>\$1,059</u>	<u>\$1,345</u>
<u>TCAC 60% AMI</u>	--	<u>\$961</u>	<u>\$1,153</u>	<u>\$1,332</u>
<u>25 properties surveyed</u>				
<u>ZIP Code 90813</u>	<u>Studio</u>	<u>1-Bedroom</u>	<u>2-Bedroom</u>	<u>3-Bedroom</u>
<u>Average Rent</u>	<u>\$700</u>	<u>\$905</u>	<u>\$1,095</u>	<u>\$1,431</u>
<u>TCAC 60% AMI</u>	<u>\$897</u>	<u>\$961</u>	<u>\$1,153</u>	<u>\$1,332</u>
<u>30 properties surveyed</u>				

**3. Adequacy of Residential Sites in Meeting RHNA**

Between the entitled and proposed developments, and sites available for future development, the City of Long Beach has capacity that is adequate to accommodate its RHNA (Table 42).

<b>Table 42: Residential Development Potential and RHNA</b>					
	<b>Very Low Income</b>	<b>Low Income</b>	<b>Moderate Income</b>	<b>Above Moderate Income</b>	<b>Total</b>
<b>RHNA</b>	<u>1,773</u>	<u>1,066</u>	<u>1,170</u>	<u>3,039</u>	<u>7,048</u>
<u>Entitled Projects</u>	<u>41</u>	<u>25</u>	<u>160</u>	<u>2,481</u>	<u>2,707</u>
<u>Proposed Projects</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>49</u>	<u>49</u>
Vacant Sites		<u>355</u>		<u>0</u>	<u>355</u>
Underutilized Sites		<u>6,689</u>		<u>0</u>	<u>6,689</u>
Total Development Potential		<u>7,270</u>		<u>2,530</u>	<u>9,800</u>

<sup>14</sup> TCAC, Tax Credit Allocation Committee

## **B. Financial Resources**

With the dissolution of redevelopment in California and diminishing State and Federal funds, the City of Long Beach has limited funding available for affordable housing activities compared to the extent of needs in the community.

### **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 \$6 million annually in CDBG funds. In the past, the City has used these funds for residential rehabilitation and code enforcement 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 2013-2021 planning period, the City of Long Beach anticipates receiving \$2.3 million in HOME funds annually. The City uses HOME funds primarily for residential rehabilitation and acquisition/rehabilitation activities.

### **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. ESG funds are used to support the operation of emergency shelters for the homeless. Annually, the City receives approximately \$650,000 in ESG funds.

### **4. Housing Trust Fund**

The City has established a Housing Trust Fund (HTF) to assist in the delivery of affordable housing. As of May 2013, the HTF has a balance of \$161,625. The purpose of the HTF is to complement funding sources such as HOME funds. 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 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.

## 5. 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 \$18,000 to \$46,000 per removed unit depending on the unit's size and affordability level. Funding is used to create affordable housing in the coastal zone. [Currently, there is a balance of \\$47,346 in the Coastal Replacement Housing Fund.](#)

## 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 [Community Investment Company \(LBCIC\)](#):*** [The Long Beach Housing Development Company \(LBHDC\) was recently disbanded and reconfigured as the Long Beach Community Investment Company \(LBCIC\).](#) The [LBCIC](#) 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 [LBCIC](#) 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.

***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:

- [Abode Communities](#)

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

## **D. Opportunities for Energy Conservation**

### **1. City Efforts**

The City's Green Building Program includes three components:

#### **a. Municipal Green Building Policy**

This policy requires that the City:

- Plan, design, construct, manage, renovate, and maintain facilities and buildings in a sustainable manner.
- Use the US Green Building Council LEED Rating System and achieve LEED Certification for all new City projects and additions of over 7,500 square feet.
- Apply it to City constructed and owned new construction & additions of over 7,500 square feet.
- Budget appropriations for projects to include funding to meet the policy requirements.

The Policy also includes building remodel and retrofit goals, and green infrastructure goals.

#### **b. Private Development**

All private development projects that meet the following criteria will be required prior to the issuance of a Certificate of Occupancy, to have registered their project with the U.S. Green Building Council with the intent to achieve a minimum level of LEED Certified in their final building design or to provide third-party verification that they meet the equivalent of the minimum requirements of LEED Certification in the final building design.

- Residential/Mixed Use: 50 or more housing units
- Commercial/Industrial: 50,000 or more square feet building area

#### **c. Construction and Demolition Recycling**

The City also has implemented a Construction and Demolition Recycling program that requires certain demolition and/or construction projects to divert at least 60% of waste from landfills through recycling, salvage or deconstruction.

## 2. Other Resources

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.
- 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.

## V. HOUSING PLAN

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[The previous sections](#) of the [2013-2021](#) Housing Element establish the housing needs, constraints, and opportunities to addressing the housing needs in Long Beach. [A summary of the City's past Housing Element accomplishments is provided in Appendix C.](#) This section presents the City's goals, policies, and programs to address housing needs during the [2013-2021](#) planning period.

### A. 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 [2013-2021](#) Housing Element. [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 considered [the needs analysis as identified through available data for population and housing units](#) (presented in Section 2 of this document), and input from community members [provided at three community workshops, study sessions, and numerous informal consultations with stakeholders](#). As described in the Introduction to this Housing Element, community members had [various opportunities to provide feedback on their concerns related to housing issues in the](#)

City, [including the three community workshops in addition to study sessions before the Planning Commission and the Long Beach Community Investment Company \(LBCIC\)](#). The culmination of these efforts revealed the following key issues:

- [Create and preserve accessible, affordable housing, especially as mixed-income developments and in mixed-income neighborhoods;](#)
- [Promote housing in areas near public transit and with access to healthy food, and disperse new housing opportunities throughout the City;](#)
- [Provide public assistance to bridge housing affordability gaps, especially for the extremely low and very low income households;](#)
- [Maintain and upgrade properties and mitigate overcrowding;](#)
- [Address homelessness and special needs populations, including housing for the elderly, disabled, large households, and veterans.](#)

The following is a summary of the key issues identified in the Housing Needs [section](#), supplemented with consideration of the community's input and California's Housing Element requirements; along with the goals and policies the City intends to implement to address the needs identified. Programs and objectives to support the goals and policies are detailed after the issues, goals and policies information is presented.

## **1. Housing Affordability**

**Issue:** Many residents have expressed concern that housing is becoming increasingly unaffordable, [especially to the extremely low and low income households. Adequately sized housing is limited and unaffordable to large households.](#)

### **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 [Housing Choice Voucher \(HVC\)](#) program and [work with](#) property owners to increase acceptance of Housing Choice Vouchers.
- Policy 1.3 Where the City provides financial assistance, require the inclusion of affordable units.
- 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, [veterans](#), 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 [lower income households](#), [seniors](#), and disabled persons [\(including persons with developmental disabilities\)](#).

Policy 2.2 Support continued efforts to implement and expand the Continuum of Care program for homeless persons. Implement the feasible 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 [\(including persons with developmental disabilities\)](#), the mentally ill, persons with substance problems, persons with HIV/AIDS, [veterans](#) 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 of 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 [Pursue opportunities to identify stable revenue sources to the Housing Trust Fund.](#)

### 3. Housing and Neighborhood Improvement

**Issue:** Housing and neighborhood conservation and preservation in Long Beach is an important means to improving 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, community facilities, and neighborhood amenities (such as access to healthy food and open space) all need upgrading or replacement.

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

Policy 3.1 Encourage 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 assistance to encourage preventative maintenance and repair.

Policy 3.4 Promote, where appropriate, the revitalization and/or rehabilitation of residential structures that 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, eliminating threats to the public health, and promoting business establishments that offer healthy food choices.

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

Policy 3.9 Provide education and outreach to tenants regarding the City's Code Enforcement program and their rights as a tenant to be provided decent, safe, and sanitary housing.

Policy 3.10 Support programs and projects which link affordable housing with other community development goals and resources.

[Policy 3.11 Promote green building standards in the rehabilitation of existing housing.](#)

#### **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 between 2000 and 2010, the housing stock increased 2.5% compared to a population increase of 0.2%, mismatches between the housing market supply and community housing needs persisted. Housing cost burden and overcrowding continue to disproportionately impact the City's lower income households. Moderate income households are also experiencing difficulty in finding decent and affordable housing, and moderate income households are not eligible for assistance under federal housing programs.](#)

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

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 2014-2021 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 [Finalize an ordinance for Planning Commission/City Council consideration to encourage](#) 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 Promote mixed-generation housing that accommodates both families and elderly households.](#)

## **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:** [Many households aspire to home ownership. However, the price of ownership housing is often beyond the financial means of most lower and even moderate income households.](#)

### **Goal 6: Provide Increased Opportunities for Home Ownership**

- Policy 6.1 Provide 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 [households](#) displaced due to demolition, condominium conversion, and persons displaced due to code enforcement activities of illegally converted or substandard residential dwellings.

## **B. Housing Programs**

This section describes programs that are designed to encourage the maintenance, improvement, development and conservation of housing in the City for the [2013-2021](#) 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;
- [Fair and Equal Housing Opportunity; and](#)
- [Monitoring and Review](#)

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 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 [acquisition/rehabilitation](#) projects with affordability covenants. A total of [4,260](#) publicly assisted multi-family units [as well as approximately 7,000 families assisted through the HCV Program](#) 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 [potentially](#) at risk of conversion to market rate due to the expiration of project-based Section 8 contracts. The preservation of these and other affordable housing units is an important goal for Long Beach.

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

Long Beach has [65](#) rental complexes that receive government assistance in return for providing housing that is affordable to low-income households. Of this total, [23](#) of the projects may lose their affordability controls by [October 15, 2023 \(timeline of at-risk housing analysis\)](#) due [primarily](#) to the expiration [of project-based](#) Section 8 [contracts](#). [All of these](#) at-risk projects are owned by nonprofits and are therefore unlikely to convert to market rate. Options to preserve affordability of these units are as follows:

- a. [Provision of rental assistance to tenants using other funding sources including the Section 8 Tenant Based Rental Assistance \(TBRA\) HCV Program administered by the Housing Authority of the City of Long Beach \(HACL B\)](#);
- b. [Refinancing the projects](#);
- c. [Provision of staff or technical assistance](#); and
- d. Provision of [financial](#) incentives [\(if available\)](#) to [maintain](#) continued affordability.

2013-2021 Objectives and Time Frame:

- Annually monitor status of the [1,600](#) affordable housing units [in 21 projects](#) that are at risk of converting to market rate. Seek to preserve [these affordable units](#) for extremely low income households and very low income households.
- 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 [available housing](#) 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 through [acquisition](#)/rehabilitation efforts.
- Provide tenant education and information on special Section 8 voucher assistance set aside by the [HACLB](#) for residents displaced or impacted by the conversion of federally assisted housing projects.

Responsible Agencies: [HACLB; Development Services Department/ Housing & Community Improvement](#)

Funding Sources: HOME and [Federal Department of Housing and Urban Development \(HUD\)](#)

**[Program 1.2: Housing Choice Voucher \(aka Section 8 Rental Assistance\)](#)**

The tenant-based [Housing Choice Voucher program](#) provides a portable form of housing assistance. The Housing Choice Voucher Program ([commonly known as Section 8](#)) 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 [participation in the HCV program](#). 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 close to 7,000 households hold Housing Choice Vouchers and almost approximately 3,000 more households 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 from becoming homeless. The HCV 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 using HOME funds.

2013-2021 Objectives and Time Frame:

- Encourage property owners to accept Housing Choice Vouchers, including working with owners of new rental developments.
- Seek to raise the payment standard to expand the stock of eligible rentals, when necessary.

Responsible Agencies:

HACLB

Funding Sources:

HUD Section 8 allocation

**Program 1.3: First Right of Refusal for Displaced Lower Income Households**

Lower income households displaced by development assisted with federal funds are required to adhere to the relocation and displacement requirements under the Uniform Relocation Act. The City has also adopted an ordinance that provides a right of first refusal to tenants displaced due to condominium conversion. Tenants are given an exclusive right of 90 days to purchase or rent the new units under the same or more favorable terms and conditions that such units will be initially offered to the general public. Furthermore, the City of Long Beach has adopted a Local Housing Preference Policy that requires developers to give preference and priority to people who live and/or work in Long Beach when selling or renting affordable housing units created through the assistance of the LBCIC or the City.

In 2012, the City conducted a survey of several major cities in California, including San Francisco, Los Angeles, San Diego, Berkeley, Santa Ana, and West Hollywood. None of these cities impose a first right of refusal requirement to market-rate developers.

2013-2021 Objectives and Time Frame:

- By 2016, explore local options to extend first right of refusal to lower income households displaced by private development. Survey other cities to benchmark their requirements for first right of refusal. Report findings to the Planning Commission and City Council in 2017 as part of the Annual Report to HCD for

Housing Element Implementation. Factors to be evaluated may include, but are not limited to:

- Applicable projects (minimum size of projects subject to the requirement);
- Income levels of displaced tenants and if priority should be established;
- Terms and conditions offered; and
- Length of offer.

Responsible Agencies: Development Services Department/Planning Bureau  
Funding Sources: None Required

## **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 elderly, homeless, persons with mental, developmental, and physical disabilities, college students, single parents, large families, veterans, 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.

### **Program 2.1: Continuum of Care**

The Homeless Services Division is responsible for coordinating homeless services and addressing the impacts of homelessness citywide. Located within the Department of Health and Human Services (Long Beach Health Department), this division provides oversight of the Long Beach Continuum of Care (CoC), a coalition of homeless service providers funded by HUD. The City of Long Beach's CoC program is responsible for coordinating more than \$7 million in federal funding each year, with an overall Homeless Services Division budget of more than \$7.8 million for FY 2013. The City distributes over half of this money for homeless services to its partner community agencies.

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 non-profit agencies co-located on one site. Services provided at the MSC 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 [multiple](#) 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.

2013-2021 Objectives and Time Frame:

- Develop new efficiency units on remaining land at the Villages at Cabrillo with at least half of these units targeted to extremely low income households and the remainder targeted to very low income households.
- Continue to support services and programs that are part of the Continuum of Care system for the homeless through the City's annual funding allocation process.

Responsible Agencies:

Health and Human Services Department; [HACLB](#)

Funding Sources:

ESG; CDBG; Shelter Plus Care

**Program 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 ([including persons with developmental disabilities](#)), 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. [The City will continue to monitor its zoning regulations to ensure the provision of a range of housing options to the City's special needs population.](#)

2013-2021 Objectives and Time Frame:

- Emergency Shelters: [In 2013, the City amended](#) the Zoning Code to permit emergency shelters by right via a ministerial approval process in the Port – IP zone and in PD-31 (Villages at Cabrillo). [The City will explore additional opportunities for allowing emergency shelters in PD-29 and the IL \(Light Industrial\) zone. Potential inclusion of sites for emergency shelters will be evaluated as part of the PD-29 Specific Plan update in 2014. Inclusion of emergency shelters in the IL zone or as an overlay in portions of the IL zone will](#)

be recommended in 2015. Factors to consider include availability of vacant and underutilized properties, access to supportive services and public transportation, as well as compatibility with surrounding uses. Annually, monitor the effectiveness of the various zones for by-right emergency shelters and pursue alternative strategies as necessary.

- Single-Room Occupancy (SRO) Housing: By the end of 2014, amend the Zoning Code to incorporate SRO housing under the provisions for Special Group Residence. Conditions for approval will be objective and pertain to performance standards such as parking, management, and security. Such conditions will be similar to those required for other Special Group Residence uses in the same zone.
- Definition of Family: Amend the Zoning Code by the end of 2014 to revise the definition of family to “any group of individuals living together based on personal relationships.”

Responsible Agencies: Development Services Department/Planning Bureau  
Funding Sources: None Required

**Program 2.3: Family Self Sufficiency**

The Family Self-Sufficiency Program is designed to assist Housing Choice Voucher (Section 8) 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 HACLB provides rent subsidies and administers an escrow savings account for each participant. Approximately 854 Housing Choice Voucher holders in Long Beach participate in this program.

2013-2021 Objectives and Time Frame:

- Continue to implement the Family Self-Sufficiency Program.
- Promote program at City website, newsletters, and brochures at public counters.

Responsible Agencies: HACLB  
Funding Sources: HUD

**Program 2.4: HOPWA Tenant-Based Rental Assistance**

The HACLB currently receives HOPWA funds to operate two housing programs:

- HOPWA Long-Term Tenant-Based Rental Assistance Program: Provides one to two years of Section 8 rental assistance, after which the assistance is rolled over into the HACLB Section 8 voucher program. Funding levels are for up to 108 households.
- HOPWA Short-Term Assistance Program (STAP): Provides periodic grants to help lower income tenants catch up with rent and utility payments and pay moving expenses. The grants provide two types of financial assistance, Short-Term Rent, Mortgage, Utilities (STRMU) assistance and Permanent Housing Placement (PHP) assistance.
  - STRMU: Provides assistance for up to 21 weeks during any 52 week period with rent, mortgage, and/or utilities (gas, electric, water and sewer), which may not be consecutive. Applicants must be living in permanent housing in Los Angeles County.
  - PHP (Move-In): Provides assistance with reasonable costs to move persons into permanent housing by covering the security deposit. Maximum amount is based on the fair market rents for Los Angeles County defined annually by HUD.

HACLB has full-time HOPWA-funded Case Managers to implement these programs and to assist lower income tenants with their overall housing needs.

**2013-2021 Objectives and Time Frame:**

- Continue to provide assistance to 108 households through the HOPWA Long-Term Tenant-Based Rental Assistance and 120 households through the Short-Term Assistance Program.
- Petition for increased funding for program.
- Promote program at City website, newsletters, and brochures at public counters.

Responsible Agencies:

HACLB

Funding Sources:

HOPWA

**Program 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.

**2013-2021 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 2017 [as part of the tri-annual update of the Building Code.](#)

Responsible Agencies: Development Services [Department/Planning Bureau and Building Bureau](#)  
Funding Sources: [None Required](#)

**Program 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 [security deposit](#) and utility hookup fees, the City created a program for income-qualified renters to provide them [rent and security deposit](#).

**2013-2021 Objectives and Time Frame:**

- Provide security deposit assistance to [350](#) homeless households. This program benefits primarily extremely low income households.
- Promote program to nonprofit service providers.

Responsible Agencies: Health and Human Services Department  
Funding Sources: HOME

**Program 2.7: VASH (Veterans Affairs Supportive Housing)**

[The City provides rental assistance to homeless veterans with case management and clinical services provided by the Long Beach Veterans Administration Medical Center. The Housing Authority of the City works closely with the VA office that provides referrals to the City's rental assistance program.](#)

2013-2021 Objectives and Time Frame:

- Lease up all 495 allocated vouchers by 2014 and pursue additional funding in the future.

Responsible Agencies: HACL B

Funding Sources: HUD-VASH Voucher Program

**Program 2.8: Continuum of Care Permanent Supportive Housing**

The City provides rental assistance for hard to serve persons with disabilities in connection with supportive services provided by US Veterans Initiative and Mental Health America of Los Angeles.

2013-2021 Objectives and Time Frame:

- Continue to provide voucher assistance to disabled veterans and pursue additional funding in the future.

Responsible Agencies: HACL B

Funding Sources: US Veterans Initiative

**Program 2.9: Project-Based Vouchers**

The City assisted with the renovations to Palace Apartments and will continue to work with United Friends of the Children to provide transitional housing to 13 youth aging out of the foster care system. In addition, 80 project-based vouchers have recently been allocated to an 81-unit new project at the Villages at Cabrillo, which is expected to be completed by the end of 2014. Among the 80 vouchers, half will be leased to homeless households (16 of which will be MHSA-qualified special needs households), and half of the units will be leased to households earning less than 60% AMI.

2013-2021 Objectives and Time Frame:

- Continue to utilize project-based vouchers to provide affordable housing for youth aging out of the foster care system, homeless households, and lower income households.

Responsible Agencies: HACL B

Funding Sources: Section 8

### **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.

#### **Program 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. [This program is funded with HOME and CalHome funds as funds are available.](#)

##### **b. Multi-Family Rehabilitation Loan**

The Multi-Family Rehabilitation Loan Program provides 0% interest loans 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 lower income tenants and the units maintained at affordable rents. A portion of the assistance will benefit extremely low income households. [This program is funded with HOME funds. PD-29 and PD-30 are key areas of focus for the Multi-Family Rehabilitation Loan program in order to preserve and enhance affordable housing in these neighborhoods. As part of the Housing Action Plan preparation in 2015, the City will establish funding priorities and strategies.](#)

##### **c. Home Improvement Rebate**

The Home Improvement Rebate 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, doors and windows, concrete work, and repair of landscaping. [This program is funded with CDBG funds.](#)

##### **d. Mobile Home Repair Grant**

[The City proposes to create a new program that provides up to \\$12,000 per unit in grant for repairs of mobile homes occupied by extremely low income households. This program will be funded with the Housing Trust Fund.](#)

### e. Tool Rental Assistance

This program provides up to \$500 towards rental of tools for home improvement projects for units occupied by lower income households.

#### 2013-2021 Objectives and Time Frame:

- Provide rehabilitation assistance to 3,032 households (up to 80% AMI) as following:
  - 250 households with Owner-Occupied Rehabilitation Loans
  - 350 households with Multi-Family Rehabilitation Loans
  - 2,000 households with Home Improvement Rebates
  - 32 households with Mobile Home Repair Grants
  - 400 households with Tool Rental Assistance
- Promote programs via City newsletters, website, and brochures at public counters.
- Pursue additional funding at State and Federal levels to support rehabilitation activities.

Responsible Agencies: Development Services Department/Housing & Community Improvement

Funding Sources: CalHome; HOME; CDBG; and Housing Trust Fund

### **Program 3.2: Neighborhood Resources**

Currently, the City's Neighborhood Resource Center (NRC) offers free assistance to neighborhood and community groups to increase their effectiveness. The NRC provides free access to a range of resources such as meeting areas, neighborhood group mail boxes, 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.

The Neighborhood Leadership Program is a six-month training program teaching CDBG Target Areas residents the principles of effective leadership and provides examples of how to solve neighborhood problems. Each student must complete a community project to "graduate" from the program.

#### 2013-2021 Objectives and Time Frame:

- As funding permits, continue to support neighborhood and community groups with services and technical support.

- [Advertise services available via City website and newsletter.](#)

Responsible Agencies: [Development Services Department/Neighborhood Services Bureau](#)

Funding Sources: CDBG

### **Program 3.3: Comprehensive Code Enforcement**

[Code enforcement activities eliminate blight and improve the quality of the current housing stock in order to sustain a suitable living environment for the City's residents. Code Enforcement \(using several funds including both federal and local funds\) arrests blight on private property along the City's business corridors and in residential neighborhoods, including multi-housing inspections. Area team meetings are held on a monthly basis to coordinate enforcement activity. Teams consist of Code Enforcement personnel, Police, Fire, Neighborhood Improvement Coordinators, Prosecutor, City Attorney, Business License and Nuisance Abatement. The Nuisance Abatement program works with the Police, City Attorney and Code Enforcement in an effort to identify and eliminate unsuitable behaviors generated at a location.](#)

[Code Enforcement compliance is also improved by the increased coordination of Neighborhood Improvement Strategy programs, such as the Home Improvement Rebate Program, the Commercial Improvement Rebate Program, and neighborhood clean-ups. By combining proactive programs with traditional code enforcement activities, the City is better able to sustain the current housing stock and increase the livability of our neighborhoods.](#)

[Development Services Department, Code Enforcement division also administers a Multi 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. 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.](#)

[In addition, the City will be exploring the feasibility of establishing a rental escrow account program as an enforcement tool to encourage landlords to maintain their properties and to bring properties that have existing violations into compliance. A property that has been cited with outstanding building, health and safety code violations may be placed in the rental escrow program. Rents or a portion of the rents from the affected property would be placed in an escrow account, which can only be used for specific purposes \(such as repairs\) as established by the program. The property could only be removed from the program if it clears all outstanding violations.](#)

[The City will also explore other options such as the Franchise Tax Board's Substandard Housing program. Substandard housing is property in violation of the California state or local health and safety codes as determined by city or county regulatory agencies.](#)

Deductions for interest, taxes, amortization, or depreciation expenses are not allowed for substandard property during the time the regulatory agency determines the property as substandard.

2013-2021 Objectives and Time Frame:

- Continue to perform inspections and train residents in nuisance abatement procedures.
- Inspect an average of 5,500 multi-family units annually to correct code violations.
- Connect City housing rehabilitation programs with code enforcement efforts to ensure assistance is provided to lower income households in making the code corrections and improvements.
- Conclude research on rental escrow program, Franchise Tax Board Substandard Housing program, and other alternative approaches by the end of 2014. Research should include an analysis on the nature and extent of code violations and extent of persistent non-compliance. Each program option will be evaluated based on factors such as cost implications, effectiveness, and administrative burden. Report findings to the Planning Commission and City Council in 2015 as part of the Annual Report to HCD for Housing Element Implementation. By the end of 2015, develop a strategy to implement one or more of the program options that focus on addressing habitability issues.

Responsible Agencies: Development Services Department/Neighborhood Services Bureau; Code Enforcement

Funding Sources: CDBG; General Fund; Annual Health Permit Fees

**Program 3.4: Neighborhood Improvement Services**

To engage the community and to arrest deterioration, the Neighborhood Services Bureau implements various activities intended to improve the quality, environmental condition, and character of the neighborhoods of the City of Long Beach. By actively coordinating and partnering with residents, businesses, and non-profit organizations, the Bureau delivers services designed to achieve prompt compliance with health, building and safety codes, utilize City resources to eliminate blight in low-income targeted areas, and encourage community participation in activities that will improve Long Beach neighborhoods. Programs are periodically fine-tuned to continue addressing the needs of our neighborhoods by supporting improvements to our aging housing stock and the local infrastructure of our innermost neighborhoods, such as sidewalk, tree plantings, and other hardscape improvements. Furthermore, these programs will serve to empower area residents by encouraging them to take an active role in improving distressed neighborhoods.

In partnership with Code Enforcement, the Neighborhood Improvement Division (mainly using grant funds) provides the following services: the Commercial Improvement and Home Improvement Rebate Programs eliminate code violations and improve the curb appeal of business corridors and neighborhoods. The business startup grant assists new business owners with start-up costs associated with starting a new business in Long Beach. The Neighborhood Partners Program provides 10-15 matching grants per year to business and community groups citywide to complete small-scale infrastructure projects. In addition, the Urban Forestry Program installs sidewalk cuts and 1,000+ trees per year along business corridors and in neighborhoods. The Neighborhood Clean Up Assistance Program provides supplies and assists neighborhood and community groups to host over 100 cleanups event per year removing over 1,000 tons of illegally dumped trash and debris. The Neighborhood Resource Center provides resources and training to assist neighborhood groups and residents to build their capacity to address neighborhood problems. The Neighborhood Leadership Program trains residents to become more effective grassroots community leaders.

2013-2021 Objectives and Time Frame:

- Continue to implement various neighborhood improvement programs, such as Neighborhood Partners, Urban Forestry, Home Improvement Rebates, Neighborhood Clean Up, and Neighborhood Leadership.

Responsible Agencies: Development Services Department/Neighborhood Services Bureau

Funding Sources: CDBG

**Program 3.5: Foreclosure Registry**

The presence of vacant, abandoned or foreclosed residential properties can lead to neighborhood decline by creating an unattractive public nuisance that could contribute to lower property values and could discourage potential buyers from purchasing a home adjacent to or in neighborhoods with vacant, abandoned or foreclosed residences. Many vacant, abandoned or foreclosed properties are the responsibility of out of area or out of state lenders and trustees. In many instances the lenders and/or trustees fail to adequately maintain and secure these properties.

To preserve the health, safety and welfare of residents and the community, and to the extent possible, protect neighborhoods from declining property values, aesthetic decay, and/or loss of character, the City adopted the Foreclosure Registry Ordinance in 2011. The ordinance requires that every residential property that is issued a Notice of Default be registered with the City of Long Beach. In addition, the ordinance establishes maintenance and security requirements on the properties and associated fines and penalties for noncompliance.

2013-2021 Objectives and Time Frame:

- Ongoing implementation of the Foreclosure Registry Ordinance.

Responsible Agencies: Development Services Department/Housing & Community Improvement

Funding Sources: Departmental budget

**Program 3.6: Lead-Based Paint Hazard Abatement**

Based on housing unit age, it is estimated that approximately 60,000 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.

In FY 2012, the Department of Health and Human Services Bureau of Environmental Health was awarded a three-year \$2.5 million grant from HUD to continue its Lead Hazard Control (LHC) Program. The LHC Program identifies low income residences (with a focus on families with children under six years old), and address lead poisoning hazards created by lead-based paint. The program hires painting and construction companies that are certified to work with lead, and families are relocated during the renovations. The program is also responsible for conducting outreach/education events in the community, and training economically disadvantaged people in lead-safe work practices so that they may be hired as part of these renovations.

Furthermore, all CDBG, HOME, and ESG-funded housing programs and projects have incorporated lead-based paint hazard reduction efforts. In addition, Code Enforcement uses Lead Safe Work Practice (LSWP) standards to correct code enforcement violations.

2013-2021 Objectives and Time Frame:

- The LHC Program has established the following work program for FY 2012 – FY 2015:
  - Enroll 205 housing units into the program and obtain owner consent to inspect units for lead hazards.
  - Conduct assessment on 195 units.
  - Complete abatement for 185 units.
  - Conduct 20 outreach events.

Responsible Agency: Health and Human Services Department; Development Services Department/Neighborhood Services Bureau

Funding Source: HUD Lead Abatement Grant; CDBG; HOME

#### 4. Housing Production

With a [diverse](#) 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 [Allocation](#) (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, 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 production in the City.

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

The Long Beach [Community Investment](#) Company (LBCIC) provides assistance to for-profit and nonprofit housing developers for the construction or rehabilitation of affordable rental and for-sale ownership housing. [LBCIC](#) assistance usually takes the form of low interest loans and all assisted units are deed restricted for occupancy by [lower](#) income households. The [LBCIC](#) seeks out other sources of funding, including HOME, State, [and Federal funds](#). [Specifically, LBCIC will continue to utilize the 15% HOME Community Development Housing Organization \(CHDO\) set-aside funds to pursue affordable housing opportunities through new construction, substantial rehabilitation, and/or acquisition/rehabilitation.](#)

##### 2013-2021 Objectives and Time Frame:

- [Annually monitor availability of State and federal funding and partner with affordable housing developers, if necessary, in applying for additional funds.](#)
- [Identify qualified nonprofit developers for partnership in affordable housing construction and acquisition/rehabilitation projects.](#)
- [Prepare and implement a Housing Action Plan \(HAP\) in 2015. The HAP will cover a range of topics, including the following:](#)
  - [Address the potential uses of a variety of funding sources available to the City \(see Program 4.4, Housing Funds\). Specifically, establish a priority in which the City should use available funds to assist in the rehabilitation of existing housing stock or for investing in new construction projects](#)
  - [Establish a strategy for the development of sites currently owned by the LBCIC, particularly those in transit-oriented neighborhoods.](#)
  - [Establish target populations for various programs, i.e. senior, disabled, veterans, families, etc.](#)
  - [Devise appropriate strategies for different neighborhoods.](#)

- [Incorporate a priority for funding to preserve and promote housing affordable to lower income households in transit rich neighborhoods and other targeted growth areas, and update the HAP every five years or as needed thereafter to reflect changes in conditions and new opportunities.](#)
- Continue to provide funding to help gap-finance affordable housing. Priority in funding is granted to projects housing special needs groups ([such as the elderly and the disabled, including those with developmental disabilities](#)) and/or enriched with supportive services such as childcare, health programs, job training, and financial and legal counseling.

Responsible Agencies: Long Beach [Community Investment Company; Development Services Department/Planning Bureau](#)

Funding Sources: HOME; [Tax Credits](#)

#### **Program 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 [of 7,048 units](#). 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.

[In addition, the City is undertaking several major efforts to expand housing opportunities throughout the City. Specifically, the City is updating its Land Use Element and PD-29 \(Long Beach Boulevard\).](#)

#### **2013-2021 Objectives and Time Frame:**

- [Maintain an adequate sites inventory for the remaining RHNA of 7,048 units \(886 extremely low income units; 887 very low income units; 1,066 low income units; 1,170 moderate income units; and 3,039 above moderate income units\).](#)
- [Identify additional opportunities for housing through updates to the following: Land Use Element and PD-29 by 2014.](#)
- Monitor development trends to ensure availability of sites for residential uses.
- Provide sites inventory to interested developers and to assist in identifying additional opportunities for residential development.

- Provide technical and financial assistance to developers of low and moderate income housing.

Responsible Agencies: Development Services Department/Planning Bureau

Funding Sources: None Required

### **Program 4.3: Adaptive Reuse**

The City has many older commercial and industrial buildings that are no longer being occupied by the highest and best uses or compatible uses with its surrounding neighborhoods. The City is moving forward with a policy change in the municipal code to amend, expand, establish and clarify alternative building regulations for the conversion of existing buildings to other uses. In particular, for the conversion of commercial or industrial buildings, or portions thereof, to residential or alternative non-residential purposes as allowed under California Health and Safety Code Section 17958.11.

#### 2013-2021 Objectives and Time Frame:

- Adoption revisions to the Municipal Code in 2014 to encourage adaptive reuse and once adopted, promote adaptive reuse to property owners and interested developers.

Responsible Agencies: Development Services Department/Planning Bureau

Funding Sources: None Required

### **Program 4.4: Affordable Housing Funding Opportunities**

The City of Long Beach has a dedicated account for most revenues earmarked for affordable housing purposes. These funding sources include CalHOME grant revenues, tax increment bond proceeds, program income, federal HOME funds, coastal zone in-lieu fees, Housing Trust Fund revenues, loan repayments, rental income from LBCIC-owned property, and funds owed to the Housing Fund through the dissolution of redevelopment.

#### 2013-2021 Objectives and Time Frame:

- On an annual basis as part of the City's budget process, the City will regularly evaluate opportunities to direct funding to the Housing Fund.
- In accordance with AB 1484, establish an amortization schedule to repay approximately \$16.3 million in debt owed the Housing Fund from the Downtown Project area related to deferred housing set-aside payments by early 2014, subject to approval by the State Department of Finance.

- In accordance with AB 1484, establish an amortization schedule by the end of 2014 to repay approximately \$8.1 million in debt owed the Housing Fund from the former Redevelopment Agency related to the advance of funds as allowed by AB x4 26 (SERAF), subject to approval by the State Department of Finance.
- AB 1484 allows a former redevelopment agency to repay loans received from its host city. Under AB 1484, when this debt is reestablished and payments begin, a portion of the loan repayment, no less than 20%, must be used for low and moderate income housing purposes. The City of Long Beach intends to reestablish this debt by 2020, subject to approval by the State Department of Finance.
- By the end of 2015, research potential redirection of condominium conversion fees for deposit into the Housing Trust Fund.
- On an annual basis, research eligible funding sources, including State Prop 1C programs, for deposit into the Housing Trust Fund.
- By the end of 2015, conduct a financial analysis and nexus study to review the viability of the Coastal Zone in-lieu fee and consider revisions to the fee structure, if necessary, as part of the FY2016-2017 budget process and master fee schedule update.
- Annually monitor the availability of State and federal funding and pursue additional funding as appropriate. Continue to partner with affordable housing developers and other supportive service providers in funding applications.

Responsible Agencies: Long Beach Community Investment Company;  
Development Services Department/Planning  
Bureau and Housing & Community Improvement  
Bureau

Funding Sources: None Required

## **5. Home Ownership Opportunity**

Long Beach has only a 42% home ownership rate, which is quite low in comparison to Los Angeles County's 48% rate, and the statewide rate of 56% home ownership. For a number of years the City has tried to raise this rate by implementing several programs to increase ownership opportunities for lower and moderate income households. However, with the dissolution of redevelopment and diminishing State and federal funds, the City's ability to make a significant impact in this area is limited.

### **Program 5.1: City First-Time Homebuyer Assistance**

The Second Mortgage Assistance program is aimed at helping first-time homebuyers by providing loans 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 affordable to lower income homebuyers.

#### 2013-2021 Objectives and Time Frame:

- Assist 25 lower income households with homebuyer assistance.
- Promote programs via City newsletters, website, and brochures at public counters.
- Pursue additional funding from State housing programs; annually explore funding opportunities with State HCD.

Responsible Agencies: Development Services Department/Housing & Community Improvement

Funding Sources: HOME; CalHome

### **Program 5.2: County First-Time Homebuyer Assistance**

With limited public resources, the City is not in a position to operate a homebuyer assistance program. However, resources are available to Long Beach residents through programs administered by the Los Angeles County Community Development Commission. Specifically, the following two programs offer homebuyer assistance to income-eligible households in the County:

- **Mortgage Credit Certificates:** The MCC Program offers the first-time homebuyer a federal income tax credit. This tax credit reduces the federal taxes the holder of the certificate pays. It can also help the first-time homebuyer qualify for a loan by allowing a lender to reduce the housing expense ratio by tax savings. The qualified homebuyer who is awarded an MCC may take an annual credit against their federal income taxes paid on the homebuyer's mortgage. The credit is subtracted dollar-for-dollar from his or her federal income taxes. The qualified buyer is awarded a tax credit of up to 15% with the remaining 85% taken as a deduction from the income in the usual manner.
- **Southern California Home Financing Authority (SCHFA):** SCHFA offers a mortgage revenue bond program that issues 30-year mortgage revenue funds at below-market interest rates. To be eligible for the program, the buyer must be a first-time homebuyer whose income may not exceed 120% of the Los Angeles County median income. The program also provides downpayment and closing

cost assistance in the form of a gift equivalent to four percent of the first loan amount.

2013-2021 Objectives and Time Frame:

- Promote program to City residents by providing information on City website, public counters, and other community locations.

Responsible Agencies: Community Development Commission of Los Angeles County; Development Services Department/Housing and Community Improvement

Funding Sources: None Required

## 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.

### *Program 6.1: 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 \$5,000 to the per-unit cost of a housing development ([see Table 35](#)). 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. [As part of the Housing Action Plan to be prepared in 2015, explore financial incentives to encourage the inclusion of affordable housing in transit-oriented development.](#)

**d. Relaxed [Development](#) 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.

**[2013-2021 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/[Planning Bureau](#)

**Funding Sources:**

[None Required](#)

## 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 [pursuant to State and Federal fair housing laws.](#)

### **Program 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.

#### 2013-2021 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:                      [Development Services](#) Department/[Neighborhood Services Bureau](#)

Funding Sources:                              CDBG

## 8. Monitoring and Review

The City will periodically review its progress in implementing the goals and policies of the Housing Element and make adjustments to improve its effectiveness.

### **Program 8.1: Annual Report**

In order to monitor the City's progress in implementing the Housing Element, the City will prepare an annual progress report to the City Council and to the State Department of Housing and Community Development (HCD).

2013-2021 Objectives and Time Frame:

- Present annual progress report to the City Council and submit to HCD.

Responsible Agencies: Development Services Department/Housing & Community Improvement/Planning Bureau

Funding Sources: None Required

**C. Summary of Programs and Objectives**

The table below summarizes the City’s quantifiable program objectives for the 2013-2021 planning period and Table 44 summarizes the housing programs in this Housing Plan.

<b><u>Table 43: Quantified Objectives for 2013-2021</u></b>					
	<b><u>Extremely Low</u></b>	<b><u>Very Low</u></b>	<b><u>Low</u></b>	<b><u>Moderate</u></b>	<b><u>Above Moderate</u></b>
<u>New Construction (RHNA)</u>	<u>886</u>	<u>887</u>	<u>1,066</u>	<u>1,170</u>	<u>3,039</u>
<u>Housing Preservation (At-Risk Housing)</u>	<u>800</u>	<u>800</u>	<u>--</u>	<u>--</u>	<u>--</u>
<u>Housing Improvement</u>					
<u>Home Rehabilitation</u>	<u>950</u>	<u>1,000</u>	<u>1,082</u>	<u>--</u>	<u>--</u>
<u>LBP Abatement</u>	<u>60</u>	<u>60</u>	<u>85</u>	<u>--</u>	<u>--</u>
<u>Rental Assistance</u>					
<u>Housing Choice Vouchers</u>	<u>3,500</u>	<u>3,500</u>	<u>--</u>	<u>--</u>	<u>--</u>
<u>Family Self-Sufficiency</u>	<u>427</u>	<u>427</u>	<u>--</u>	<u>--</u>	<u>--</u>
<u>HOPWA TBRA</u>	<u>114</u>	<u>114</u>	<u>--</u>	<u>--</u>	<u>--</u>
<u>HOME Security Deposit</u>	<u>350</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>
<u>VASH</u>	<u>243</u>	<u>242</u>	<u>--</u>	<u>--</u>	<u>--</u>
<u>Project-Based Vouchers</u>	<u>22</u>	<u>15</u>	<u>56</u>	<u>--</u>	<u>--</u>
<u>Homebuyer Assistance</u>	<u>--</u>	<u>10</u>	<u>15</u>	<u>--</u>	<u>--</u>

**Table 44: Housing Program Matrix**

<b>Topic</b>	<b>Program</b>	<b>Responsible Agencies</b>	<b>Timeframe</b>
<a href="#">Housing Assistance to, and Preservation of, Affordable Units</a>	<a href="#">1.1: Preservation of At-Risk Units</a>	<a href="#">HACLB; DS/HCI</a>	<a href="#">Ongoing</a>
	<a href="#">1.2: Housing Choice Vouchers</a>	<a href="#">HACLB</a>	<a href="#">Ongoing</a>
	<a href="#">1.3: First Right of Refusal for Displaced Lower Income Households</a>	<a href="#">DS/PB</a>	<a href="#">Conduct study in 2016 and report to PC/CC in 2017</a>
<a href="#">Housing for Special Needs Residents</a>	<a href="#">2.1: Continuum of Care</a>	<a href="#">HHS; HACLB</a>	<a href="#">Ongoing</a>
	<a href="#">2.2: Zoning Code Update for Special Needs Housing</a>	<a href="#">DS/PB</a>	<a href="#">Ongoing; SRO by end of 2014; Definition of family by end of 2014; PD-29 update in 2014; emergency shelters in IL in 2015</a>
	<a href="#">2.3: Family Self-Sufficiency</a>	<a href="#">HACLB</a>	<a href="#">Ongoing</a>
	<a href="#">2.4: HOPWA Tenant-Based Rental Assistance</a>	<a href="#">HACLB</a>	<a href="#">Ongoing</a>
	<a href="#">2.5: Universal Design</a>	<a href="#">DS/PB; BB</a>	<a href="#">2017</a>
	<a href="#">2.6: HOME Security Deposit Assistance</a>	<a href="#">HHS</a>	<a href="#">Ongoing</a>
	<a href="#">2.7: VASH (Veterans Affairs Supportive Housing)</a>	<a href="#">HACLB</a>	<a href="#">Lease up by 2013; Ongoing</a>
	<a href="#">2.8: Continuum of Care Permanent Supportive Housing</a>	<a href="#">HACLB</a>	<a href="#">Ongoing</a>
	<a href="#">2.9: Project-Based Vouchers</a>	<a href="#">HACLB</a>	<a href="#">Ongoing</a>
<a href="#">Housing and Neighborhood Improvement</a>	<a href="#">3.1: Home Rehabilitation</a>	<a href="#">DS/HCI</a>	<a href="#">Ongoing; HAP in 2015</a>
	<a href="#">3.2: Neighborhood Resources</a>	<a href="#">DS/NSB</a>	<a href="#">Ongoing</a>
	<a href="#">3.3: Comprehensive Code Enforcement</a>	<a href="#">DS/NSB; CE</a>	<a href="#">Ongoing; Research Franchise Tax Board program, rent escrow, and other options by the end of 2014; report to PC/CC in 2015; and develop implementation strategy by the end of 2015</a>
	<a href="#">3.4: Neighborhood Improvement Services</a>	<a href="#">DS/NSB</a>	<a href="#">Ongoing</a>
	<a href="#">3.5: Foreclosure Registry</a>	<a href="#">DS/HCI</a>	<a href="#">Ongoing</a>
	<a href="#">3.6: Lead-Based Paint Hazard Abatement</a>	<a href="#">HHS; DS/NSB</a>	<a href="#">FY 2012 – FY 2015</a>
<a href="#">Housing Production</a>	<a href="#">4.1: Affordable Housing Development Assistance</a>	<a href="#">LBCIC; DS/PB</a>	<a href="#">Ongoing; HAP in 2015</a>
	<a href="#">4.2: Adequate Sites</a>	<a href="#">DS/PB</a>	<a href="#">Ongoing; LUE and PD-29 by 2014</a>
	<a href="#">4.3: Adaptive Reuse</a>	<a href="#">DS/PB</a>	<a href="#">2014</a>

**Table 44: Housing Program Matrix**

Topic	Program	Responsible Agencies	Timeframe
	<a href="#">4.4: Affordable Housing Funding Opportunities</a>	<a href="#">LBCIC; DS/PB; DS/HCI</a>	<a href="#">Establish amortization schedule to repay funds owed to Housing Fund in 2014; reestablish debt from loan to former redevelopment agency from City by 2020; research condominium conversion fee to Housing Fund by the end of 2015; conduct nexus study for coastal in-lieu fee by the end of 2015; annually research and monitor the availability of funding and pursue funding as appropriate.</a>
<a href="#">Home Ownership Opportunity</a>	<a href="#">5.1: City First-Time Homebuyer Assistance</a>	<a href="#">DS/HCI</a>	<a href="#">Ongoing</a>
	<a href="#">5.2: County First-Time Homebuyer Assistance</a>	<a href="#">LACDC; DS/HCI</a>	<a href="#">Ongoing</a>
<a href="#">Mitigation of Governmental Constraints</a>	<a href="#">6.1: Development Incentives</a>	<a href="#">DS/PB</a>	<a href="#">Ongoing</a>
<a href="#">Fair and Equal Housing Opportunity</a>	<a href="#">7.1: Fair Housing</a>	<a href="#">DS/NSB</a>	<a href="#">Ongoing</a>
<a href="#">Monitoring and Review</a>	<a href="#">8.1: Annual Report</a>	<a href="#">DS/HCI</a>	<a href="#">Annually</a>
<p>DS/BB – Development Services Department/Building Bureau            DS/CE – Development Services Department/Code Enforcement            DS/HCI – Development Services Department/Housing and Community Improvement            DS/NSB – Development Services Department/Neighborhood Services Bureau            DS/PB – Development Services Department/Planning Bureau            HACLB – Housing Authority of the City of Long Beach            HHS – Health and Human Services Department  <a href="#">LBCIC</a> – Long Beach <a href="#">Community Investment</a> Company            LACDC – Community Development Commission of Los Angeles County</p>			

## APPENDIX [A](#): PUBLIC PARTICIPATION

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### A. Planning Commission Meetings

On March 7, 2013, the City conducted a study session with the Planning Commission to kick-off the Housing Element update. Residents and representatives from the following agencies provided comments at the meeting:

- Josh Butler, Director of Community Engagement for Habitat for Humanity and Board
- Members of Housing Long Beach
- Reverend Ranjit Mathews, Associate Rector of St. Luke's Episcopal Church
- Ladine Chan, Program Coordinator for EM3
- Kelli Pezzeli, LINC Housing
- Winton Johnson, East Yards Communities for Environmental Justice
- Suzanne Brown, Legal Aid Foundation of Los Angeles
- Kerry Gallagher, Executive Director of Housing Long Beach

The public expressed the need for affordable housing in Long Beach and urged the City explore innovative options to provide decent and affordable housing to lower income households and persons with special needs, especially persons with disabilities.

The Planning Commission conducted a public hearing on June 20, 2013 to review the Draft Housing Element. Residents and representatives from the following agencies provided comments at the meeting:

- Josh Butler, Director of Community Engagement for Habitat for Humanity and Board
- Members of Housing Long Beach
- Suzanne Brown, Legal Aid Foundation of Los Angeles
- Kerry Gallagher, Executive Director of Housing Long Beach

[On December 5, 2013, the Planning Commission held a public hearing to consider the Draft Housing Element.](#)

[A number of affordable housing advocates \(Housing Long Beach, LAFLA, and SCANPH\) and residents spoke on the need for mixed income housing and housing condition. Specifically, LAFLA reiterated this position in its August 2 and November 26 letters, urging the Planning Commission to delay the adoption process to allow for additional time to consider LAFLA's recommendations on mixed income housing, commercial linkage fee, boomerang funds, and the rent escrow program.](#)

[Representatives from the Downtown Long Beach Associates, Apartment Owners' Association, and Downtown Resident Council, among others, reminded the Planning Commission the City and its Housing Element has a responsibility to address housing](#)

needs for all income groups, including moderate and above moderate income. A low income Downtown resident indicated she “welcomes” gentrification as it brings diversity to the area.

## **B. City Council Meetings**

On December 10, 2013, the City Council conducted a Study Session to receive input on the Draft Housing Element. The following individuals/organizations spoke at the City Council Study Session:

1. Alan Greenlee, Executive Director -- Southern California Association of Non-Profit Housing
2. Richard Lewis, Chairman of the Board -- Downtown Long Beach Associates
3. Susanne Browne, Senior Attorney – Legal Aid Foundation of Los Angeles
4. Ehud Mouchley -- Principal, READI, LLC
5. Jorge Rivera -- Housing Long Beach
6. Clive Graham, President -- Apartment Owners’ Association, California Southern Cities
7. Brian D’Andrea -- Century Villages at Cabrillo
8. Jan van dijs/Cliff Ratkovich -- market rate developer interests
9. Barbara Shull, Executive Director -- Fair Housing Foundation
10. Joe Ganem, III, Vice President -- Downtown Residential Council

Affordable housing advocates (Housing Long Beach, LAFLA, and SCANPH) and several residents expressed similar concerns with the Housing Element – lacking commitments to adopt an inclusionary housing policy and commercial linkage fee, dedicate a portion of the boomerang funds for affordable housing, establish a rent escrow program, and identify specific timeline to amend the Zoning Code for by-right emergency shelters.

Representatives from Downtown Long Beach Associates and Downtown Resident Council reiterated the need for moderate and above moderate income residents in Downtown to create a mixed income area. In addition, the Principal of READI spoke specifically of the need for middle income housing in Long Beach – people who make up to 170% of the County median would still need a significant subsidy to afford purchasing a home in Long Beach. Two developers expressed concerns with inclusionary housing, especially implications to the overall development costs. Representative of Apartment Owners’ Association commented on the Foreclosure Registry program and rent escrow program and expressed concern over potentially heavy handed application of such programs. Fair Housing Foundation also commented that the City of Los Angeles’ rent escrow program is ineffective in addressing the primary concern of habitability issues. All these groups expressed support for the Housing Element as presented by staff.

## C. Community Workshops

The City conducted three community workshops to solicit public input on housing needs, priorities, and location of new housing. The meetings were:

- Saturday, March 23, 2013, 10:00 am to 12:00 noon, Houghton Park Community Center
- Wednesday, April 24, 2013, 6:00 pm to 8:00 pm, Mark Twain Library
- Saturday, April 27, 2013, 10:00 am to 12:00 noon, Stearns Park Community Room

### Summary of Public Comments

Below is a summary of the comments received during the community workshops generally in order of their relative frequency:

#### Question 1: What are the top three housing issues in Long Beach?

- Quality of existing housing stock (16x)
  - Aging stock
  - Substandard housing
  - Habitability/maintenance
  - Health & safety issues
  - Property maintenance/code enforcement
  - Illegal converted units
  - Lack of amenities
- Lack of affordability (12x)
- Overcrowding (8x)
- Homelessness (7x)
  - Need for transitional/supportive housing
- Need for accessible housing for disabled/seniors (7x)
- Location of affordable housing (6x)
  - Not near environmental hazards
  - Distributed equally throughout the city
- Need for green/open space (5x)
- Need for safe, clean neighborhoods (5x)
- Need for mixed income housing (4x)
  - Inclusionary zoning
- Need for access to transportation (4x)
- Need for larger units (3x)
- Need for new revenues/funding (3x)
- Lack of opportunities for homeownership (2x)
- Lack of parking (2x)
- Need for education of tenants and landlords on rights and responsibilities (2x)

**Question #2: Who are the most underserved groups?**

- Disabled (10x)
- Seniors (10x)
- Homeless (9x)
- Very/extremely low income (7x)
- Large families (6x)
- Young adults/students (6x)
- Emancipated youth (5x)
- Single parents (5x)
- Undocumented residents (4x)
- Veterans (4x)
- Minority groups (4x)
  - Asian/Cambodian
  - Latino
  - African American
- Rehabilitated adults (2x)
- Mentally ill (2x)
- LGBT youth (2x)

**Question #3A: Where could new housing be located?**

- Near public transportation (8x)
- Near schools, universities & colleges (6x)
- Near services/shopping (5x)
- Near green space/parks (4x)
- Not near industrial uses/port & freeways (3x)
- On major corridors (3x)
- Near hospitals/medical services (2x)
- In safe neighborhoods (2x)
- Throughout the city -- not segregated by income (2x)
- Near job centers
- In areas with adequate parking
- Away from major corridors
- Specific locations:
  - East Long Beach (4x)
  - Atlantic corridor (2x)
  - Anaheim & Walnut (2x)
  - Near airport (2x)
  - Downtown (3x)
  - Not downtown
  - SEADIP/Marine Stadium
  - Near El Dorado Park
  - Cambodia Town
  - Villages at Cabrillo

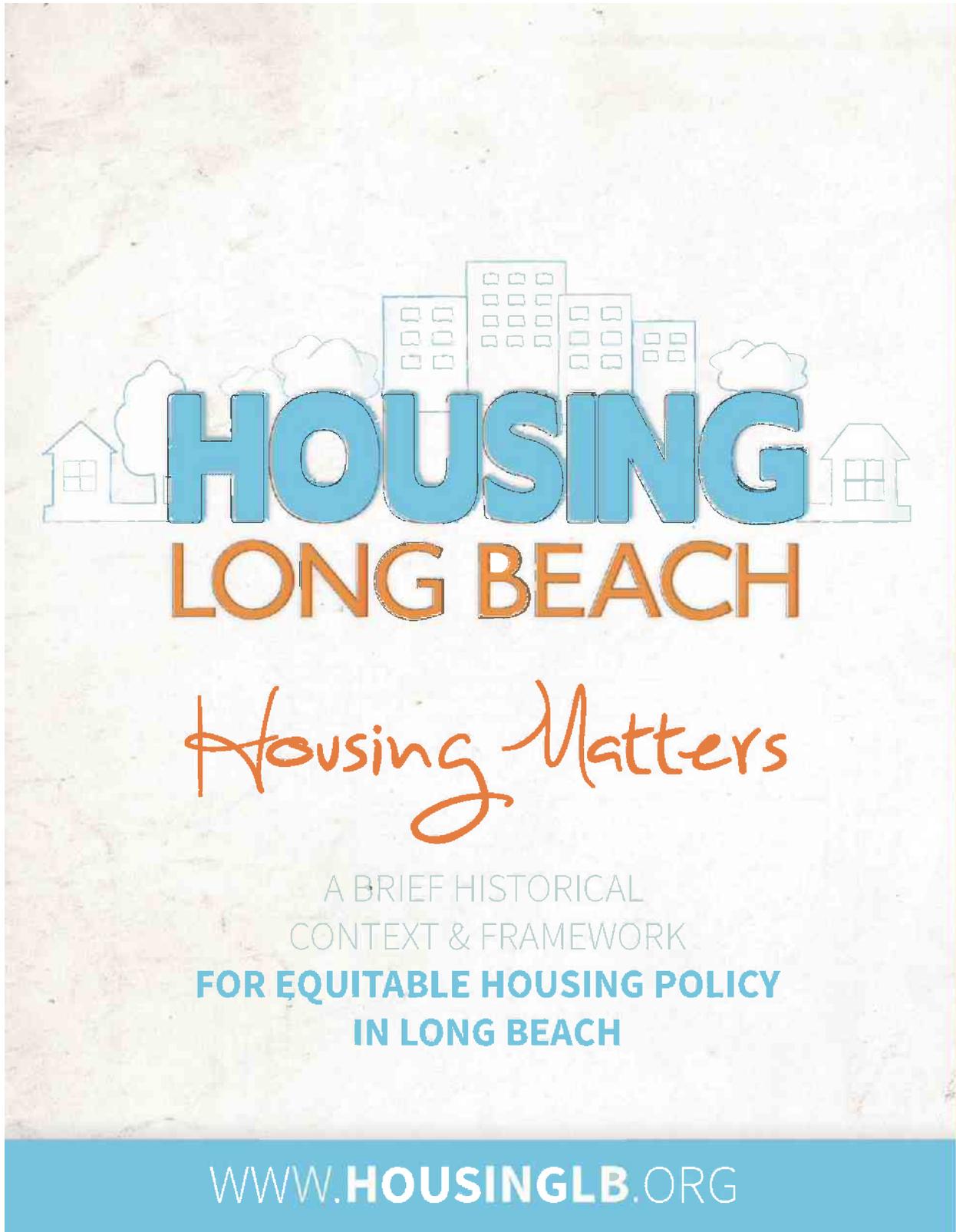
- Anaheim & Long Beach Blvd.
- Spring & Santa Fe
- Along Santa Fe

**Question #3B: What types of housing are needed?**

- Mixed income (7x)
- Larger units/family housing (5x)
- Quality developments (2x)
- Denser housing (2x)
- Mixed use (2x)
- Affordable ownership housing (2x)
- With amenities (2x)
- Sustainable/green building (2x)
- Rehabilitated units
- Less dense housing
- Taller buildings
- Smaller buildings
- Integrated with neighborhood character
- Single family houses
- Singles/studios
- Student housing
- Housing for disabled/seniors
- Permanent affordable housing
- Very/extremely low income housing
- SROs

**D. Other Comments Received**

The following pages contain a research white paper provided by Housing Long Beach.



Housing shapes society. It carves culture and offers people dignity. Our homes contribute to our sense of self-worth, to our psychological well-being, to our physical safety and overall health. A rapidly growing body of research catalogs a simple fact that should be intuitively obvious: quality housing catalyzes community development.

This is particularly important in a city like Long Beach, California—where poverty runs rampant and housing options for low-income residents are truncated. Long Beach boasts one of the largest ports in the Western hemisphere; its population is already one of the most diverse in the United States, and it continues to diversify with a steady influx of immigration. Long Beach foreshadows a trend in the rest of the nation in this regard. **As we create safe and quality housing options for every resident in this city, we are also creating a model that can be emulated in cities across the country.**

When children have stable homes, they thrive in school. When parents spend an appropriate amount on housing, they buy at local businesses. When families do not have to choose between rent, food, medicine, and clothing, physical and psychological health improve, and family members become more productive workers. Economic growth, childhood development, education, health, and safety all pair quality housing with healthy communities.

When communities invest in housing, they offer families a sustainable future. That is the goal.

**The rest of this paper explores the current situation's origins and what we need to do to change it.**

## THE LONG BEACH STORY: A Quick History of Race, Housing, and Population Growth

**The roots of modern, multicultural Long Beach trace back to three major growth spurts.**

- 1** Oil market industrialization ushered in the first migration spike in the 1920s; white middle class workers and their families flocked to Long Beach, and home construction swelled to meet their needs.
- 2** The end of World War II brought the second wave in the 1940s through the 1960s as former military personnel warmed to Long Beach's quiet, sunny climate and as African-Americans escaped the segregated South.
- 3** The 1980s brought Cambodian refugees fleeing the Khmer Rouge—giving Long Beach the largest Cambodian community outside of Cambodia itself and also brought immigrants from Latin America leaving behind harsh conditions and war.



These three major migrations made Long Beach one of the most diverse cities in the United States, and demand for housing trails closely behind every jump in population. Twentieth century housing inequity follows strong racial undercurrents that gained additional speed from the decades before civil rights laws made housing discrimination illegal. Before the 1960s, Long Beach landlords and sellers could legally refuse occupancy to tenants solely based on race, pushing minority occupants—who were primarily African American—into segregated areas of West and Central Long Beach. Most landlords refused to rent to people of color, and those who did often overcharged people of color for units with substandard living conditions (Saunders, 2005).

In the 1960s, the California State Legislature passed several bills targeting discrimination in businesses, employment, and housing. The Fair Housing Act of 1963 made it illegal for “anyone selling, renting or leasing a residence to discriminate based on race, creed, color or national origin,” for example (The Fair Housing Act of 1968). The law was not universally well received, and realtor and home association groups in Long Beach collaborated with similar groups around the state to spearhead Proposition 14, which successfully repealed of the Fair Housing Act (Saunders, 2005).

Even though the US Supreme Court ruled Proposition 14 unconstitutional, the segregation it attempted to institutionalize through the law was still entrenched in Long Beach through the social system.

Large, local businesses found it difficult to house their growing, qualified staffs of color outside the segregated Long Beach neighborhoods. Cal State Long Beach, the Long Beach Naval Shipyard, and the VA joined forces with a local advocacy group to push the city to stop discriminatory practices that persisted despite changes in the law (Saunders, 2005). Simultaneously, African Americans started punching back through the legal system. Local news outlets took interest in Long Beach discrimination cases and pushed the issue into public consciousness. Stories spread about realtors using “blockbuster” tactics to keep segregated neighborhoods from integrating. This increase in social concern and political muscle led the Long Beach City Council to allot \$25,000 to the Fair Housing Foundation in 1969, and they recognized the need to eliminate racial discrimination in housing sales and rentals publicly (Saunders, 2005).

These civil rights battles helped Long Beach embrace the need for fair and affordable housing, but the city was not prepared for that third wave of growth starting in the 1980s. Lower-income residents overcrowded the housing market. **In the 1990s, Long Beach added 37,000 new residents, or 9,000 families; during that same time the city added only 2,500 new residential units (See Graph 1)** (US Census; Dept’t of Planning and Building). People took matters into their own hands, and the city saw a significant growth in illegal residential units.

From 1990-1998, the City of Long Beach found 1,600 cases of illegal housing—from converted garages to an RV hidden on the roof of an apartment building. Homeowners stacked bunks in their garages and charged per person. **One homeowner placed nine bunks in a 700 square foot garage and earned \$1800 per month in likely unreported income.** People could not walk downtown without seeing fully lit garages in every home (Humphreys, 2012).

Small and somewhat inexpensive apartments, known to some as “cracker boxes,” appeared around Long Beach from the 1970s through 1990s as another quick, unsustainable fix for the growing need for housing. The apartments were constructed poorly. They had limited parking and were disliked by neighbors in single-family homes. These units provided some families transitional homes while they found their feet, and then they shifted to stabler lifestyles and homeownership. Despite this particular benefit, these units and converted garages provided only short-term solutions for a long-term problem.

With no tenant protections in place, a single report of illegality could lead to a quick eviction. With the growing crisis, and as serious public health issues arose, residents began to demand not only the development of affordable housing, but also tenant protections. Despite multiple attempts through the City Council and through ballot measures, there was no success (Saunders, 2005; Humphreys, 2012; Rockway, 2012).



In the 1990's, Long Beach added 37,000 people, approximately 9,000 families, but only 2,500 residential units, overwhelming the housing market and resulting in severe overcrowding.

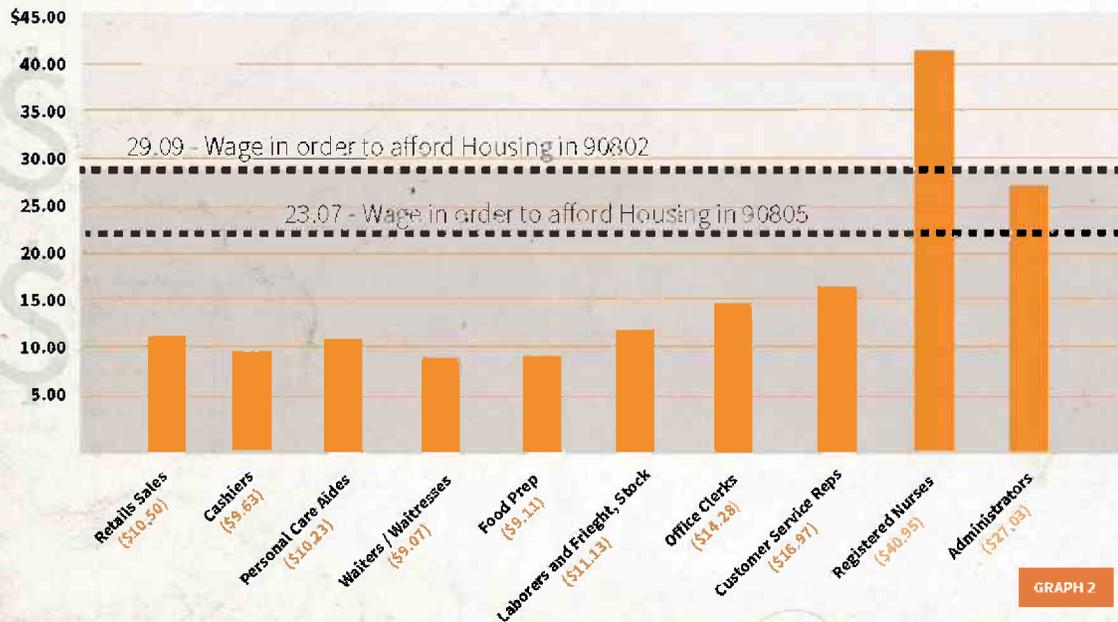
## HOUSING IN LONG BEACH NOW: A Contemporary Crisis

The past century sets the stage for today's challenges. While racially segregated housing is illegal now, de facto segregation still ripples through the community. The City of Long Beach has concentrated downtown development on subsidized luxury hotels and a heavily trafficked convention center—transforming an industrial workforce into a tourism economy, decreasing earning potential, and compounding its problems. Now, Long Beach has higher poverty and unemployment rates than the rest of the county, state, and country. Its history of low income wages couples with high-cost housing and overcrowding to produce an ongoing, intractable housing and segregation crisis in the present.

The federal government defines affordable housing as housing that costs no more than 30% of income. This percentage recognizes that—with housing costs at or below 30%—a person will be able to afford basic living expenses like food, clothing, and medical care.

Nearly half of Long Beach renters spent more than 35% of their income on rent—forcing almost 130,000 residents to choose between rent, food, and medical expenses each month. This group is disproportionately people of color (Long Beach Community Database [LBCD], 2012).

The problem worsens as the pay scale slopes downward. The current median rent for a two-bedroom apartment in the city's downtown, 90802 zip code is \$1,513 per month (Rent Calculator, 2012)—requiring an individual to earn \$60,520 a year (\$29.09/hour) to afford housing in line with the Federal government's definition (See Graph 2). In North Long Beach's 90805 zip code, median rent drops to \$1200/month—still requiring annual wages to equal \$48,000 a year (\$23.07/hour). With the California minimum wage set at only \$8.00/hour—and with a growing number of low-paying service-sector jobs in the tourism industry—Long Beach's imbalance between jobs and housing tips further and further toward unsustainability.



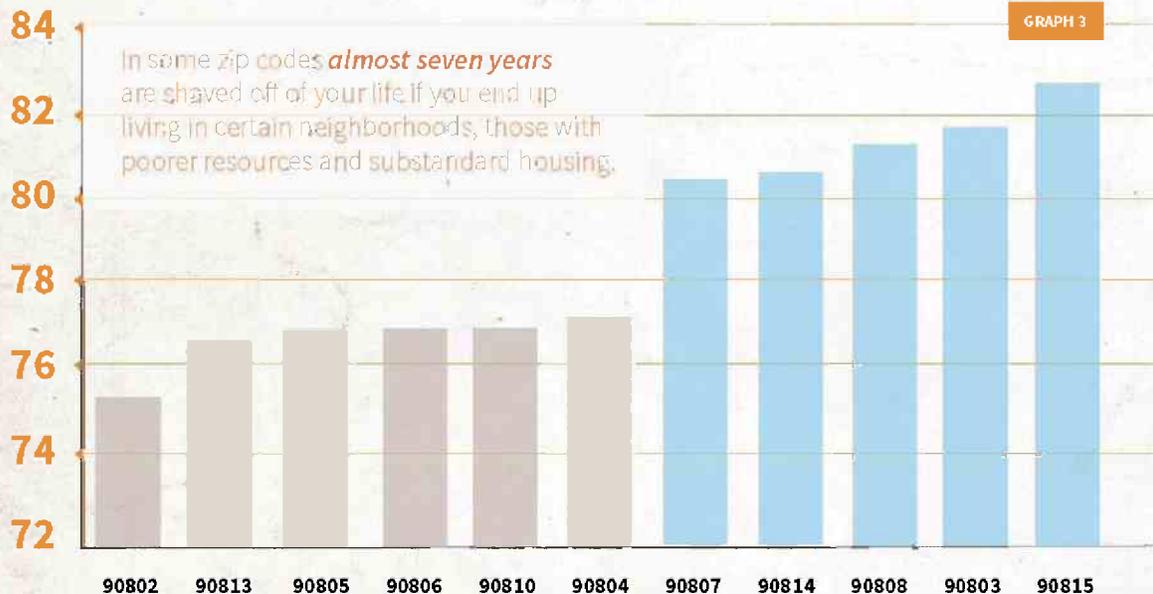
The jobs we offer do not complement the housing we create. According to the City's 2005-2010 Consolidated Plan, "[m]any of the workers who make up the diverse fabric of Long Beach earn very limited incomes, and are faced with overcrowding or overpaying for housing to live in the community. Occupations earning less than \$25,000 annually in Long Beach include people we interact with daily such as: Fast food workers, Retail salespersons, Security officers, Nurse's aides, Social workers, School aides and janitors," (City of Long Beach, 2005). **This means that eight out of the ten fastest growing jobs in the region result in extremely low-income households. (See Graph 2) (State of CA, EDD 2012).** 67% of extremely-low income renters and 62% of extremely-low income homeowners spend more than half of their income on housing (Human Impact Partners, 2011).

**Housing costs more than most people can afford. 20,000 Long Beach families live in overcrowded homes (LBCD, 2012).** If the current housing and segregation crisis continues, the entire city will feel amplified, detrimental effects to its quality of life, its economy, its health, and its safety.

## HOUSING'S IMPACT ON: Health

Life expectancy itself varies with neighborhood. Overcrowding and substandard living conditions are major factors in disease transmission, chronic illness, respiratory infections and even decreased life expectancy (Krieger, Higgins, 2012). In Long Beach, people who live in East Long Beach's 90815 zip code—with its large parks, quality housing, and high caliber schools—have a life expectancy of 83 years. People who live who live in downtown Long Beach's 90802 zip code—with its overcrowding, poor air quality, and minimal outdoor space—have a life expectancy of only 76 years (See Graph 3) (Chheang, 2012).

Many health factors at play in our communities point back to living conditions. We live in the midst of national obesity and diabetes epidemics, and lack of affordable housing links to inadequate nutrition, especially for children. Relatively expensive housing leaves low-income renters little to spend on food—especially healthy food (Ellaway, Macintyre, Fairley, 2000).



**Inadequate and unaffordable housing leads to increased stress and decreased mental health, too. It is no surprise that when families work multiple jobs to pay for rent—or when families live in overcrowded conditions with multiple families per unit—the stress has lasting impacts.** In contrast, adequate and affordable housing provides stability, privacy, and a sense of control that leads to psychological health for individuals and their greater communities (Pollack, Egerter, 2008).

The high cost of housing forces families to choose between basic needs, and families are often left without health care. One study found that low-income people in unaffordable housing are less likely to have routine sources of medical care; they often postpone treatments and are more likely to use emergency rooms for primary care, which stresses local economies (Kushel, Gupta, Gee, 2006).

### HOUSING’S IMPACT ON: Education and Childhood Development

These effects are even more pronounced in children. Home environments shape children’s interpersonal skills, mental health, motivation, cognitive development, and physiology. Overcrowded homes create overstimulation for children and parents (Kopko, 2007). Dr. Gary Evans, an environmental and developmental psychologist at Cornell University, found that overcrowding in homes produces patterns of withdrawal, psychological distress, and behavioral problems. General motivation decreases, and girls, specifically, often develop patterns of helplessness. **Blood pressure in 10-12 year old boys increases, and overnight stress hormones spike in all children ages 8-10, which stunt growth and slow neuroplasticity in the long term.**

This situation at home spills into education. **Long Beach Unified School District’s truancy rates in 2009-2010 were a staggering 45%. Neighboring LA County held its rate to 29% (See Graph 4) (California Department of Education [CA DOE], 2011; Minasian, 2012).** Children who are chronically absent in elementary school are 7% more likely to drop out of high school (Seeley, 2008). In the long run, truancy leads to lower grades, the need to repeat academic years more often, higher rates of expulsion, and lower rates of graduation. These students are also at heightened risk for delinquency, substance abuse, gang activity, and criminal behavior (Attendance Works, 2012; Seeley, 2008; Walls, 2003).





### A Personal Story

#### Housing and Educational Achievement

Jose Tovar lived in inadequate housing conditions and struggled at school. With no space or privacy to do homework, his grades suffered and in 9th grade he held a 1.4 grade point average. That year, his family was able to secure quality affordable housing, and within 2 years his GPA shot up to 3.0 and the next year he graduated with 3.4 GPA and honors.

Children need safe and quiet spaces to study. Housing conditions impact a child's ability to succeed in school.

Economic family issues is a major, contributing factor to chronic truancy. Families who cannot find a quality and affordable home move frequently (Attendance Works, 2012; Seeley, 2008; Walls, 2003). Parents work long hours to pay rent, and students struggle to find transportation to school (Attendance Works, 2012; Chhang, 2012). They struggle to adjust to new living and learning environments. Some teenage children have to work to buttress family finances. Middle income families face challenges getting their children to school, as well; mornings can be chaotic. Parents have early meetings and cars break down, but these problems are far more pronounced in lower-income communities where childcare and alternative modes of transportation are virtually nonexistent. When families spend over 30% of their incomes on rent, they have little left to spend on educational safety nets.

The need for intervention is clear, but the solution is complex. Affordable housing offers stability and provides solutions to many, ongoing educational issues. When a family can afford their housing, stop moving, and get their children to school with a tolerable level of chaos, many of the issues that lead to truancy and decreased educational performance disappear entirely.

### HOUSING IMPACT ON: Local Economies

Extensive studies show that affordable housing boosts local economies through job creation, tax revenue for local municipalities, and increased spending in local shops due to savings on rent.

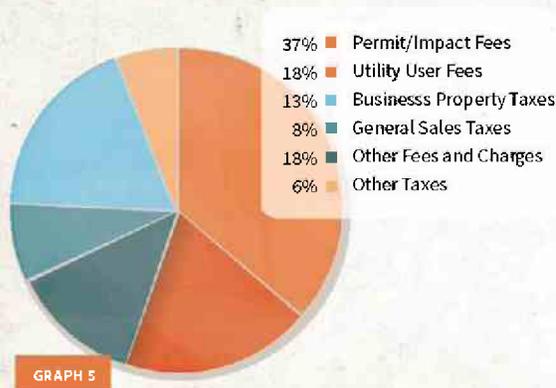
The financial benefits start with construction. In 2010, the National Association of Home Builders studied the economic impact of building 100 Low Income Housing Tax Credit (LIHTC) units for families and seniors in a typical metropolitan area. The study estimated that every 100 units built would lead to the creation of 80 new construction jobs—with an another 42 jobs created as a byproduct of these construction workers spending their incomes in local shops. (Nat'l Assc. of Home Builders, 2010).

The growth continues when occupants move into their new homes. A four person family has to make \$42,150 or less per year to qualify as low-income (LA County FY 2012 Income Limits). If this family were to live in an apartment at median area rent costs, they would pay 43% of their monthly income on rent. Remember that the federal government defines affordable housing as housing that costs no more than 30% of income.

If this family of four could procure an affordable housing unit, their monthly rent costs would drop by over \$450 per month. Low-income families spend this money on basic but otherwise unmet needs (Bivens and Edwards 2010 – p. 15).

If Long Beach realizes its 2013-2021 Regional Housing Needs Assessment goal numbers and construct the 4,000 units it says it needs—and, if we were to drop the \$450 figure saved by our family of four to \$300 per month to stay conservative—the result would be over \$14.4 million reinvested in the local economy within the first year of construction. This figure does not even account for the multipliers that will further grow this investment and lead to greater economic growth. The people who live in our 100 unit example spend their left over pay locally, which adds 30 more jobs to the neighboring economy (Nat'l Assc. of Home Builders, 2010). Residents' spending is more diverse than the initial construction phase—ranging from healthcare to education, from retail to restaurants.

New markets emerge around these units, and businesses know that in advance. In a national survey of more than 300 companies, housing affordability was frequently listed as an important factor in businesses' decisions to build, relocate, or expand. (Gambale 2009). From an employer's perspective, affordable housing puts local economies at a competitive advantage (Center for Housing Policy, 2009).



GRAPH 5

The benefits gain momentum for governments, too. Affordable housing generates revenue for the state and local municipalities through sales tax on construction materials, workers' income taxes, zoning fees, etc. **The National Association of Home Builders projected that local jurisdictions gain roughly \$827,000 in immediate revenue from an investment in those 100 units of affordable housing (See Graph 5).** Affordable housing also lifts neighboring property values or leaves it untouched, so tax bases usually increase as a result (Center for Housing Policy, 2009). The extent of the impact on local property values is controlled by the nature of each subsidy program, by existing neighborhood stability, and by the type of property replaced by the housing itself (Ellen, 2007).

When housing is affordable, families can afford necessities like food, clothing, and medical care. When families can live within the 30% margin, entire communities benefit from the ripple effects of their disposable income.

## CONCLUSION

**The health, education, and economic benefits of affordable housing are clear, but this paper is about something even more pivotal: dignity. The citizens of Long Beach do not simply need places to live; they need somewhere to call home.**

For too long, Long Beach families have been playing by the rules, but quality housing remains out of reach and the whole community suffers. Long Beach needs comprehensive, citywide housing policies that meet the needs of all Long Beach residents. Residents, developers and city leaders should work together to provide opportunities for Long Beach families to have access to affordable, safe and healthy homes.

## Thanks to all our contributors who made this possible:

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Gary Hytrek  
Jonathan Jackson

Susanne Browne  
Ryan Shea  
Josh Butler  
Jack Humphreys

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**D. Outreach Materials**

The following pages contain outreach materials used during the process of the Housing Element Update.



Long Beach  
Development  
Services

# Building A Better Long Beach

## COMMUNITY WORKSHOPS 2014-2021 Housing Element Update

The City of Long Beach is updating the Housing Element of the General Plan. The General Plan is the City's master plan for the physical layout and future development of the City. The Housing Element is a critical component of the Plan and is updated periodically as housing affordability continues to be a major issue in California. This update will identify constraints and opportunities for affordable housing and offer goals, policies, and programs to preserve and create housing in Long Beach.

The City wants your input to create an updated Housing Element that is responsive to the needs of the community. Join us for an interactive Community Workshop to find out more about the Housing Element and tell us what housing issues you would like the City to work on.

**Wednesday, April 24**

**6 - 8 PM**

**Mark Twain Library  
Community Room**

**1401 E. Anaheim St.**

**Saturday, April 27**

**10 AM - 12 PM**

**Stearns Park  
Community Center**

**4520 W. 23rd St.**

For more information, contact Ashley Atkinson at  
(562) 570-6315 or [ashley.atkinson@longbeach.gov](mailto:ashley.atkinson@longbeach.gov).



03/13/13 2:22:08PM  
Page 1 of 2

**Advertising Order Confirmation**

Press-Telegram • The Beach Reporter  
Daily Breeze • Palos Verdes Peninsula News

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<b>Sales Rep</b> tburkhafer	<b>Customer Account</b> 5007768	<b>Ordered By</b> Ashley Atkinson
<b>Order Taker</b> tburkhafer	<b>Customer Address</b> JANICE LAMONT AND ANNE HUDSON, 333 W OCEAN BL 411 LONG BEACH CA 90802 USA	<b>Customer Fax</b>
<b>Order Source</b>	<b>Customer Phone</b> 562-570-6351	<b>Customer Email</b>
<b>Current Queue</b> Ready	<b>Invoice Text</b> Per Ashley charge Planning Dept. 3/13/13	<b>Special Pricing</b> None
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**NOTICE OF COMMUNITY WORKSHOP  
CITY OF LONG BEACH HOUSING  
ELEMENT UPDATE**

The City of Long Beach is updating the Housing Element of the General Plan. The General Plan is the City's master plan for the physical layout and future development of the City. The Housing Element is a critical component of the General Plan and is updated periodically as housing affordability continues to be a major issue in California. This update, for the 2014-2021 period, will identify constraints and opportunities for affordable housing and offer goals, policies, and programs to preserve and create housing in Long Beach.

The City wants your input to create an updated Housing Element that is responsive to the needs of the community. An interactive Community Workshop will be held on Saturday, March 23, 10 AM-12 PM at the Houghton Park Community Center, located at 630 Myrtle Avenue, Long Beach, CA 90805. Come and tell us what housing issues you would like the City to work on.

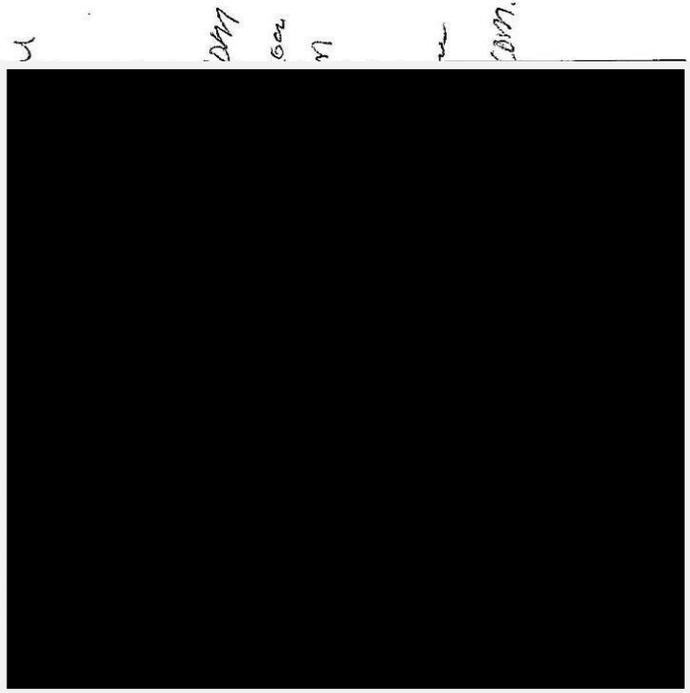
For more information on the 2014-2021 Housing Element Update, contact Ashley Atkinson at (562) 570-6315 or ashley.atkinson@longbeach.gov.

Pub March 15, 2013 (11) PT (328087)



Sign-In Sheet  
 Housing Element Community Workshop  
 March 23, 2013

	Name	Organization	Phone	E-mail
1	Martha Herren	LBACA	502 400 6972	
2	Cassandra Livingston	CSULB		
3	Ladine Chan	St. Mary Lem3		
4	Jesse So	EM3		
5	Lakene Purdin	AACC		
6	Dennis Martinez	CSULB		
7	Marten Beltran	CSULB		
8	Younjin Moon	CSULB		
9	Tiffany Davis Johnson	CSULB		
10	Alissa De Anda	CSULB		
11	Sandra Diaz	CSULB		
12	Marcos Hernandez	CSULB		
13	Sharon Kim	CSULB		



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Sign-In Sheet  
 Housing Element Community Workshop  
 March 23, 2013

	Name	Organization	Phone	E-mail
14	Val Lerch	Housing Comm. <sup>LA</sup>		
15	Mel Palacios	CSULB Student		
16	Eva Ramirez	HLB / LBLA		
17	Kerrey Jablonski	RESIDENT		
18	T. H. G. P. T. P. R.	CSULB		
19	Bernice Young	New Resident		
20	Traceia Young	Nurse / Resident		
21	Cory Vibbert	CSULB		
22	Jonathan Kraus	Councilmember Austin <sup>5th</sup> Dist		

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Sign-In Sheet  
 Housing Element Community Workshop  
 March 23, 2013

Name	Organization	Phone	E-mail
23 Eddie mack	CSULB		
24 LINHON THANG	CSULB		
25 Edgar Arellano	CSULB		
26 Micaela Salas	Coalition for Good Jobs <small>* Headed by City of Long Beach</small>		
27 Gabriela Park	CSULB		
28 JENNIFER CHAMBERLAIN	CSULB		
29 LINDA JIVERS			
30 Adamk Ndu	Resident		
31 doris felix			
32 Victoria Palacios	CSULB		
33 Allison Ray	Workforce		
34 Reina Kausil	HLB		
35 Alexandria (Sun) CSULB	CSULB		

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Sign-In Sheet  
 Housing Element Community Workshop  
 March 23, 2013

	Name	Organization	Phone	E-mail
36	Shuley Prussael	Swann Group		
37	Denise Castor	CSULB Social Work Student		
38	<del>_____</del>			
39	Luis Gonzalez	<del>CSULB</del> Hytek		
40	Cristina Serrano	CSULB Hytek Soc 427		
41	Susanne Browne	CAFLA		
42	Chris Bivas	CSULB Student (Hytek Soc 449)		
43	Ana Bonilla	BHCLB		
44	Marisela Moreno	CSULB Student (Hytek Soc 449)		
45	Kevin Keo	EM3		

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Sign-In Sheet  
 Housing Element Community Workshop  
 March 23, 2013

	Name	Organization	Phone	E-mail
46	Pitchie Meza	CSULB		
47	GRACE KAUCONSKI	ORGANIZING FOR AMERICA		
48	Silvia Hernandez	CSULB MSW student		
49	Ricardo Linares	CD9		
50	Laurie Angel	Uptown Partners		
51	Ben Fisher	CLB		
52	Linda Ly	CSULB MSW student		
53	Libeth Alvarado	CSULB student		
54	Tongratha Veng	Community people		
55	Amevia-Jane	HCB		

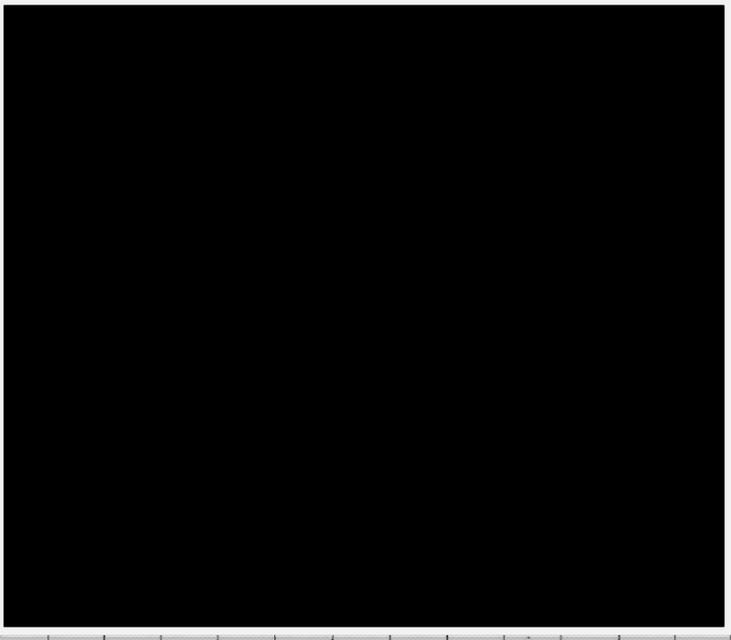
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Sign-In Sheet  
 Housing Element Community Workshop  
 April 27, 2013

Name	Organization	Phone	E-mail
Clive Graham	Apt Assoc Cal. So. Cities		
Monibel Miralles	HLB		
Rosario Leonardo V. W. Villar	A. A. Calif. So. Cities		
Micky Salating			
Tom Crowe	Housing L.B.		
Laverne Duncan	Afr. Amer. Com. Comm.		
Toni Butler	HPP Cares		

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Sign-In Sheet  
 Housing Element Community Workshop  
 April 24, 2013

Name	Organization	Phone	E-mail
Andres Garcia	Comunidad.		
Randy Colon	Community		
Maria Lopez	COMUNIDAD.		
Yolanda Lopez	H.L.B.		

Sign-In Sheet  
 Housing Element Community Workshop  
 April 24, 2013

Name	Organization
Father DeValle	Community / HLB
bt. Broadbent	Dis. Resources Ctr
Malenee Suos	walk-in
America Acenas	HUB
Kita Payne	Community
Klery Roberts	HUB
Alexandra vega.	
Tongratha Weng	HLB
BRIN SANDRA	CENTURY VILLAGES AT CAMPILLO
Arturo Cruz	EMS / FIGH
Celia Mc Gill	HLB
Rebecca Baci	Resident AOC7
Andre Bouslay	AOC7 president

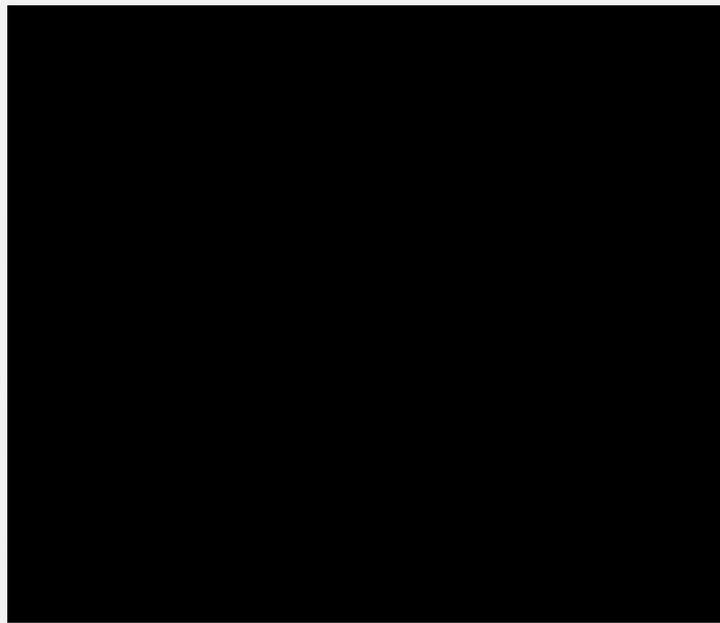
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Sign-In Sheet  
 Housing Element Community Workshop  
 April 27, 2013

Name	Organization	Phone	E-mail
DEWIS HAYS	—		
Simon	—		
America Beens	HUB		
Angela Pickett	resident		
Sandra Kroll	HLB		
RUTH RICKER	—		
Ben Fisher	Resident		
Richard Hernandez	Disabled Resources Center		
Derrick F. Gilbert	NABA / HLB		
Alexandra Drosky	RSVP Agent JCC		
CAMERON SMITH	RESIDENT		
Celia McGill	HLB		



Community Workshop: March 23, 2013

① AGING HOUSING STOCK  
 - HABITABILITY / HEALTH SAFETY ISSUES  
 - ACCESS TO TRANSPORTATION  
 ✓ LOCATION OF HOUSING  
 ✓ HOUSING AFFORDABILITY / OVERCROWDING  
 - PARKING  
 ✓ OVERCROWDING  
 ✓ SAFETY ISSUES  
 ✓ HOUSING QUALITIES / AMENITIES  
 - PROXIMITY TO OPEN SPACE  
 - NEED LARGER UNITS

② LOW INCOME  
 - VERY LOW INCOME  
 - EXTREMELY LOW INCOME  
 - DISABLED  
 - SENIORS  
 - YOUNG ADULTS / COUPLES  
 - VETERANS (VA)  
 - FOSTER YOUTH / EMANCIPATED  
 - NON ENGLISH SPEAKING  
 - HOMELESS  
 - CHURCH GROUPS

③<sup>A</sup>  
 - CLOSE TO SCHOOLS  
 - NOT NEAR INDUSTRIAL / PORT L<sup>2</sup> AREA  
 - NEAR GREEN AREAS / PARKS  
 - PUBLIC TRANSPORTATION  
 - TRANSIT ORIENTED DEVELOPMENT  
 - CLOSE TO SERVICES - SHOPPING  
 - CLOSE TO UNIVERSITY / CITY CENTER  
 - CLOSE TO GREEN AREAS  
 - LESS DENSITY  
 - ELDRIDGE PARK  
 - WATSON WILLIAMS - POTENTIAL SITE  
 - EMERSON PARK

④  
 - LARGER UNITS  
 - ADEQUATE PARKING  
 - OPEN SPACE  
 - LESS DENSITY IN DENSE AREAS  
 - ACCESSIBLE (ADA)  
 - TRANSITION

① Density  
 where services already exist - but not  
 the way they are - too much  
 focus on all aspects of the  
 area - not just what is  
 there - but what is the  
 quality of the area  
 so that it would be desirable - etc

② Overcrowding - Over built in urban areas  
 lots of stuff

③ Quality of life  
 Education for parents - quality of life  
 includes community - quality of life  
 - just better - better  
 quality of life for everybody

High Impact Areas  
 Consider the - like other in churches - etc. etc.  
 More US D, maybe AL, etc.  
 LBC Center  
 Follow (what is the plan)  
 SPIDER / advice from  
 Lighthouse - etc. etc.  
 On an ability to be able  
 make things and  
 Bureaucracy / etc. etc.

① More affordable housing  
 More homeless services  
 Housing for persons with disabilities.  
 neighborhood amenities

② appropriate locations for housing. (away from freeways)  
 ↳ near Ocean Blvd.

③ parking (adequate, near houses)  
 access to transportation

④ housing overpayment

⑤ waiting list for existing affordable units.

⑥ seniors  
 homeless  
 low income families  
 persons w/ disabilities  
 single parent households

Locate housing away from  
 major corridors  
 housing near schools  
 housing near bus + railroad  
 transportation  
 smaller apartment buildings  
 single family residential housing

TOP 3 HOUSING ISSUES IN LONG BEACH

\* 1. D. NEW REVENUES FOR HOUSING PRODUCTION  
 - MIXED USE HOUSING REQ'T (INCLUSIONARY)  
 - DEVELOPER FEES (COMM'L. LINGER FEES)  
 - USE GEN'L FUND ("BONDS") FOR AFFORDABLE

\* 2. NEED FOR MORE AFFORDABLE HOUSING FOR FAMILIES + SENIORS... 75% OF AFRICAN AMERICAN RESIDENTS ARE RENTERS

\* 3. DISTRIBUTE AFFORDABLE HOUSING THROUGHOUT CITY EQUIVALLY... ESPECIALLY RENTALS

\* ADVOCATE FOR MORE FEDERAL FUNDING FOR EXISTING HOUSING PROGRAMS (VOUCHERS)

\* CREATE OPPORTUNITIES FOR HOMEOWNERSHIP

\* NEED IN BALANCE WITH SUPPORT OF RENTAL HOUSING

\* IMPROVE QUALITY OF EXISTING HOUSING STOCK

\* HOMELESS POP'N UNDER SERVED

\* "BY RIGHT" HOMELESS ZONING (SB2)

\* FORECLOSURE CRISIS / LOAN MODIFICATIONS

\* OVERCROWDING

\* NEED MORE LARGER UNITS

Community Workshop: March 23, 2013

MOST UNDERSERVED GROUPS

- \* HOMELESS
- \* EXTREMELY LOW INC. HOUSEHOLDS
- \* OVERSEASIAN + LATINO COMMUNITIES (OVERCROWDED CONDITIONS)
- \* ASIAN, LATINO, + AFRICAN AMERICAN COMMUNITIES (OVERPAYING FOR HOUSING)
- \* SPECIAL NEEDS GROUPS (DISABLED, EMANCIPATED YOUTH, LBGT YOUTH, SENIORS, ETC.)
- \* RENTERS
- \* VETERANS
- \* LARGE FAMILIES
- \* SINGLE FEMALE HEADS OF HOUSEHOLDS

WHERE TO ACCOMMODATE NEW HOUSING?  
 WHAT TYPE(S) OF HOUSING IS (ARE) NEEDED?  
 • NEED MORE LARGER UNITS (FOR LARGER FAMILIES)

- DOWNTOWN + EAST L.B.
- NEAR TRANSIT (BLUE LINE, LBT)
- IN MIXED-USE, MIXED INCOME DEVELOPMENTS
- LOCATE NEAR SCHOOLS + COLLEGES (CSULB, LBCC, COMPREHENSIVE H.S., ETC.)
- ON MAJOR BOULEVARDS NEAR SERVICES + TRANSIT
- IN BUSINESS IMPROVEMENT DISTRICTS
- IN INCREASED DENSITY QUALITY DEVELOPMENTS
- IN AFFORDABLE OWNERSHIP + RENTAL DEVELOPMENTS WITH QUALITY AMENITIES AND CENTRAL MGMT.
- \* LIMITED CONDO CONVERSIONS WITH RENTER PROTECTIONS (LE VACANCY RATE > 5%)
- SUSTAINABLE ("GREEN") BUILDINGS IN ALL AREAS
- COMMUNITY LAND TRUSTS TO CREATE PERMANENT AFFORDABLE HOUSING AND EQUITY BUILD-UP

ISSUES

- 1 HOMELESSNESS  
 ↳ SB 2  
 ↳ CITYWIDE ANNUAL HOMELESS SHELTER (ALL DISTRICTS)
- 2 % AFFORDABLE IN NEW DEVELOPMENT
- 3 NO ENCLAVE FEE
- 4 HI COST RENT/PURCHASE

- 1 GREEN SPACE WITH INCREASE IN NEW HOUSING UNITS
- 2 LARGE NO. UNITS FOR LARGE FAMILIES
- 3 there are volunteers to work for homeless shelter in all DISTRICT

- 1 Hi-Cost Rent !!!
- 2 LARGER No. ROOM UNITS

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UNDERSERVED PEOPLE

- 1 Homeless
- 2 SENIORS
- 3 YOUNG FAMILIES
- 4 WORKING FAMILY WHO OVER PAY FOR HOUSING

SOLUTIONS

- 1 SHELTER ALL DISTRICTS
- 2 EDUCATION/PROGRAMS FOR CITY STAGE
- 3 INCLUSIVE HOUSING
- 4 RENT CONTROL
- 5 TO FOCUS ON TAX BASE WITH HOUSING

% INCLUDE HOUSING IN DT

~~RENTERS~~  
 RENTER RIGHTS

SUMMARY

- 1 CITYWIDE (ALL DISTRICTS) ANNUAL HOMELESS SHELTER / ALL INCLUSIVE HOUSING
- 2 RENT CONTROL / HI. COST OF RENT
- 3 CODE ENFORCEMENT AND RENTER RIGHTS
- 4

- 5 HELP PEOPLE WHILE EMPLOYMENT RISE
- 6 SAFE PLACE FOR EVERY ONE
- 7 PARK SPACE WITH NEW HOUSING
- 8 BROKEN WINDOWS THEORY; BENEFITATION
- 9 OUTREACH/COMM. PRESENCE
- 10 BIG PICTURE ISSUES - can't be solved in 1 meeting

Community Workshop: April 24, 2013

TOP 3 ISSUES

1. LACK OF AFFORDABLE HOUSING
2. SAFE Neighborhoods / Housing
3. OPEN SPACE / GREEN SPACE
4. CLEAN Neighborhoods (recursos de calidad)
5. SENIOR Housing
6. ACCESS TO TRANSPORTATION
7. HEALTHY Neighborhoods / FOOD
8. HOUSING NOT NEAR TOXIC SOURCES
9. ACCESSIBLE HOUSING
10. ILLEGAL converted units
11. OVERCROWDING
12. more Prop. cost enforcement

2 Underserved

1. SENIORS
2. LOW INCOME Households
3. HOMELESS
4. DISABLED PERSONS
5. UNDOCUMENTED RESIDENTS - long term
6. AFF. 1956 / young ADULTS
7. TROUBLED young ADULTS
8. EMANCIPATED YOUTH Large Families
9. FAMILIES

1956 LOCATION Industrial

1. NOT NEAR TRAIN / FREEWAY No cerca del tren / freeway
2. NEAR PARKS / OPEN SPACE cerca de parques / espacios abiertos
3. NEAR PUB TRANSPORTATION Area de transporte publico
4. NEAR SERVICES & PARTICULARITY cerca de servicios y centros comerciales
5. SAFE AREAS / NEIGHBORHOODS seguridad / tranquilidad
6. NEAR → BLUE LINE
7. EAST LONG BEACH
8. DOWNTOWN
9. NEAR HOT SPOTS - MEDICAL
10. NEAR JOB CENTERS " Schools

TYPE 3B

1. MIXED INCOME
2. URBAN Family Housing
3. HOUSING WITH AMENITIES
4. QUANTITY
5. IMPROVE EXISTING HOUSING STOCK - REHABED units

TOP ISSUES

- safety in neighborhoods/crime
- substandard housing / unsafe housing (code enforcement)
- access - to buildings, transit & services (shopping) for seniors/disabled
- cost / affordability (30%)
- affordable housing given to residents of other cities
- more mixed income
- discrimination against undocumented families

Underserved Groups

- Homeless
- Disabled
- Seniors
- Young adults / students
- Single mothers
- Undocumented families
- Large families
- People with pets
- L.G.B.T.G youth
- Rehabilitated adults
- Mentally ill
- Military
- People of color / minorities

Location / Type

- East Long Beach (university housing)
- Near transit (for single mothers, seniors, disabled)
- near services near transit and shopping
- Accommodates pets
- Downtown
- near emergency services

- Family housing (2+ BR)
- mixed income / mixed population
- singles for students/seniors
- ground floor housing for disabled/seniors
- near airport / airport area
- on corridors

- Affordable
- quality of units / upkeep / lack of inspection
- quality or lack of quality const.
- shortage of permanent support housing
- overcrowding
- safety
- cost / affordability
- lack of opportunities
- health related issues from poor conditions
- location of sewer receptors in industrial areas

Community Workshop: April 24, 2013

- Family housing (2+ BR)
- mixed income/ mixed population
- singles for students/seniors
- ground floor housing for disabled/seniors
- Near airport airport area
- on corridors

- Archaic/Walnut
- Vacant RFA properties
- PCH/T.I. WILSON CABRILLO
  - development of vacant storage
  - increased density/lot for recycled
- focus on sites adj. to parks and transit (blue line, bus) as well as adj. to quality food & other resources
- full buildout of Anaheim/ISS
- Spring/estate (opposite major site)
- Santa Fe (recycle old gas station/ apts)
- Permanent affordable housing on school district land
- Atlantic corridor

Type of housing

- Affordable family units (2+ bedrooms)
- Very low/ extremely low income housing
- fill in the gaps
- mixed income housing
- be creative to obtain funding
- think outside of the box with utility/rent.
- SROs





LINC HOUSING

Suny Lay Chang, Senior Vice President

Allison Riley, Senior Project Manager

MENTAL HEALTH AMERICA OF LOS ANGELES

Robert Emerson, Director of Real Estate Management

META HOUSING CORPORATION

Kasey Burke, Senior Vice President

PALM COMMUNITIES

William Leach, Vice President

THOMAS SAFRAN & ASSOCIATES

Andrew Gross, Vice President

APPENDIX B: SITES INVENTORY

Residential Sites Inventory

<u>Site</u>	<u>Location</u>	<u>Zoning</u>	<u>Acres</u>	<u>Density (Units/Ac)</u>	<u>Potential Units</u>	<u>Existing Use</u>	<u>Public/Private Ownership</u>	<u>Assessor Parcel Number(s)</u>	<u>General Plan Designation</u>
1	<u>World Trade Center (600 W. Broadway)</u>	<u>PD-30, Downtown Plan, Height Incentive Area</u>	<u>5.61</u>	<u>235</u>	<u>1,318</u>	<u>Parking Lot</u>	<u>Port</u>	<u>7278-015-955</u>	<u>LUD 7-Mixed Uses</u>
2	<u>Cedar Ave. &amp; 3rd Street - SE Corner</u>	<u>PD-30, Downtown Plan, Height Incentive Area</u>	<u>1.0</u>	<u>150</u>	<u>144</u>	<u>Parking Lot</u>	<u>City/Agency</u>	<u>7280-022-914</u>	<u>LUD 7-Mixed Uses</u>
3	<u>Long Beach Blvd. &amp; 1st Street - NW Corner</u>	<u>PD-30, Downtown Plan, Height Incentive Area</u>	<u>2.06</u>	<u>150</u>	<u>309</u>	<u>Parking Lot</u>	<u>City/Agency</u>	<u>7280-028-021, 023 through 026, 903, 905, 906, 917, 922, 923</u>	<u>LUD 7-Mixed Uses</u>
4	<u>Long Beach Blvd. &amp; Spring Street - SE Corner</u>	<u>PD-29 Subarea 1 - R-4-N</u>	<u>8.35</u>	<u>44.6</u>	<u>372</u>	<u>Parking Lot</u>	<u>Private</u>	<u>7207-003-052,054,055</u>	<u>LUD 7-Mixed Uses</u>
5	<u>Long Beach Blvd. &amp; Willow Street - SW Corner</u>	<u>PD-29 Subarea 2 - R-4-U</u>	<u>3.37</u>	<u>108</u>	<u>364</u>	<u>Fast Food and Motel</u>	<u>Private</u>	<u>7208-001-003,004</u>	<u>LUD 7-Mixed Uses</u>
6	<u>Long Beach Blvd. &amp; Broadway - NE Corner</u>	<u>PD-30, Downtown Plan, Height Incentive Area</u>	<u>3.53</u>	<u>150</u>	<u>529</u>	<u>Parking Lot</u>	<u>City/Agency</u>	<u>7281-017-900 through 906, 911 through 913, 915</u>	<u>LUD 7-Mixed Uses</u>
7	<u>Long Beach Blvd. &amp; 6th Street - NW Corner</u>	<u>PD-30, Downtown Plan, Height Incentive Area</u>	<u>3.53</u>	<u>150</u>	<u>529</u>	<u>Fast Food and Auto Repair</u>	<u>Private</u>	<u>7273-026-001,002,004,006, 008,009,011,019, 019,021,022</u>	<u>LUD 7-Mixed Uses</u>

**APPENDIX B: SITES INVENTORY**

**Residential Sites Inventory**

<u>Site</u>	<u>Location</u>	<u>Zoning</u>	<u>Acres</u>	<u>Density (Units/Ac)</u>	<u>Potential Units</u>	<u>Existing Use</u>	<u>Public/Private Ownership</u>	<u>Assessor Parcel Number(s)</u>	<u>General Plan Designation</u>
<u>8</u>	<u>Long Beach Blvd. &amp; Willow Street - SE Corner</u>	<u>PD-29 Subarea 2 - R-4-U</u>	<u>2.18</u>	<u>108</u>	<u>235</u>	<u>Retail</u>	<u>Private</u>	<u>7208-003-013,023,034,035</u>	<u>LUD 8-Traditional Retail Strip Commercial/LUD 200-Mixed Style Homes</u>
<u>9</u>	<u>Long Beach Blvd. &amp; 9th Street</u>	<u>PD-30, Downtown Plan, Height Incentive Area</u>	<u>2</u>	<u>100</u>	<u>200</u>	<u>Retail and Parking Lot</u>	<u>Private</u>	<u>7273-012-008,010,011,016,017,020,022,024</u>	<u>LUD 7-Mixed Uses</u>
<u>10</u>	<u>Santa Fe Ave. &amp; Spring Street - NW Corner</u>	<u>R-4-R</u>	<u>4.92</u>	<u>30</u>	<u>148</u>	<u>Private Open Space</u>	<u>Private</u>	<u>7314-005-018</u>	<u>LUD 3B-Moderate Density Residential</u>
<u>11</u>	<u>Willow St. &amp; Caspian Ave. -SW Corner</u>	<u>R-4-R (CCR)</u>	<u>2.04</u>	<u>30</u>	<u>61</u>	<u>Supermarket</u>	<u>Private</u>	<u>7401-003-001,030</u>	<u>LUD 8R-Mixed</u>
<u>12</u>	<u>Long Beach Blvd. &amp; 19th St. - NE Corner</u>	<u>PD-29 Subarea 4 - R-4-N</u>	<u>0.93</u>	<u>44.6</u>	<u>41</u>	<u>Vacant Lot</u>	<u>City/Agency</u>	<u>7209-009-003,004,025 through 027</u>	<u>LUD 7-Mixed Uses</u>
<u>13</u>	<u>Ocean Blvd. &amp; Pine Ave - SE Corner</u>	<u>PD-6 Subarea 7</u>	<u>0.82</u>	<u>100</u>	<u>82</u>	<u>Parking Lot</u>	<u>City/Agency</u>	<u>7278-007-928</u>	<u>LUD 7-Mixed Uses</u>
<u>14</u>	<u>918 Long Beach Blvd.</u>	<u>PD-30</u>	<u>0.285</u>	<u>150</u>	<u>43</u>	<u>Used Auto Dealership</u>	<u>Private</u>	<u>7273-011-015</u>	<u>LUD 7-Mixed Uses</u>
<u>15</u>	<u>Verizon Building (200 W. Ocean Blvd) - Adaptive Reuse</u>	<u>PD-6 Subarea 4</u>	<u>0.51</u>	<u>180</u>	<u>92</u>	<u>Office Building</u>	<u>Private</u>	<u>7278-007-800</u>	<u>LUD 7-Mixed Uses</u>

**APPENDIX B: SITES INVENTORY**

**Residential Sites Inventory**

<u>Site</u>	<u>Location</u>	<u>Zoning</u>	<u>Acres</u>	<u>Density (Units/Ac)</u>	<u>Potential Units</u>	<u>Existing Use</u>	<u>Public/Private Ownership</u>	<u>Assessor Parcel Number(s)</u>	<u>General Plan Designation</u>
<u>16</u>	<u>Ocean Center Bldg. (110 W. Ocean Blvd) - Adaptive Reuse</u>	<u>PD-6 Subarea 4</u>	<u>0.28</u>	<u>357</u>	<u>100</u>	<u>Historic / Office Building</u>	<u>Private</u>	<u>7278-007-035</u>	<u>LUD 7-Mixed Uses</u>
<u>17</u>	<u>Madison (110 Pine Ave) - Adaptive Reuse</u>	<u>PD-30, Downtown Plan, Height Incentive Area</u>	<u>0.25</u>	<u>42</u>	<u>168</u>	<u>Historic / Office Building</u>	<u>Private</u>	<u>7280-027-011</u>	<u>LUD 7-Mixed Uses</u>
<u>18</u>	<u>Villages At Cabrillo (2001 River Avenue)</u>	<u>PD-31</u>	<u>3</u>	<u>83</u>	<u>250</u>	<u>Old Navy Housing</u>	<u>Private (Century Villages at Cabrillo)</u>	<u>7402-019-010</u>	<u>LUD 7-Mixed Uses</u>
<u>19</u>	<u>SE Corner 4th St. &amp; Pacific Ave</u>	<u>PD-30</u>	<u>1.2</u>	<u>438</u>	<u>525</u>	<u>Parking Lot</u>	<u>City/Agency</u>	<u>7280-016-900 through 905</u>	<u>LUD 7-Mixed Uses</u>
<u>20</u>	<u>SW Corner 7th St. &amp; Locust (PT Phase 3)</u>	<u>PD-30</u>	<u>0.13</u>	<u>1,538</u>	<u>200</u>	<u>Parking Lot</u>	<u>Private</u>	<u>7273-001.013,015,017, 018,021</u>	<u>LUD 7-Mixed Uses</u>
<u>21</u>	<u>300 Alamitos</u>	<u>PD-30</u>	<u>0.52</u>	<u>246</u>	<u>128</u>	<u>Parking Lot/ Billboard</u>	<u>Private</u>	<u>7275-001-083</u>	<u>LUD 7-Mixed Uses</u>
<u>22</u>	<u>Broadway and Elm - NW Corner</u>	<u>PD-30</u>	<u>0.52</u>	<u>577</u>	<u>300</u>	<u>Parking Lot</u>	<u>City/Agency</u>	<u>7281-017900</u>	<u>LUD 7-Mixed Uses</u>
<u>23</u>	<u>Broadway and Alamitos - SW Corner</u>	<u>PD-30</u>	<u>0.65</u>	<u>523</u>	<u>340</u>	<u>Parking Lot/ Retail</u>	<u>Private</u>	<u>7281-021-008,032 through 034</u>	<u>LUD 7-Mixed Uses</u>

**APPENDIX B: SITES INVENTORY**

**Residential Sites Inventory**

<u>Site</u>	<u>Location</u>	<u>Zoning</u>	<u>Acres</u>	<u>Density (Units/Ac)</u>	<u>Potential Units</u>	<u>Existing Use</u>	<u>Public/Private Ownership</u>	<u>Assessor Parcel Number(s)</u>	<u>General Plan Designation</u>
<u>24</u>	<u>Willow St. &amp; Atlantic SW Corner</u>	<u>PD-25 Subarea 2 (R-4-N)</u>	<u>3.4</u>	<u>29</u>	<u>99</u>	<u>Vacant Lot</u>	<u>City Agency</u>	<u>7208-006-004,005,007,009,010,016,017,039,041,054,908,909,913 through 917,919,920</u>	<u>LUD 8-Traditional Retail/LUD 1-Single Family</u>
<u>25</u>	<u>432-440 W. Ocean Blvd.</u>	<u>PD-6 Subarea 4</u>	<u>0.78</u>	<u>256</u>	<u>200</u>	<u>Low-rise office building between two high-rise buildings on adjacent sites</u>	<u>Private</u>	<u>7278-004-010</u>	<u>LUD 7-Mixed Uses</u>
<u>26</u>	<u>1598 Long Beach Blvd.</u>	<u>PD-29 Subarea 4 - R-4-N</u>	<u>0.69</u>	<u>44.6</u>	<u>30</u>	<u>Vacant</u>	<u>Private</u>	<u>7269-023-018, 019, &amp; 021</u>	<u>LUD 7-Mixed Uses</u>
<u>27</u>	<u>1836-1850 Locust</u>	<u>PD-29</u>	<u>0.62</u>	<u>44.7</u>	<u>27</u>	<u>Vacant Lot</u>	<u>LBCIC</u>	<u>7209-015-900,013,018</u>	<u>LUD 3-Moderate Density Residential</u>
<u>28</u>	<u>Magnolia 17<sup>th</sup> to PCH</u>	<u>R-4-N</u>	<u>0.87</u>	<u>17</u>	<u>15</u>	<u>Vacant Lot</u>	<u>LBCIC</u>	<u>7269-037-900,901,902,903,011,012,014,032,033</u>	<u>LUD 4-High Density Residential</u>
<u>29</u>	<u>1112-1132 Locust Ave.</u>	<u>PD-30</u>	<u>0.51</u>	<u>70</u>	<u>35</u>	<u>Vacant Lot</u>	<u>City/Agency</u>	<u>7273-007-900, 901,902</u>	<u>LUD 7-Mixed Uses</u>
<u>30</u>	<u>1332 Locust Ave</u>	<u>PD-29 Subarea 5 - R-4-U</u>	<u>1</u>	<u>108</u>	<u>108</u>	<u>Vacant Lot</u>	<u>Private (Habitat for Humanity)</u>	<u>7269-015-028,032 through 034</u>	<u>LUD 8M - Mixed Office/Residential Strip</u>
<u>31</u>	<u>421 E. 4<sup>th</sup> St.</u>	<u>PD-30 Height Incentive Area</u>	<u>0.26</u>	<u>200</u>	<u>52</u>	<u>Parking Lot</u>	<u>LBCIC/Private</u>	<u>7281-007-065, 7281-007-064</u>	<u>LUD 7 - Mixed Uses</u>

**APPENDIX C: REVIEW OF PAST ACCOMPLISHMENTS**

Table C-1 below reviews the City’s progress in implementing the 2008-2014 Housing Element. Table C-2 at the end summarizes the City’s progress toward the quantified objectives established in the 2008-2014 Housing Element.

**Table C-1: Review of Progress in Implementing the 2008-2014 Housing Element**

Program	Objective	Timeframe	Status
<b>HOUSING ASSISTANCE TO, AND PRESERVATION OF, AFFORDABLE UNITS</b>			
Preservation of At-Risk Units	Annually monitor status of the 2,228 affordable housing units that are at risk of converting to market rate	Ongoing	The City maintains a list of all assisted housing developments within the City. The City continues to work with property owners to renew their participation in the Section 8 program. Two profit-motivated projects with Section 8 contracts for 416 units had opted out of the program during the five years. However, nonprofit-owned properties in the City have continued to renew their Section 8 contracts with HUD.  <i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Section 8 Housing Choice Rental Assistance	Continue administering program to help the 6,200 households holding vouchers and those on the waiting list to receive assistance	Ongoing	The Housing Authority of the City currently provides Section 8 Housing Choice Vouchers to approximately 6,424 households (97% of its allocation of 6,636 vouchers).  <i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2013-2021 Housing Element.

**APPENDIX C: REVIEW OF PAST ACCOMPLISHMENTS**

**Table C-1: Review of Progress in Implementing the 2008-2014 Housing Element**

Program	Objective	Timeframe	Status
<b>HOUSING FOR SPECIAL NEEDS RESIDENTS</b>			
Continuum of Care	Develop 1,660 shelter beds and 401 permanent housing units	Ongoing	<p>The City and its community partners continue to provide 1,679 Emergency/Transitional program beds, Permanent Supportive Housing with a capacity of 854 persons (beds), and Rapid Rehousing for 28 persons. Overall, the City's housing inventory for the homeless is 2,561 beds.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2013-2021 Housing Element.</p>

**APPENDIX C: REVIEW OF PAST ACCOMPLISHMENTS**

**Table C-1: Review of Progress in Implementing the 2008-2014 Housing Element**

Program	Objective	Timeframe	Status
<p>Zoning Code Update for Special Needs Housing</p>	<p><u>Emergency Shelters</u> – 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)</p> <p><u>Transitional Housing</u> – 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</p> <p><u>Single Room Occupancy</u> – Amend the Zoning Code to incorporate SRO housing under the provisions for Special Group Residence</p> <p><u>Definition of Family</u> – 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</p>	<p>One year from the adoption of the Housing Element</p>	<p>After further staff review, the current definition of family was deemed sufficient and was not found to have an impact on the production or availability of affordable housing.</p> <p>The City permits transitional and supportive housing as a residential use in the same manner as similar uses in the same zone. In 2013, the City prepared a Zoning Administrator Interpretation to clarify the permitting of transitional and supportive housing as either a residential care facility, special group housing, or a regular dwelling unit.</p> <p>In 2013, the City proposed an amendment to the Zoning Code to address SB 2 requirements. The Zoning Code/PD-31 Planned Development District Ordinance was amended to permit emergency shelters by right (via a ministerial approval process) in the IP zoning district (Port of Long Beach/Harbor District) and in PD-31 (Villages at Cabrillo).</p> <p>The City will address the provision of SRO housing in the next Housing Element planning period. However, it has been the City's policy to preserve quality SRO housing as a viable housing option for the extremely low income households.</p> <p><i>Continued Appropriateness:</i> This program is modified and included in the 2013-2021 Housing Element.</p>

**APPENDIX C: REVIEW OF PAST ACCOMPLISHMENTS**

<b>Table C-1: Review of Progress in Implementing the 2008-2014 Housing Element</b>			
<b>Program</b>	<b>Objective</b>	<b>Timeframe</b>	<b>Status</b>
Family Self Sufficiency	Continue to implement and promote program to help graduate 1,151 families into self-sufficiency	Ongoing	In 2012, 25 families graduated from this program. A total of 330 families have completed this program since its inception by the HACLB. From 2008 – 2012 175 families completed the program.  <i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2013-2021 Housing Element.
HOPWA Tenant-Based Rental Assistance	Continue to provide assistance to 260 households, petition for increased funding and promote program throughout the City	Ongoing	The Housing Authority of the City continues to provide assistance to approximately 108 families/individuals each month. The Housing Authority also provides case management services to these households.  <i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Universal Design	Evaluate the feasibility of providing additional density bonuses or other incentives for new developments that include universal design (beyond required ADA standards) by 2010	2010	Discussions continued in 2012 and an internal evaluation will be completed to prepare the scope of this program in 2013.  <i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2013-2021 Housing Element with an updated timeframe.
HOME Security Deposit Assistance	Provide security deposit assistance to 300 homeless households (50 households annually). This program benefits primarily extremely low income households.	Ongoing	This very successful city-initiated program has exceeded its goal and assisted a total of 603 households (63 households from January - December 2012) in securing permanent housing.  <i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2013-2021 Housing Element.

**APPENDIX C: REVIEW OF PAST ACCOMPLISHMENTS**

**Table C-1: Review of Progress in Implementing the 2008-2014 Housing Element**

Program	Objective	Timeframe	Status
<p><b>HOUSING AND NEIGHBORHOOD IMPROVEMENT</b></p> <p>Home Rehabilitation</p>	<p>Provide rehabilitation assistance to 2,400 households (up to 80% MFI) (647 households annually).</p>	<p>Ongoing</p>	<p>Between October 1, 2011 and September 30, 2012, the City reimbursed approximately \$583,183 to 539 residential property owners for rehabilitation activities. Since 1999, the City has reimbursed 4,680 homeowners through the Home Improvement Program.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2013-2021 Housing Element.</p>
<p>Acquisition and Rehabilitation</p>	<p>Provide assistance to rehabilitate 44 rental and 10 owner units. Target a portion of the assistance to benefit ten extremely low-income renter households</p>	<p>Ongoing</p>	<p>Since adoption of the Housing Element, the City completed acquisition/rehabilitation of the following projects:</p> <ul style="list-style-type: none"> <li>▪ Evergreen Apartments – 81 units</li> <li>▪ Pine Crest Apartments – 14 units</li> <li>▪ Habitat for Humanity – 1 unit</li> </ul> <p>In addition, utilizing HOME funds, the City has rehabilitated 70 multi-family housing units and 26 single-family housing units, creating further affordable housing opportunities for residents.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2013-2021 Housing Element.</p>

**APPENDIX C: REVIEW OF PAST ACCOMPLISHMENTS**

**Table C-1: Review of Progress in Implementing the 2008-2014 Housing Element**

Program	Objective	Timeframe	Status
Neighborhood Resource Center	Continue to support the Neighborhood Resource Center	Ongoing	<p>The City continues to provide annual funding to the Neighborhood Resource Center. Since 1998, the Neighborhood Resource Center has successfully helped 17 groups achieve national recognition for their work and dedication to their neighborhood enhancing activities.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2013-2021 Housing Element.</p>
Historic Preservation Element	Adopt a General Plan 2030 Historic Preservation Element, establishing objective criteria for identifying historical resources	2005	<p>The Historic Preservation Element was adopted by City Council on June 22, 2010.</p> <p><i>Continued Appropriateness:</i> This program is completed and is not included in the 2013-2021 Housing Element.</p>
Comprehensive Code Enforcement	Perform an average of 24,000 inspections annually and train 420 residents over six years in nuisance abatement procedures	Ongoing	<p>The City continues to perform inspections. During 2012, 39,745 inspections were conducted. Households were provided information on available resources for rehabilitation.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2013-2021 Housing Element.</p>
Multi-Family Housing Inspection	Inspect an average of 5,500 multi-family units annually to correct code violations	Ongoing	<p>The City continues to perform multi-family unit inspections. During 2012, the City performed 2,652 inspections. Households were provided information on available resources for rehabilitation.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2013-2021 Housing Element.</p>

**APPENDIX C: REVIEW OF PAST ACCOMPLISHMENTS**

Table C-1: Review of Progress in Implementing the 2008-2014 Housing Element			
Program	Objective	Timeframe	Status
Lead-Based Paint	Eliminate lead-based paint hazards for 320 homes	Ongoing	<p>For calendar year 2011, the HUD-funded Lead Hazard Control Program inspected 54 units for lead-based paint hazards. The Lead Hazard Control Program also assisted Neighborhood Services in providing lead-based paint clearance services for an additional 76 units. In total, 130 units in the City were evaluated for lead-based paint hazards by the Lead Hazard Control Program and the Program eliminated lead-based paint hazards in 52 units as part of its core mission in 2011.</p> <p>For calendar year 2012, the HUD-funded Lead Hazard Control Program closed out a 2009 grant, and was awarded a new, \$2.5 million grant in June, 2012. As part of its grant objectives and core mission, the Program inspected 37 units for lead-based paint hazards, and remediated lead-based paint hazards in 13 low income residential housing units. The Lead Hazard Control Program also assisted Neighborhood Services in providing lead-based paint clearance services. The Program provided lead-based paint clearances for 230 units that were being assisted with HUD funding by Neighborhood Services. In total, 267 residential units were tested for lead-based paint hazards throughout the City in 2012.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2013-2021 Housing Element.</p>

**APPENDIX C: REVIEW OF PAST ACCOMPLISHMENTS**

**Table C-1: Review of Progress in Implementing the 2008-2014 Housing Element**

Program	Objective	Timeframe	Status
<b>HOUSING PRODUCTION</b>			
Affordable Housing Development Assistance	<p>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.</p> <p>These groups represent the extremely low and very low income households in the community.</p>	Ongoing	<p>The Long Beach <a href="#">Community Investment</a> Company continues to provide assistance to housing developers. Between 2008 and 2012, the City has created 684 affordable housing units:</p> <ul style="list-style-type: none"> <li>▪ Extremely Low Income: 0 units</li> <li>▪ Very Low Income: 260 units</li> <li>▪ Low Income: 251 units</li> <li>▪ Moderate Income: 60 units</li> </ul> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2013-2021 Housing Element.</p>
Adequate Sites	<p>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)</p>	Ongoing	<p>The City continues to maintain an inventory of adequate sites to accommodate its RHNA. In 2012, the City updated the Downtown Specific Plan, which provides additional opportunities for residential/mixed use developments.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate for filling the City's new RHNA and is included in 2013-2021 Housing Element.</p>

**APPENDIX C: REVIEW OF PAST ACCOMPLISHMENTS**

**Table C-1: Review of Progress in Implementing the 2008-2014 Housing Element**

Program	Objective	Timeframe	Status
Green Building Program	Create and adopt a Sustainable City Action Plan to guide operational and policy decisions related to new housing development and resource conservation by 2010	2010	<p>The Sustainable City Action Plan was approved in February of 2010. This plan helps foster the growth of neighborhoods with access to amenities through alternative modes of transportation, promote sustainable living and improve the sense of community.</p> <p><i>Continued Appropriateness:</i> This program is completed. The City will continue to implement the Sustainable City Action Plan but this is not included in the 2013-2021 Housing Element as a separate housing program.</p>
<b>HOMEOWNERSHIP OPPORTUNITY</b>			
First Time Homebuyer Programs	Assist 50 low income and 50 moderate-income households with homebuyer assistance	Ongoing	<p>The City exceeded its goal and has provided silent second assistance to a total of 143 first time homebuyers, including 23 households at-risk for foreclosure.</p> <p><i>Continued Appropriateness:</i> Due to the dissolution of Redevelopment in California, this program is modified in the 2013-2021 Housing Element.</p>

**APPENDIX C: REVIEW OF PAST ACCOMPLISHMENTS**

**Table C-1: Review of Progress in Implementing the 2008-2014 Housing Element**

Program	Objective	Timeframe	Status
<b>MITIGATION OF GOVERNMENT CONSTRAINTS</b>			
Development Services Center	Continue operation and update of the Development Services Center, including installation of new records tracking system.	Ongoing	<p>Development Services has fully implemented a new permit tracking system (HANSEN) to streamline permit processing and project management.</p> <p><i>Continued Appropriateness:</i> This program is completed and is being implemented on an ongoing basis. Housing this is not included in the 2013-2021 Housing Element as a separate program.</p>
E-Government	Continue improving E-Government applications to facilitate and guide service delivery and community communications	Ongoing	<p>Current City online services include: permit/project applications, payment processing, appointment scheduling and online permit archives, all of which help in reducing wait times at the counter.</p> <p>A City taskforce is currently underway for the creation of a "dynamic portal" that allows for real-time permit processing that will include electronic plan reviews and plan checks, real time updates and status change, and online inspection requests.</p> <p><i>Continued Appropriateness:</i> The City continues to improve its E-Government services. However, this is not included in the 2013-2021 Housing Element as a separate housing program.</p>

**APPENDIX C: REVIEW OF PAST ACCOMPLISHMENTS**

<b>Table C-1: Review of Progress in Implementing the 2008-2014 Housing Element</b>			
<b>Program</b>	<b>Objective</b>	<b>Timeframe</b>	<b>Status</b>
Development Incentives	Continue to offer regulatory incentives to accommodate the development of accessible and affordable housing	Ongoing	The City updated the Downtown Plan helps streamline the entitlement process and clarify urban design standards to facilitate new housing opportunities. In addition, the Planning Department is currently working on omnibus development code revisions to streamline the project review process.  <i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2013-2021 Housing Element.
<b>FAIR AND EQUAL HOUSING OPPORTUNITY</b>			
Fair Housing	Continue to participate in fair housing programs and support fair housing services and tenant/landlord counseling services	Ongoing	The City continues to implement and participate in fair housing programs and services through a contract with the Fair Housing Foundation (FHF), a private nonprofit that provides services and outreach opportunities.  <i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2013-2021 Housing Element.
<b>NEW PROGRAMS (NOT INCLUDED IN 2008-2014 HOUSING ELEMENT)</b>			
VASH (Veterans Affairs Supportive Housing)	Continue to provide rental assistance for homeless veterans with case management and clinical services provided by the Long Beach VA Medical Center	Ongoing	The Housing Authority of the City continues to work closely with the local VA office that provides referrals to the rental assistance program. The City's goal is to lease up all 485 allocated vouchers by the end of the second quarter of 2014.  <i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2013-2021 Housing Element.

**APPENDIX C: REVIEW OF PAST ACCOMPLISHMENTS**

**Table C-1: Review of Progress in Implementing the 2008-2014 Housing Element**

Program	Objective	Timeframe	Status
SPC (Shelter Plus Care)	Continue to provide rental assistance for hard to serve persons with disabilities in connection with supportive services provided by US Veterans Initiative and Mental Health America of LA	Ongoing	<p>The Housing Authority of the City continues to work closely with US Veterans Initiative and Mental Health America to assist hard-to-serve persons A total of 94 SPC vouchers have been used from 2008-2012 for this population. 32 of these vouchers have been designated for veterans.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2013-2021 Housing Element.</p>
Project Based Vouchers (Palace Apartments)	Continue to work with United Friends of the Children to provide transitional housing to 13 youth aging out of the foster care system	Ongoing	<p>In 2012, renovations to Palace Apartments were completed; the Housing Authority of the City will continue to work with UFC to place the young persons in transitional housing.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2013-2021 Housing Element</p>

**APPENDIX C: REVIEW OF PAST ACCOMPLISHMENTS**

**Table C-2: Accomplishments vs. Objectives**

	New Construction		Rehabilitation		Preservation		Housing Assistance	
	RHNA (1/1/06- 12/31/13)	Constructed (1/1/06- 4/30/13)	Objectives	Rehabilitated	Objectives	Preserved	Objectives	Households Assisted
Extremely Low Income (0-30% MFI)	1,326	260	622	1,274	1,114	906	430	736
Very Low Income (31-50% MFI)	995		1,373		1,114	906	130	68
Low Income (51-80% MFI)	1,485	251	1,941	1,150	0	0	21	150
Moderate Income (81-120% MFI)	1,634	60	0	128	0	0	42	128
Above Moderate Income (>120% MFI)	4,143	453	0	0	0	0	0	0

**Notes:**

Housing rehabilitation includes:

- Home Improvement Rebates
- Housing Rehabilitation
- Acquisition and Rehabilitation

Housing assistance includes the following programs:

- Family Self-Sufficiency
- HOPWA Tenant-Based Rental Assistance
- HOME Security Deposit Assistance
- First-Time Homebuyers Programs

**EXHIBIT B**

**Comparison of Objectives & Programs  
2008-2013 (HE4) vs. 2013-2021 (HE5) Housing Element Updates  
Draft as of 12/23/2013**

Quantified Objectives										
	Extremely Low		Very Low		Low		Moderate		Above Moderate	
	HE4	HE5	HE4	HE5	HE4	HE5	HE4	HE5	HE4	HE5
New Const. (RHNA)	1,326	886	995	887	1,485	1,066	1,634	1,170	4,143	3,039
Housing Preservation	1,114	800	1,114	800	--	--	--	--	--	--
Housing Improvement	622	1,010	1,373	1,060	1,941	1,082	--	--	--	--
Rental Assistance	430	4,656	130	4,298	21	56	42	--	--	--
Homebuyer Assistance	--	--	--	10	--	15	--	--	--	--

Housing Policies		
Goal	HE5 Policy	
<b>Provide Housing Assistance and Preserve Publicly Assisted Units</b>	<b>HE4 Policy</b> Policy 1.1: Direct local financial assistance to affordable housing projects. Policy 1.2: Continue implementing the Section 8 program and work with property owners to increase acceptance of Housing Choice Vouchers. Policy 1.3: Where the City provides financial assistance, require the inclusion of affordable units. 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.	No change from HE4  No change from HE4  No change from HE4  No change from HE4  No change from HE4
	Policy 2.1: Continue to implement the City's density bonus program to provide incentives for housing that is accessible and affordable to lower income households, seniors, and disabled persons (including persons with developmental disabilities).	Policy 2.1: Continue to implement the City's density bonus program to provide incentives for housing that is accessible and affordable to lower income households, seniors, and disabled persons (including persons with developmental disabilities).

Housing Policies		
Goal	HE4 Policy	HE5 Policy
Retain and Improve the Quality of Existing Housing and Neighborhoods	<p>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.</p>	No change from HE4
	<p>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.</p>	<p>Policy 2.3: Support provision of housing to address the needs of the disabled (including persons with developmental disabilities), the mentally ill, persons with substance problems, persons with HIV/AIDS, veterans and other groups needing transitional and supportive housing.</p>
	<p>Policy 2.4: Encourage universal design of housing products and environments, making them usable by a wide range people with different physical and</p>	No change from HE4
	<p>Policy 2.5: Integrate and disperse special needs housing within the community and in close proximity to transit and public services.</p>	No change from HE4
	<p>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.</p>	No change from HE4
	<p>Policy 2.7: Proactively seek out new models and approaches in the provision of affordable housing, such as co-housing and assisted living facilities.</p>	No change from HE4
	<p>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.</p>	<p>Policy 2.8: Pursue opportunities to identify stable revenue sources to the Housing Trust Fund.</p>
	<p>Policy 3.1: Encourage community involvement in addressing the maintenance and improvement of the housing stock and the neighborhood context.</p>	<p>Policy 3.1: Encourage community involvement in addressing the maintenance and improvement of the housing stock and the neighborhood context.</p>
	<p>Policy 3.2: Preserve and protect the character of established neighborhoods, with an emphasis on single-family neighborhoods and those beginning to decline.</p>	No change from HE4

Housing Policies	
Goal	HE4 Policy
	<p>Policy 3.3: Promote continued maintenance of quality ownership and rental housing by offering loans to encourage preventative maintenance and repair.</p> <p>Policy 3.4: Promote, where appropriate, the revitalization and/or rehabilitation of residential structures which are substandard or have fallen into disrepair.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Policy 3.8: Promote strong, on-site management of multi-family complexes to ensure the maintenance of housing and neighborhood quality.</p> <p>Policy 3.9: Support programs and projects which link affordable housing with other community development goals and resources.</p> <p>N/A</p> <p>N/A</p>
	<p>Policy 3.3: Promote continued maintenance of quality ownership and rental housing by offering preventative maintenance and repair.</p> <p>No change from HE4</p> <p>No change from HE4</p> <p>No change from HE4</p> <p>Policy 3.7: Continue to support the creation of healthy neighborhoods by addressing public safety issues, performing ongoing property inspections, eliminating threats to the public health, and promoting businesses establishments that offer healthy food choices.</p> <p>No change from HE4</p> <p>No change from HE4 but moved to become Policy 3.10.</p> <p>New policy moved to become Policy 3.9.</p> <p>Policy 3.9: Provide education and outreach to tenants regarding the City's Code Enforcement program and their rights as a tenant to be provided decent, safe, and sanitary housing.</p> <p>Policy 3.11: Promote green building standards in the rehabilitation of existing housing.</p> <p>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 2014-2021 RHNA. Promote housing development throughout the City to avoid concentrations of</p>
Provide Increased Opportunities for the Construction of High Quality Housing	<p>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.</p>

## Housing Policies

Goal	HE4 Policy	HE5 Policy
	<p><i>affordable housing or disproportionate development impacts in specific neighborhoods.</i></p>	
<p>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.</p>	<p>No change from HE4</p>	
<p>Policy 4.3: Encourage new high quality rental and ownership housing through the implementation of design review guidelines, and architectural and green building standards.</p>	<p>No change from HE4</p>	
<p>Policy 4.4: Continue to implement innovative strategies for encouraging the adaptive reuse of existing structures for residential purposes.</p>	<p><i>Policy 4.4: Finalize an ordinance for Planning Commission/City Council to encourage adaptive reuse of existing structures for residential purposes.</i></p>	
<p>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.</p>	<p>No change from HE4</p>	
<p>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.</p>	<p>No change from HE4</p>	
<p>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.</p>	<p>No change from HE4</p>	
<p>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.</p>	<p>No change from HE4</p>	
<p>Policy 4.9: Utilize development agreements as a tool to achieve a mix of affordability levels in large-scale projects.</p>	<p>No change from HE4</p>	
<p>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.</p>	<p>No change from HE4</p>	<p><i>Policy 4.10: Promote mixed-generation housing that accommodates both families and elderly households.</i></p>

## Housing Policies

Goal	HE4 Policy	HE5 Policy
<p><b>Mitigate Government Constraints to Housing Investment and Affordability</b></p>	<p>Policy 5.1: Periodically review City regulations, ordinances and fees to ensure they do not unduly constrain housing investment.</p>	<p>No change from HE4</p>
	<p>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.</p>	<p>No change from HE4</p>
	<p>Policy 5.3: Utilize Planned Developments (PD), form-based zoning and other planning tools to allow flexible residential development standards in designated areas.</p>	<p>No change from HE4</p>
	<p>Policy 5.4: Provide for streamlined, timely and coordinated processing of development projects to minimize project-holding costs.</p>	<p>No change from HE4</p>
	<p>Policy 5.5: Support the use of technology to improve communications between residents and the community, and to facilitate housing development.</p>	<p>No change from HE4</p>
<p><b>Provide Increased Opportunities for Home Ownership</b></p>	<p>Policy 6.1: Provide favorable home purchasing opportunities, with an emphasis on providing affordable options for low and moderate income households.</p>	<p>Policy 6.1: Provide favorable home purchasing opportunities, with an emphasis on providing affordable options for low and moderate income households.</p>
	<p>Policy 6.2: Utilize home ownership assistance programs as a mechanism to expand affordable housing opportunities and accommodate large families.</p>	<p>No change from HE4</p>
	<p>Policy 6.3: Pursue participation in other home ownership programs available in the private market and/or other public agencies.</p>	<p>No change from HE4</p>
<p><b>Ensure Fair and Equal Housing Opportunity</b></p>	<p>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.</p>	<p>No change from HE4</p>
	<p>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.</p>	<p>No change from HE4</p>

Housing Programs		
Topic	HE4 Program	HE5 Program
Housing Assistance to, and Preservation of, Affordable Units	1.1: Preservation of At-Risk Units	Carried forward from HE4 with updated information
	1.2: Section 8 Housing Choice Rental Assistance	Carried forward from HE4 with updated information
	N/A	New Program 1.3: First Right of Refusal for Displaced Lower Income Households
	2.1: Continuum of Care	Carried forward from HE4 with updated information
	2.2: Zoning Code Update for Special Needs Housing	Carried forward from HE4 with updated information - City has already addressed transitional/ Supportive housing, and SRO housing
	2.3: Family Self-Sufficiency	Carried forward from HE4 with updated information
	2.4: HOPWA Tenant-Based Rental Assistance	Carried forward from HE4 with updated information
Housing for Special Needs Residents	2.5: Universal Design	Carried forward from HE4 with updated information
	2.6: HOME Security Deposit Assistance	Carried forward from HE4 with updated information
	N/A	New Program 2.7: VASH (Veterans Affairs Supportive Housing)
	N/A	New Program 2.8: Continuum of Care Permanent Supportive Housing
	N/A	New Program 2.9: Project-Based Vouchers (Palace Apartments)
	3.1: Home Rehabilitation	Carried forward from HE4 with updated information
	3.2: Acquisition & Rehabilitation	New Program 3.2: Neighborhood Resources Program moved from 3.5
Housing and Neighborhood Improvement	3.3: Neighborhood Resource Center	3.3 Code Enforcement - Includes new components to evaluate strategies for address substandard rental housing
	3.4: Historic Preservation Element	New Program 3.4: Neighborhood Improvement Services
	3.5: Comprehensive Code Enforcement	New Program 3.5: Foreclosure Registry
	3.6: Multi-Family Housing Inspection	3.6: Lead-Based Paint Hazard Abatement
	3.7: Lead-Based Paint	
	4.1: Affordable Housing Development Assistance	Carried forward from HE4 with updated information and commitment to develop a Housing Action Plan
	4.2: Adequate Sites	Carried forward from HE4 with updated information
Housing Production	4.3: Green Building Program	New Program 4.3: Adaptive Reuse

<b>Housing Programs</b>		
<b>Topic</b>	<b>HE4 Program</b>	<b>HE5 Program</b>
	N/A	New Program 4.4: Affordable Housing Funding Opportunities
<b>Home Ownership Opportunity</b>	5.1: First-Time Homebuyer Programs N/A	Carried forward from HE4 with updated information New Program 5.2: County First-Time Homebuyer Assistance
<b>Mitigation of Governmental Constraints</b>	6.1: Development Services Center 6.2: E-Government 6.3: Development Incentives	Merged Programs 6.1: Development Incentives
<b>Fair and Equal Housing Opportunity</b>	7.1: Fair Housing	Carried forward from HE4 with updated information
<b>Monitoring and Review</b>	N/A	New Program 8.1: Annual Report

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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August 26, 2013

Amy J. Bodek, Director  
Development Services  
City of Long Beach  
333 W. Ocean Blvd., 3rd Floor  
Long Beach, CA 90802

Dear Ms. Bodek:

**RE: Review of the City of Long Beach's 5<sup>th</sup> Cycle (2013-2021) Draft Housing Element**

Thank you for submitting the City of Long Beach's draft housing element received for review on June 27, 2013, along with additional revisions received on August 21, 2013. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. A telephone conversation on August 15, 2013 with you, City staff and Ms. Veronica Tam, the City's consultant, facilitated the review. In addition, the Department considered comments from the Legal Aid Foundation of Los Angeles and Housing Long Beach pursuant to GC Section 65585(c).

The Department conducted a streamlined review of the draft housing element based on the City meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance. The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State housing element law (Article 10.6 of the Government Code). The enclosed Appendix describes these and other revisions needed to comply with State housing element law.

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2013 for SCAG localities. If adopted after this date, the City will be required to revise the housing element every four years until adopting at least two consecutive revisions by the statutory deadline (GC Section 65588(e)(4)). For information on housing element adoption requirements, please visit our website at: [http://www.hcd.ca.gov/hpd/hrc/plan/he/he\\_review\\_adoptionsteps110812.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf).

## APPENDIX CITY OF LONG BEACH

The following changes would bring Long Beach's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on the Department's website at [www.hcd.ca.gov/hpd](http://www.hcd.ca.gov/hpd). Among other resources, the Housing Element section contains the Department's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks)*, available at [www.hcd.ca.gov/hpd/housing\\_element2/index.php](http://www.hcd.ca.gov/hpd/housing_element2/index.php) and includes the Government Code addressing State housing element law and other resources.

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions (Section 65583(c)).*

To address the program requirements of Government Code Section 65583(c)(1-6), and to facilitate implementation, programs should include: (1) a description of the City's specific role in implementation; (2) definitive implementation timelines; (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials. Programs to be revised include the following:

Program 1.3 (First Right of Refusal for Displaced Lower-income Households with Assisted Federal Funds): The element should describe the city's role to "explore local options." For example, the element could indicate options and criteria to be examined during this process. Given the importance of such a program, the date for completing research should occur earlier than 2017 to allow for implementation early in the planning period should a program be feasible. In addition, the program could indicate an implementation date if additional districts are found to be feasible.

Program 2.2 (Zoning Code Update for Special Needs Housing): Revisions to the housing element, received on August 21, 2013, included revised language to "consider zoning by-right emergency shelters in additional districts..." However, the program should 1) describe the actions to be undertaken, 2) the general criteria to be analyzed and 3) include a completion date for the analysis. The program should also include actions, with an implementation date, to amend zoning for by-right emergency shelters to other districts depending on the outcome of the analysis. This is particularly important given significant public comment, timing and implementation in the prior planning period and the Department's comments in its June 3, 2009 review.



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**Thursday, August 1, 2013**

Division of Housing Policy Development  
California Department of Housing and Community Development  
2020 W. El Camino, Suite 500  
Sacramento, CA 95833

Mr. Arriaga,

I am writing as the Executive Director of Housing Long Beach (HLB) with the purpose of raising concerns regarding the Long Beach draft Housing Element.

Housing Long Beach is a 501(c)3 non-profit organization, and has been organizing and advocating around housing issues in Long Beach for over ten years. Our mission is to improve, preserve and increase the supply of affordable housing for the wellbeing of Long Beach residents through community organizing, policy work and systems change. We are funded through private foundations and individual donors. We lead a large coalition of residents and community stakeholders with this common purpose, including: The Los Angeles Alliance for a New Economy (LAANE), Families in Good Health (FIGH), Legal Aid Foundation of Los Angeles (LAFLA), Habitat for Humanity of Greater Los Angeles, The Center Long Beach, Long Beach Ministerial Alliance and many others.

For the past year, Housing Long Beach and our community partners have been doing community outreach to develop comprehensive, citywide policies for inclusion in the 2014-2021 Housing Element that will address the growing housing need for Long Beach residents. These policies include: a *mixed-income housing ordinance* to increase the affordable housing stock, a *permanent source of local funds* for affordable housing development – including Boomerang funds and commercial linkage fees – and a *rent trust account program, or rent escrow account program*, to address ongoing housing creation and quality issues. These items will be addressed at greater length later in this letter.

In the Spring of 2013, HLB contracted with Human Impact Partners (HIP), a research agency in Oakland, CA, to develop a Health Impact Assessment (HIA) of the health impacts of housing quality, location, and affordability in Long Beach. HIP took a two pronged-approach utilizing data generated from traditional research and existing studies as well as on-the-ground grassroots data.





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The grassroots data consisted of a survey of Long Beach renters regarding habitability and code enforcement issues, as well as surveys and photo analysis of the 31 sites that the City proposed for potential development in the draft Housing Element. The HIA will be cited throughout this letter and can be found as an attachment.

*In summary, HLB's concerns for the Long Beach Housing Element include: insufficient inclusion of policies and programs to address community input, vague language resulting in weak commitments to address the RHNA numbers and overall housing needs, inappropriate site identification, with sites clumped into high cost areas and with sites unsuitable for housing, and SB2 sites that are unrealistic and unsuitable for housing.*

Many residents who are involved with HLB attended the three community workshops and were encouraged to hear a clear community voice regarding the affordability, quality and location of housing. Many residents showed support for mixed-income development policies as well as stronger code enforcement policies and programs to address the existing conditions of housing. Residents also shared of their concerns related to the location of housing, and the problems of overcrowding. The summary of this feedback is found on pages 3-4, 104, and A-29-A34 of the draft Housing Element

#### AFFORDABILITY

The City's response to these community concerns and priorities is wholly insufficient. The draft Housing Element lays out their responses to community input in a chart on pages 4-5. The response to the community concern of affordability is, "Regarding affordability, the Housing Choice Voucher program remains an important resource to the City. However, the City will be exploring new programs (such as first right of refusal for displaced lower income households) to maintain affordability for the City's most vulnerable segment."

Housing Choice, or Section 8 Vouchers (Policy 1.2), provides many residents with rental assistance. However, the Health Impact Assessment reminds us that in 2011, the City of Long Beach had an estimated 4,700 qualified families on a 10-year waiting list for its 6,261 Section 8 housing vouchers. The last time new applications were accepted for the waiting list, over 15,000 applications were received in less than 30 days. Though the Housing Choice Voucher program is useful and helps many families, its reach is limited and the need is far greater than the ability of the program. This is not a sufficient measure to address affordability.





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First Right of Refusal as a means of affordability is also problematic. Program 1.3 on page 111 expands on this proposed solution. "The City has also adopted an ordinance that provides a right of first refusal to tenants displaced due to condominium conversion. Tenants are given an exclusive right of 90 days to purchase or rent the new units under the same or more favorable terms and conditions that such units will be initially offered to the general public." Without a mixed-income housing ordinance built into Long Beach's development structure, a First Right of Refusal policy becomes entirely untenable. The low- to extremely-low income families being displaced will not have the means to return to the same neighborhoods without protected affordable housing in place. Thus, this policy is weak and will not ensure affordability for Long Beach renters.

The City also mentions in its response on page 4 of the draft Element that, "The City will also be exploring inclusionary housing as a tool for affordable housing." This is reiterated on page 103 that a key issue from the Strategic Plan as well as stakeholder meetings was to "create and preserve accessible, affordable housing, especially as mixed-income developments and in mixed-income neighborhoods." Mixed-income development, though highlighted as a key finding and consistent concern, is ultimately not included as a program in the Housing Element. Without a mixed-income ordinance in place, and limited funds for investment in new development, few affordable units will not be developed (see below), and the goal of addressing affordability will not be achieved.

#### FUNDING SOURCES

The City certainly recognizes the increasing challenge of developing new affordable units with limited funds, particularly after the demise of its Redevelopment Agency. In fact, the HIA points out that the report from Housing Element 4 shows that, with a RHNA goal of 5,440 units for moderate to extremely-low income units, *Long Beach only produced 383 affordable units, or 7% of its goal.* Long Beach has taken a drastic dip in funds available for new development of affordable units, and without a permanent source of local funds for housing, little investment will be made to bring in quality affordable developers to construct new units.

Long Beach recognizes the need for local funds, but does not make any meaningful commitment to actually securing them. There are two references to local funding source in the draft Housing Element. First, the City will "pursue opportunities to identify stable revenue sources to the Housing Trust Fund," (104) and second, will "consider researching condominium conversion fees and other fees for potential deposit into the Housing Trust Fund," (p. 125). In each statement, the





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verbiage is vague and offers no timeline, resulting in weak commitment and little benefit to Long Beach residents. For the Housing Element to be a meaningful and realistic planning and policy document in compliance with State law, the Housing Element should identify actual sources and a timeline for implementation. Moreover, it is important to note that in today's housing market a condominium conversion fee would not actually result in a real funding source, as there are little to no such conversions taking place.

Housing Long Beach has promoted two realistic and attainable funding sources – Boomerang funds and commercial linkage fees. This year, Long Beach is receiving \$31 million in funds returning from the demise of its Redevelopment Agency. It is anticipated that these funds will continue to serve the City for many years. Because 20% of these monies were legally protected for affordable housing development, it is only responsible to allot at least 20% of the returning funds to the affordable housing budget. This should be done within the City's 20113-14 budget cycle and in all future years with returning dollars from the State, and will allow for an immediate plan for implementation within the Housing Element. This should be included as an ongoing program in the Housing Element.

As a second real opportunity to create local sources of funds to increase the supply of affordable housing, HLB has proposed a commercial linkage fee. This fee would ensure a permanent and ongoing source of funds for Long Beach's Housing Trust Fund through placing a small fee on new hotel, retail, restaurant and office development. *The economic feasibility of this option has been examined in numerous nexus studies, including a 2011 study by David Paul Rosen and Associates (DRA), which determined that a fee of up to \$10 was economically and legally feasible. It should be noted that DRA has recently been hired to update its 2011 study and those recommendations regarding appropriate levels for a city-wide mixed-income housing ordinance and linkage fees will be completed in September 2013.* The City should add a two Programs, with clear timelines for attainment, to its Housing Element: (1) the City should add a Program committing to the adoption of a mixed income housing ordinance, based on DRA's recommendations, by October 2014; and (2) the City should add a Program committing to the adoption of a commercial linkage fee ordinance, based on DRA's recommendations, but October 2014.

#### HOUSING QUALITY

The draft Housing Element also mentions its priority to address the existing stock of housing's quality and conditions. Existing code enforcement programs do not sufficiently meet the need for low-income renters to have their needs addressed. Through the HIA process, a survey was





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conducted of 111 low-income Long Beach renters. The survey overwhelmingly found that these renters either did not know about the program, or were afraid to use it. Tenant protections are a critical component to ensuring the efficacy of any program intended to serve tenants. This is why Housing Long Beach is encouraged to see the mention of a rent trust, or rental escrow account, that would create accountability for landlords and ensure improvements in the housing stock, but also can build in protections for tenants to guarantee that residents will actively use the program. The draft Housing Element references this type of program on pages 6, 122-3. Page 123 states that the City will, "Explore the feasibility of rental escrow in 2015 as a mechanism to ensure the maintenance of rental properties. As necessary, incorporate appropriate components into the City's existing nuisance abatement program."

Again, 'explore' is a passive commitment and may result in no benefits to Long Beach renters and little improvement for the existing housing stock. An additional concern is that the nuisance abatement program is an existing program targeted at problem tenants. To fold a rent trust program into this may be ineffective due to the two programs having very different aims – rent trust targets problem landlords - as opposed to tenants - and the two should be distinct in their execution. Moreover, nuisance abatement takes a very long time to achieve and the goal of a rent trust account is to quickly repair substandard units.

#### SITES

In late June and early July and as part of the HIA, resident volunteers and HLB staff visited each of the 31 sites proposed by the City for possible development of affordable housing. Assessors walked all blocks along a mapped 1/4 mile perimeter and interior to this perimeter to complete their assessment. Volunteers who were recruited to assist with this assessment were trained prior to beginning the assessment and debriefing sessions were conducted after the assessments were complete to further clarify the data. The full findings are included as an attachment within the HIA study, with photos and descriptions. Key findings and sample photos are highlighted below.

Of the 31 residential sites the city has proposed, only six are entirely vacant sites. The city has not adequately analyzed its basis for assuming that the non-vacant sites will become available for housing production within the planning period. Fourteen sites are currently in use, with eight of those serving as parking lots (at least two of these parking lots are serving high volume businesses), 5 are business sites in full operation, and one is a private park. Seven sites have unclear or mixed-use, with four of those being unclear because the city's description does not match what is visible at that intersection, and three of the sites being office building with at least



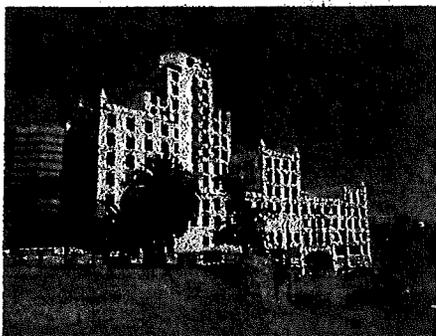


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some businesses still being active inside.

Certain sites were in high-end areas with high-rise office buildings and luxury condos, and are likely cost-prohibitive and therefore unfeasible for a non-profit developer to develop affordable housing on site. These include sites 1, 2, 15, 17, 18, 19 and 30.

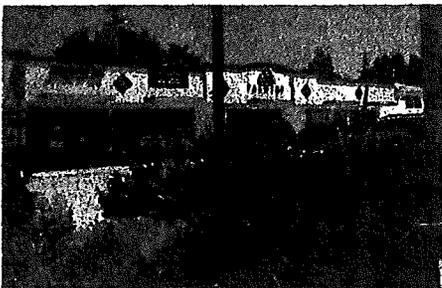


Site  
18



Site  
19

Of the sites that were in use, the ownership of each is unknown, and therefore a possible sale of such land is heresy. These sites include a veteran's health clinic (21), strip mall (13), auto sales (16), diner and fast food shops (8) and numerous parking lots (4, 5, 7, 22, 24, 27).



Site  
13



Site  
21

Most sites have very few to some signs of blight in one or more of the categories such as trash/litter, graffiti, burned out/boarded up buildings, buildings with peeling paint and damage to exterior walls, buildings with bars on the windows, vacant lots, and "for sale"/"for rent" signs. Overall, there was not a lot of blight at any of the sites.

For proximity to unhealthy resources, most sites had none or very few stores that sell liquor in





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their close proximity. Sites 6, 9, 11, 13, 16 and 19 have some to many stores that sell liquor. Many sites have some to many fast food restaurants in their close proximity, including sites 4, 5, 6, 9, 10, 11, 13, 15, 16, 17, 19, and 21.

For proximity to health-promoting resources, nearly all sites have access to public transportation except sites 14 and 25. Most sites have very few or no stores that sell fresh fruits and vegetable, while recreational facilities are available at a few of the sites.

Though certain sites may serve as potential locations for affordable housing development, many still leave questions as to the feasibility due to land cost and ownership. Long Beach needs to identify alternative sites and adopt policies that will ensure the preservation of and increase the supply of affordable housing, including a mixed-income housing ordinance.

#### EMERGENCY SHELTERS: SB2 BY-RIGHT ZONE

In the spring of 2013, the Planning Commission and City Council finalized Housing Element 4 by adopting PD-31 and the Port IP zone as the two SB2 by-right zones for emergency shelters. Both bodies recognized that neither site were ideal – with PD-31 serving as a transitional living community on privately owned land with no intention of further developing emergency housing, this site is unrealistic. The Port IP zone is one of the most toxic and industrial areas of our city, and is inappropriate for housing. Planning Commission and Council directed that the staff include more sites for consideration and approval in Housing Element 5. HLB and our partners proposed four alternate sites for consideration:

1. **PD 29: LB Blvd., between Anaheim and Wardlow**  
-This area is transit rich and close to social services
2. **Light Industrial Zone**  
-The industrial uses are much lighter in this zone, therefore this zone is more appropriate for an emergency shelter.
3. **Medium Industrial Zone**  
-The industrial uses are lighter in this zone, therefore this zone is more appropriate for an emergency shelter.
4. **PD 21: South Shore of the Queens Way Bay**





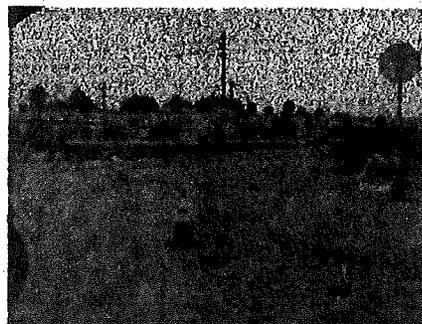
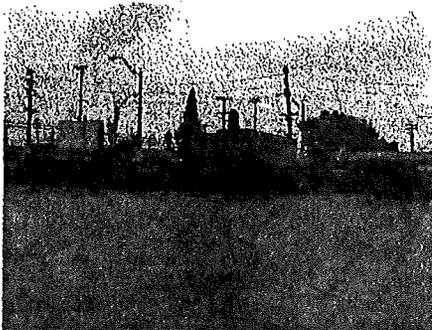
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- The Tidelands Act only applies to long term residential uses. It does not apply to hotels or extended stay hotels. Emergency shelters are defined as short term residential uses.

Rather than addressing these alternate sites, the draft Housing Element instead states, "Emergency Shelters: In 2013, the City amended the Zoning Code to permit emergency shelters by right via a ministerial approval process in the Port – IP zone and In PD-31 (Villages at Cabrillo). The City will explore additional opportunities in the City for allowing emergency shelters as its numerous specific plans are updated or as part of regular Zoning Code updates" (113). With no clear timeline, HLB is deeply concerned that this issue will be pushed aside and continue to be unaddressed.

In the survey analysis of the proposed sites, we also visited the specific Port IP zone area that was being considered – this is the area north of the Southern Pacific Railroad right-of-way, south of Anaheim Street, between the Terminal Island (I-47) and the Long Beach Freeways (I-710). Our visit proved that this site is entirely inadequate and inappropriate for any type of housing. In fact, our surveyors were shocked by what they found: stacked cargo containers and truck yards, factories and industry in full operation, large construction materials, with a general grey from smoke and pollution. The area is *absolutely inappropriate for any housing*. Photos and description are attached in the HIA site analysis and should be seriously considered when thinking about the appropriateness of the SB2 by-right zone.



The Long Beach draft Housing Element recognizes the importance of affordable housing development. Page 2 states the purpose of the Housing Element is to, "identif(y) 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





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affordable housing; 4) removing governmental constraints to housing development; and 5) promoting equal housing opportunities for Long Beach's population." Though the Housing Element draft recognizes valuable work that the City is already doing, the commitments that it ultimately makes to ensure the development and improvement of quality, affordable housing are vague, and will do little to ensure that Long Beach's growing housing need is adequately addressed in the 8-year period.

#### TASK FORCE

Lastly, a note about process and implementation. At the Planning Commission study session on June 20, the idea of a task force was discussed as a means to research best practices for Long Beach. HLB finds this idea concerning for a number of reasons. Long Beach has done research in the past on feasibility and best practices for housing development and should be ready to act now and put strong and realistic policies into place in this planning period. A task force would slow the process and any substantial findings would certainly not be included in this Housing Element process. Housing Long Beach strongly discourages a task force, believing it would create little benefit in the next 8-years for our residents.

We urge that HCD instruct the City to strengthen and add to its Programs section to make real commitments to housing creation and preservation, the benefits of which will occur during the 2014-2021 planning period. The City should commit in its Programs Section to: (1) dedicate 20% of its Boomerang funds, for this year future years, to the development of affordable housing; (2) adopt a mixed income housing ordinance by October 2014; (3) adopt a commercial linkage fee by October 2014; (4) adopt a Rent Trust Account program by October 2014; and (5) designate alternative by right zones for emergency shelters by December 2013.

Thank you for your time and consideration. You will find the Health Impact Assessment and additional materials attached. Please review these, as they are part of our formal comments on the Housing Element.

Thank you for your time and consideration,

Kerry Gallagher

A handwritten signature in black ink, appearing to read "Kerry Gallagher".





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**Executive Director, Housing Long Beach**

**CC: Mayor Bob Foster**

**Long Beach City Council Members**

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## Legal Aid Foundation of Los Angeles

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Our File Number 12-1218453

August 2, 2013

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Sent via email and hard copy

### **RE: City of Long Beach's Draft 2013-2021 Housing Element**

Mr. Arriaga,

Legal Aid Foundation of Los Angeles (LAFLA) is the frontline law firm for low-income people throughout Los Angeles County. LAFLA seeks to achieve equal justice through direct representation, systems change and community education. We do a great deal of work in the area of housing, including: affirmative litigation; national, state, and local policy work regarding the preservation and production of affordable housing; foreclosure and other homeownership issues; and eviction defense. As such, we take a great deal of interest in the City of Long Beach's Draft 2013-2021 Housing Element and its impact on the City's residents.

We have numerous concerns with the City's Draft Housing Element. Our concerns and recommendations are outlined in this letter.

#### **I. The Draft Housing Element Does Not Reflect Community Input from Planning Commission Study Sessions and Community Stakeholder Meetings.**

In preparing the Housing Element, the local government must "make a diligent effort to achieve public participation of all economic segments of the community..." (CA Gov't Code Sec. 65583(c)(8)) Public participation entails more than simply holding meetings and recording community input. The community's input must be reflected in the Draft Housing Element and it must influence what is included in the Draft Housing Element. As you can see from Pages 3-6 of the Draft Housing Element and Appendix A, there was substantial community input leading up to the drafting of the Draft Housing Element. There was community participation at two Planning Commission study sessions, which were held on March 7, 2013 and June 20, 2013. There were over 150 members of the public in attendance at both of these meetings, which had extensive public comment. Additionally, the City held three community stakeholder meetings, which were very well attended. At both of the Planning Commission study sessions and at all three of the

community stakeholder meetings, community members consistently shared three areas of concern pertaining to housing – housing affordability, housing quality and housing location. Community members also consistently shared four policy solutions to their concerns: (1) adoption of a Mixed Income Housing Policy (inclusionary housing), to ensure that a percent of all new apartment and condominium buildings are affordable to Long Beach residents; (2) dedication of permanent, local sources of funding for affordable housing (i.e., Boomerang Funds and commercial linkage fees); (3) adoption of a Rent Trust Account Program, which is a cost effective solution to addressing the substandard condition of rental housing in Long Beach. (This Program would allow tenants residing in substandard units to pay their rent, or a reduced rent, to the City until their homes are repaired); and (4) identification of healthy sites for affordable housing, in healthy, safe and unsegregated communities. These four solutions are reflected in the summary of public participation in the Draft Element. Unfortunately, however, the Draft Housing Element does not include any of the community's solutions to the City's housing crisis. The Draft Housing Element generally mentions a few of these solutions, but it makes no real commitments to implement any of them. It is critical that the Element be revised to include real, enforceable commitments to these community driven solutions. Otherwise, the City is not meeting its requirement to "make a diligent effort to achieve public participation of all economic segments of the community..." (CA Gov't Code Sec. 65583(c)(8))

Public participation entails more than simply holding meetings and recording community input. The community's input must be reflected in the Draft Housing Element and it must influence what is included in the Draft Housing Element. The Programs Section must demonstrate that the locality took affirmative steps to get input from low income persons and their representatives as well as other members of the community in the development of the Housing Element. Unfortunately, this did not occur in Long Beach. We urge HCD to direct the City to revise the Element to include real commitments to the solutions identified by community members during public participation.

## **II. The Draft Housing Element Does Not Include An Adequate Analysis of Governmental Constraints.**

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).

### **A. Land Use Controls**

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. The Draft Element must be revised to include this analysis.

## 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 additional analysis of the definition of "family" in the City's Zoning Code. "Family" is defined in the City's Zoning Code 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 as boardinghouses, lodgishouses and the like." (LBMC 21.15.1010.)

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. These deficiencies were raised in our comment letter regarding the City's last Housing Element and HCD asked the City to include a program to review this definition. The City has reviewed it and concluded that its definition is not problematic. (Draft HE, p. 89.) We disagree with the City's conclusion. HCD should instruct the City to include a program in its Housing Element to revise the definition of family to fix these deficiencies before the final Housing Element is approved by HCD.

### 3. Definition of Medical Office

The definition of "medical office" is also problematic. "Medical office" is defined as "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." (LBMC 21.15.1740.) While not addressing housing directly, this definition 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.

The Draft Element should be revised to analyze and address this constraint, which impacts housing for persons with disabilities.

### C. Coastal Zone Housing Policies

Coastal zone communities, such as Long Beach, must take into account the Mello Act's coastal zone affordable housing requirements in their Housing Elements. (CA Gov't Code Section 65588(c)) The Mello Act (CA Gov't Code Section 65590) seeks to preserve and increase the supply of affordable housing in coastal zone jurisdictions and requires one for one replacement of affordable units that are demolished or converted in the coastal zone. In the Housing Element, coastal zone jurisdictions such as Long Beach must document: the number of coastal zone units approved for construction after January 1, 1982; the number of affordable units required to be provided within the coastal zone or within three miles of the coastal zone; the number of units occupied by low and moderate income households authorized for demolition or conversion since 1982; and the number of low and moderate income units required, either within the coastal zone or within three miles of the coastal zone, to replace those units demolished or converted. (CA Gov't Code Sec. 65588(d)) Beyond documenting the compliance requirements of the Mello Act, CA Gov't Code Sec. 65588(c) mandates that coastal zone jurisdictions "take into account" the units required or provided pursuant to the Mello Act. This indicates that these units should be given specific attention in the Element. The Element should include implementation actions to address any constraints to their development and describe the ways that the lost units will be mitigated. (CA Gov't Code Sec. 65588(c)(3) and (4))

The Draft Housing Element states that the City requires one for one replacement of affordable units demolished or converted in the coastal zone. (Draft HE, p. 65). The Draft Housing Element further states that developers can satisfy the Mello Act's replacement housing obligations through rehabilitation of substandard units, subsidy of existing units or payment of an in lieu fee. (Draft HE, p. 65). There are problems with each of these options, as they act as a constraint to actually replacing units lost on a one for one basis. Rehabilitation of substandard units, the subsidy of existing units and the payment of very low in lieu fees, do not result in one for one replacement. The City's in lieu fees range from \$10,000 to \$30,000 per unit. (See LBMC 21.61.070). This in lieu fee range does not allow for one for one replacement of affordable units, as it costs approximately \$300,000.00 to build a single unit of affordable housing. Not surprisingly, the Draft Element states, on page 81, that "in all cases...the developers opted to pay the in lieu fees." Developers have opted to pay the fees because they are set so low that they are the most inexpensive means of compliance.

The Draft Housing Element also states (on page 66) that 393 affordable units have been provided in the coastal zone since 1980, yet it provides no other detail regarding these units (i.e., location or affordability levels) or how many coastal zone units have been demolished or converted. Then, on page 81, the Draft Housing Element contains conflicting information with the information on page 65. On page 81, the Draft Element states that in lieu fees have been used to support the production of 77 affordable units, not 393 units, and the Draft Element fails to state where these 77 affordable units are located. Moreover, the Draft Element fails to include information regarding the number of affordable units required to be provided within the coastal zone or within three miles of the coastal zone; the number of units occupied by low and moderate income households authorized for demolition or conversion since 1982; and the number of low and moderate income units required, either within the coastal zone or within three miles of the coastal zone to replace those units demolished or converted. (CA Gov't Code Sec. 65588(d)) Beyond failing to document the compliance requirements of the Mello Act, the Draft Housing Element fails to include implementation actions to address constraints to their development and describe the ways that the loss of units will be mitigated. Therefore, the Draft Housing Element must be revised to include this missing analysis and corresponding Programs to mitigate these constraints.

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 actually 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.

#### **D. Downtown Plan (PD 30)**

The majority of the sites identified by the City for affordable housing development are located in PD 30, which is also known as the Downtown Plan area. (See Draft HE, pp. 60 & 92.) The Downtown Plan was adopted by the City in January 2012. It includes 719 acres. It spans from Ocean to Anaheim and the Los Angeles River to Alamitos.<sup>1</sup> In the Downtown Plan, the City substantially raised land values by implementing four key development incentives: (1) increased height and density; (2) reduced parking requirements; (3) fast tracked development; and (4) adoption of a Program EIR for the entire Community Plan area. (Draft Housing Element p. 60). As articulated in the Downtown Plan and the City's Program EIR for the Plan, these development incentives were intended to result in: 5,000 new market rate residential units; 1.5 million square feet of new office and civic development; 384,000 square feet of new retail development; 96,000 square feet of new restaurants; and 800 new hotel rooms. The Downtown Plan, or PD 30, acts as a constraint to the development of affordable housing because land values in PD 30 are now out of reach to affordable developers who are unable to develop affordable housing where land prices are highest. Therefore, it is not appropriate for the City to identify the majority of its sites for affordable housing in the Downtown Plan area, as PD 30 acts as a constraint to the development of affordable housing.

The Draft Housing Element should be revised to analyze PD 30 as a constraint to the development of affordable housing. Moreover, the Draft Element should be revised to include additional sites, outside of PD 30, which are more appropriate and available for the development of affordable housing.

### **III. The Draft Housing Element Does Not Include An Adequate Analysis of Nongovernmental Constraints.**

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." (CA Gov't Code §65583(a)(6))

#### **A. Funding for Affordable Housing**

The Draft Housing Element fails to include an analysis regarding the lack of funding for affordable housing as a constraint to affordable housing development. The City previously had an annual housing budget of approximately \$25 million a year from redevelopment housing set aside funds. With the demise of redevelopment, Long Beach has lost its only local, dedicated revenue source for affordable housing. This is an enormous constraint to the development of affordable housing because affordable developments typically require a layer of local funding.

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<sup>1</sup> <http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=3707>

The Draft Housing Element must be revised to include an analysis of this constraint and Programs to address the impacts of this constraint.

While the City adopted a Housing Trust Fund many years ago, it has never had enough money in the Trust Fund to produce even a single unit of affordable housing.

### **B. NIMBY Opposition**

The Draft Housing Element fails to include an analysis regarding strong NIMBY (not in my back yard) opposition to the creation of affordable developments in the City. Long Beach has a long history of vehement NIMBY opposition, especially for housing developments for persons with mental disabilities. This must be analyzed as a constraint in the Element.

### **IV. The Draft Housing Element Does Not Include An Inadequate Land Inventory, Especially With Respect to Site Identification and Suitability of Non-Vacant 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." (CA Gov't Code §65583(a)(3)). For non-vacant 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." (CA Gov't Code §65583.2(g))

Pursuant to CA 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. The vast majority of sites identified by the city are not vacant. Of the 31 sites identified, only six are vacant. Most of the sites identified have existing uses such as a parking lot, office building, restaurant, auto repair or retail store. The Draft Housing Element includes *no discussion* as to why the City believes these existing uses are likely to cease to exist. 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 housing market in the future development of these sites. It also appears that the City is relying solely on the base zoned density to establish development potential on these sites. Finally, the City has made the assumption that many of the sites are underutilized and available for housing because they are assessed at a below-market value. The Draft Element states that "[t]hese uses do not represent the highest and best uses for the sites and are not consistent with the City's vision for these areas." (Draft HE, p. 89.) Although the value of a parcel may increase if its use is changed to residential, that, by itself, is not a sufficient indication that the site will be available for residential development. The existing use may remain vital, profitable and ongoing. Moreover, the City's desired vision has no impact on the actual use of a site. Therefore, the land inventory and identification of sites in the Draft

Housing Element is inadequate and must be modified to include further analysis and additional sites.

**V. The Draft Housing Element Fails to Properly Address the Need for Preservation and Creation of Affordable Housing Along Transit Corridors.**

The Draft Housing Element fails to provide an enforceable plan to preserve and create affordable housing along transit corridors and prevent displacement of low-income communities most likely to benefit from increased development of affordable housing near transit. While the Draft touts that a number of the sites the City has identified as suitable for housing development lie along the Metro Blue Line, and the City has identified facilitating TOD as a high priority (Draft HE, pp. 94-95), development of TOD for the sake of TOD is simply not enough and may in some cases counteract the intended goal of reducing environmental impacts. Without comprehensive and aggressive preservation and creation of affordable housing in and around these transit areas, any benefits of TOD will likely be severely undercut and counter-productive.

Recent studies have shown that low income households are more likely to utilize transit infrastructure more consistently than higher-income households.<sup>2</sup> Studies have also shown that preserving and building truly affordable homes near transit for low income and very low income residents will maximize the benefit of investment in Transit Oriented Development (TOD) to reduce vehicle miles travelled (VMT) as well as greenhouse gas emission (GHG).<sup>3</sup> Any plan for increased TOD must include a plan to preserve housing for low income households along corridors where transit infrastructure is being built.

Demand for housing along transit-rich corridors is expected to rise exponentially in the coming decades. In the Los Angeles region alone, it is forecasted that by 2030 over 1.7 million households or about 22 percent of the region will want to live near transit.<sup>4</sup> This increased demand will undoubtedly have a detrimental impact on low-income households by driving up rental pricing. The pressures of gentrification in some transit-rich sectors with TOD plans has already driven many low-income families out of their neighborhoods and into areas that are further from their jobs, schools and social networks. When low income households are displaced by the creation of new TOD, it undermines efforts to reduce VMT and GHG by making transit inaccessible to the individuals who are likely to have a higher rate of transit utilization and more likely to reduce individual automobile use.

Moreover, census data shows that persons of color are more likely to rely more heavily on transit than Caucasians, even when controlling for income. African Americans are almost six times more likely than Caucasians to travel by public transit while Latinos are three times more likely than Caucasians to do so.<sup>5</sup> CA Gov. Code § 65583(c)(5) requires housing elements to address the implementation of actions that will promote equal housing opportunities for all groups

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<sup>2</sup> California Housing Partnership Corporation Report, "Building and Preserving Affordable Homes near Transit: Affordable TOD as Greenhouse Gas Reduction Equity Strategy" January 2013.

<sup>3</sup> *Id.*

<sup>4</sup> Center for Transit-Oriented Development: "Creating Successful Transit-Oriented Districts in Los Angeles/Executive Summary" (February 2010).

<sup>5</sup> Stephanie Pollack, Barry Bluestone and Chase Billingham, "Maintaining Diversity in America's Transit-Rich Neighborhoods: Tools for Equitable Neighborhood Change" Dukakis Center for Urban and Regional Policy at Northeastern University (October 2010), Pgs. 13-14.

protected by state and federal fair housing laws, including categories such as race and gender, as well as disabilities, families with children, sexual orientation and source of income discrimination. This required analysis is most salient in light of the growing number of studies showing displacement of protected groups along TOD. In a richly diverse city such as Long Beach, the importance of ensuring equitable preservation of affordable housing for all of its diverse communities is especially important.

The shift back towards the City's core and along its public transit routes has already had a significant impact on the availability of affordable housing and will continue to do so in the years ahead. It will also likely trigger significant demographic shifts. City planners must analyze this impact ahead of further development along transit lines and provide tools in the Draft Element to address these displacing dynamics already in motion. As written, the Draft Element is devoid of any meaningful analysis of TOD development and the City's obligation to maintain affordable housing and promote fair housing.

As part of its program 4.2, the City claims that in keeping with its principles and policies established in the City's 2010 Strategic Plan and in the Land Use Element of the General Plan, "new and high-density residential and mixed use development is to be focused in key locations allowing for the preservation of existing and stable neighborhoods." (Draft HE, p. 123.) The Draft Element goes on to claim that guidelines for higher densities are being targeted along transit corridors, in the downtown and greater downtown areas and that housing opportunities are being expanded in other areas of the City. This language provides only vague references to preservation and creation without mentioning specific actions for the preservation or creation of affordability for low income households. Moreover, this language does not provide any tangible mechanisms for enforcement and/or incentives. Rather, the focus is on development along transit corridors already identified. Therefore, the necessary analysis is missing from the Draft Element.

Survey data shows a correlation between a growth in housing cost burdens for residents who remain in neighborhoods after new transit is built and the influx of higher income residents who are more likely to own cars and therefore less likely to use public transit as consistently as low income residents.<sup>6</sup> In a national comparison of several major Transit Rich Neighborhoods (TRN's), median rents rose by as much as 50 percentage points in light rail neighborhoods than in other metro areas.<sup>7</sup> While the goal of promoting increased ridership along public transit to reduce impacts to the environment is an admirable one, planners must not lose sight of the real unintended consequences that expansion and development may have in pushing out those households already reliant on existing transit routes.

What is needed is a comprehensive approach to development along transit corridors that includes aggressive preservation and creation of affordable housing options for low income residents. This could be accomplished by enhancing tenant protections, stepping up of code enforcement to ensure safe and stable housing, incentivizing preservation by creating benefit programs that will keep landlords already offering affordable units, in rent-restricted programs either through direct

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<sup>6</sup> Stephanie Pollack, Barry Bluestone and Chase Billingham, "Maintaining Diversity in America's Transit-Rich Neighborhoods: Tools for Equitable Neighborhood Change" Dukakis Center for Urban and Regional Policy at Northeastern University (October 2010), Pgs 25-26.

<sup>7</sup> *Id* at 31.

rent subsidies or other incentives such as tax credits and fee waivers and by inclusionary housing requirements, which would require that percent of all new TOD development be set aside, on-site, for lower income households.

This would be most consistent with the mandate of new SB 375-related requirements. Under Government Code § 65583(c)(4), the city must work to conserve and improve the condition of existing affordable housing stock. These requirements may include having to mitigate the loss of units lost by private or public action. Government Code § 65583(c)(6) further requires the City to preserve assisted housing developments for lower income households by utilizing, if necessary, all federal, state and local financing and subsidy programs to do so. While the Draft partially addresses the concern of assisted housing preservation, no analysis is given to the feasibility of prioritizing preservation either through rental assistance, replacement and development or purchasing affordability specifically along transit oriented zones (Draft, pp. 43-51).

Under its existing obligation to further analyze assisted housing stock, the city would be well served to pay especially close attention to those assisted units at risk of conversion to market rate housing due to the increased desirability of transit-rich neighborhoods. The cost, for example, of purchasing long-term affordability as described on page 51 of the Draft HE, in advance of transit build out, would greatly benefit advancing the ideals of TOD by assisting high utilizing households to stay in transit rich neighborhoods. City planners are in a unique position to coordinate efforts of maintaining sustainability and promoting transit growth.

The Draft Element, for example, touts the use of planning districts (PD's) throughout the City in which the City plans to ease certain zoning and design requirements that would otherwise impair development in these areas. (Draft HE, p. 58.) Several of the PD's listed would, in one way or another, be related to TOD throughout the City (for example, Downtown, Long Beach Boulevard and Downtown Shoreline). The City must, in conjunction with the goal of eliminating blight and improving opportunity in these PD's, examine the role non-preservation minded TOD would play in displacing low income residents.

Gov't Code § 65080(b)(2)(B) requires planners to establish a reduced development blueprint which will not only reduce greenhouse gas emissions, but also take into account the state housing goals contained in the Housing Element Law and identify areas to house all economic segments of the population over the typical 20 to 30 year planning term for a Regional Transit Plan. Thus, new development should be pursued only when it is truly transit oriented- not only developed along transit lines, but designed to benefit those most likely to use public transit. Density bonuses, waivers and relaxed standards should only be granted to projects along TOD that specifically set aside a substantial percentage of units for low income households. Community Land Trusts (CLT) are also often touted as valuable tools to assist in affordable housing creation by carving out and locking in affordability for long periods of time. However, given the reality that the transit systems often take well over 30 years to build out completely, policies to ensure affordability are better served by longer-term protections that will mirror the longevity of transit expansion.<sup>8</sup> Planners should consider the fact that the region's transit system is far from being

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<sup>8</sup> See Robert Hickey, *The Role of Community Land Trusts in Fostering Equitable Transit Oriented Development: Case Studies from Atlanta, Denver and the Twin Cities*, Lincoln Land Policy Institute (2013), pg. 35.

fully developed and will be expanding for decades to come. Long Beach continues to play a crucial role in that plan as a key hub in the transit plan. Therefore a more equitable approach to affordable housing preservation and creation should demand longer-term affordability in exchange for the substantial investments and incentives being afforded to developers.

There must also be better protections for tenants facing displacements, such as an enhanced anti-tenant harassment provisions where landlords are prohibited from forcing tenants to abandon their tenancies through intimidation, coercion or fraud. At a minimum, the City should have a goal of developing policies that ensure no net loss of affordable units along transit corridors just as it must observe a "no net loss" mandate along the City's costal zone. Finally, the City should adopt inclusionary housing requirements for all TOD developments to ensure that lower income households who actually utilize transit will live in close proximity to it.

#### **VI. The Draft Housing Element Fails to Identify Appropriate Sites for Emergency Shelters.**

Pursuant to SB 2, the City is required in its Housing Element to identify by-right zones permitting emergency shelters. The identified zone or zones must include sufficient capacity to meet the shelter bed gap for the jurisdiction. (CA Gov't Code Sec. 65583(a)(4))

The Element must also analyze the suitability of sites identified for residential development relative to environmental conditions or issues. The analysis must include "[a] general description of any environmental constraints to the development of housing within the jurisdiction, the documentation for which has been made available to the jurisdiction." (CA Gov't Code Sec. 65582.2(b)(4)) The housing element must include a general description of any known environmental features that have the potential to impact the development viability of the identified sites.

HCD certified Long Beach's 2008-2014 Housing Element in a letter dated June 3, 2009. At that time, Long Beach had not yet adopted a "by right" zone for emergency shelters. Instead, Long Beach stated that it would amend its zoning code within one year of certification of its Housing Element to create a by right zone for SB 2 compliance. Long Beach proposed two potential by right zones in its 2008-2014 Housing Element: (1) the Industrial Port Zone (IP); and (2) the Villages at Cabrillo (PD 31). At that time, community stakeholders shared serious concerns with both of these proposed zones. Our concerns were shared at public hearings and in written comments, which were submitted to both the City and HCD. As a result, HCD's June 3, 2009 certification letter to the City of Long Beach stated as follows:

**"The City submitted revisions on April 7, 2009 and subsequent revisions on April 23 and May 5, 6, 8 and 11, 2009. These revisions were completed and reviewed in an expedited manner for the purposes of establishing eligibility for the State Infill Infrastructure Grant Program. The expedited revision and review of the housing element left the public with limited opportunity to review and comment on the various revisions. In addition, the City did not have the opportunity to fully consider public comments in adopting programs and policies. Diligently engaging the community through the revision and adoption process is of critical importance in developing effective housing elements and in complying with the law. As a result, the Department strongly recommends Long Beach continue to engage the community on housing element issues, especially those raised by stakeholders on earlier drafts of the housing element. For example, the city should continue to consider public comments on the identification of the**

**Port-IP zone for emergency shelters (Program 2.2)...If necessary, the City should amend programs if the annual report review finds strategies are not effective in providing needed housing opportunities.” (emphasis added.)**

Unfortunately, the City of Long Beach did not amend its zoning code to comply with SB 2 within one year of certification of its Housing Element. Moreover, the City failed to engage community stakeholders in any manner regarding the identification of appropriate by-right zones for emergency shelters, as recommended by HCD. In fact, the City took no action regarding SB 2 compliance until March 21, 2013, at which time the City asked the Planning Commission to approve the IP zone and PD 31 as by right zones for SB 2 compliance. City staff subsequently presented these recommended by right zones to the City Council on April 16, 2013. Community stakeholders appeared at both the Planning Commission and City Council hearings in opposition to the proposed zones. Stakeholders testified regarding the complete lack of community engagement regarding the identification of the proposed zones and the inappropriateness of the proposed zones themselves. Specifically, stakeholders explained that the proposed zones were inappropriate and inadequate for SB 2 compliance for the following reasons:

- (1) The IP zone is located on port land, in the most toxic, heavy industrial part of the City. The IP zone includes many industrial pollution sources, such as the port, the 710 freeway and an oil refinery. Moreover, there are currently additional heavy industrial projects in the pipeline for this area, including the 710 Freeway expansion, the Pier B project and the Southern California International Gateway (SCIG) rail yard expansion project. The Draft Housing Element attempts to justify this zone for emergency shelters with the follow statement: **“Assuming that the docks, piers, and primary port activity 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).”** (Draft HE, p. 73) (emphasis added). The City has clearly stated, in this quoted language, that the proposed zone is bound by two freeways and a railway.<sup>9</sup> This is not an appropriate zone for any residential use. And, as stated above, HCD noted in its June 3, 2009 letter that it had concerns regarding the identification of the IP zone.
- (2) PD 31 is owned entirely by a private developer, the Century Villages at Cabrillo. While Century Villages has built emergency shelters on its land at PD 31 in years past, Century testified at the April 16, 2013 City Council hearing that it has no intention of building additional shelters within PD 31 in the future. Century explained that they intend to use their additional acreage at PD 31 to build permanent supportive housing. Therefore, designating PD 31 as the by-right zone for the purposes of SB 2 compliance is completely meaningless, as it will not result in increased capacity to meet the City’s unmet shelter bed gap.<sup>10</sup>

For each of these reasons, community stakeholders opposed City staff’s recommended by-right zones at the recent Planning Commission and City Council hearings. Community stakeholders asked that the City consider adopting one of four alternative by-right zones, each of which is more appropriate than the zones proposed by City staff:

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<sup>9</sup> Housing Long Beach, who has submitted a separate comment letter to HCD re: Long Beach’s Draft Housing Element, conducted a photo and survey analysis of the City’s SB 2 site located in the IP Zone. These photos and surveys indicate that this site is wholly inappropriate for any type of residential use. Please see Housing Long Beach’s comment letter for details, analysis and photos.

<sup>10</sup> The City asserted in its April 16, 2013 Staff Report to the City Council re: SB 2 that the City’s unsheltered bed gap consists of 380 individuals and 72 persons in families with children.

- (1) Light Industrial Zone: The industrial uses are much lighter in this zone than in the Industrial Port zone, therefore this zone is much more appropriate for an emergency shelter.
- (2) PD 29: This zone includes Long Beach Blvd., between Anaheim and Wardlow. This area is transit rich, close to social services and it is not located near heavy industrial uses; therefore it is much more appropriate for an emergency shelter.
- (3) Medium Industrial Zone: The industrial uses are lighter in this zone than in the Industrial Port zone, therefore it is more appropriate for an emergency shelter.
- (4) PD 21: This includes the south shore of the Queens Way Bay: There are no heavy industrial uses in this area, so it is more appropriate for a shelter.<sup>11</sup>

Of these four alternative solutions, community stakeholders recommended Light Industrial and PD 29 as their preferred solutions.

Community stakeholders attended the Planning Commission and City Council hearings and presented these alternatives for the City's consideration. Unfortunately, however, City staff stated that it could not engage the community and consider our proposed solutions because the City had to wrap up SB 2 compliance before beginning its new Housing Element, for the 2014-2021 planning period. This was a surprising response, as the City has been out of compliance for nearly three years, since June 2010. Community stakeholders encouraged the City to continue the hearing and return with a staff report considering the community's alternatives at a date certain in the near future, but City staff said that there was no time to do so and that HCD would not permit this.

The City Council directed City staff to consider the community's proposed by-right zones in the upcoming Housing Element cycle. City staff said that it would do so, but that it would not have time to make any zone changes before the Draft Housing Element was released. This was problematic because this is the very same approach that led to the City's current non-compliance with SB 2. The City should not be allowed to continually "kick the can down the road" with respect to SB 2 compliance. This failure to comply was magnified, once again, when the Draft Housing Element was released, as the Draft Element fails to include any analysis or commitments to examine alternative by-right zones in the 2013-2021 planning period. The Draft Element merely states, "The City will *explore* additional opportunities in the City for allowing emergency shelters as its numerous specific plans are updated or as part of regular Zoning Code updates." (Draft HE, p. 113) The City has committed to doing nothing concrete, specific or enforceable in this language. And, the language fails to mention the community's four alternative by-right zones, which we have suggested numerous times and which the Planning Commission and City Council expressed an interest in including in the Draft Element.

It is imperative that HCD instruct the City to identify other by right zones for SB 2 compliance in the current Housing Element, in a clear Program with strict timelines and suggested zones for consideration. The City sat idle regarding this important requirement for the last 4 years, since its last Housing Element was certified on June 3, 2009. The City completely failed to engage the community in any way regarding the identification of appropriate by right zones, despite HCD's direction to engage the community in its June 3, 2009 certification letter. The City has identified by-right zones that do not comply with SB 2. Community stakeholders presented the City with four viable, more appropriate by right zones and the City refused to consider these community

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<sup>11</sup> The Tideland Act would not necessarily preclude an emergency shelter in this zone. The Tideland Act precludes long term residential uses. Emergency shelters are defined as short term residential uses in the City's zoning code. The Tideland Act permits short term residential uses, such as hotels and extended stay hotels

driven solutions. For each of these reasons, we seek HCD's assistance in rectifying the City's failure to comply with SB 2. Additional analysis must be added to the Draft Element, to identify new by right zones, and the City must include a Program to re-zone with specific timelines.

**VII. The Draft Housing Element Does Not Include an Adequate 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." (CA Gov't 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 Element. In addition, there must be a quantified objective for each housing need identified. Because the Draft Element fails to include an adequate analysis of the City's resources and constraints, the Draft also fails to contain a complete statement of goals, quantified objectives and policies. The Draft Housing Element must be revised to include a corresponding goal, quantified objective and policy for each housing need, resource inadequacy and constraint. Moreover, the goals must be revised to include meaningful, enforceable language. Many of the goals in the Draft Element contain vague and unenforceable language, such as the following:

1. *"Pursue opportunities to identify stable revenue sources to the Housing Trust Fund."* (Draft HE, p. 104) This statement is meaningless, as it does not commit the City to take any actions that can be completed within the planning period. The Housing Trust Fund has never had enough money in it to produce even a single unit of affordable housing since it was created nearly 10 years ago. This has occurred because the City has not committed to a single meaningful, enforceable goal in its past and current Housing Elements.
2. On page 106 of the Draft Element, the City identifies housing production, housing cost and overcrowding as serious issues, but there are not corresponding goals, policies or programs to address these issues.
3. On Page 106 of the Draft Element, Policy 4.1 states that the City seeks to promote housing development throughout the City to avoid concentrations of affordable housing in specific neighborhoods. However, this statement directly contradicts the City's site selection. The map of sites identified on page 92 of the Draft Element illustrates that the City has not identified a single site in north or east Long Beach. The majority of the sites identified are downtown, with a few sites in central and west Long Beach.
4. On page 106 of the Draft Element, Policy 4.5 states that the City will "encourage residential development along transit corridors." However, the Element fails to include any concrete steps or actions explaining how the City will do this. Moreover, the Draft Element fails to any include anti-displacement protections or affordable housing requirements for TOD developments, which are critical to successful TOD.
5. On page 107 of the Draft Element, Policy 4.9 states that the City will "utilize development agreements as a tool to achieve a mix of affordability levels in large scale projects." This policy has been in the City's last two Housing Elements, yet the

City has continually refused to utilize development agreements accordingly. This Policy must be revised to include specific, concrete, enforceable commitments.

### **VIII. The Draft Housing Element Does Not Include Adequate Programs with a Schedule of Actions.**

The Housing Element shall contain: "A program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of moneys in a low and moderate-income housing fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law..." (CA Gov't Code Sec. 65583(c))

Accordingly, the Programs section of the Housing Element must contain a program of actions with concrete programs for fulfilling the goals, policies and objectives contained in the Element. The Programs section must include implementation actions which include: land use and development controls; regulatory concessions and incentives; utilization of federal and state financing and subsidy programs; and utilization of redevelopment housing set aside funds. Each specific action must include: (1) the agency and officials responsible for the implementation (CA Gov't Code Sec. 65583(c)(7)); (2) the timeline or schedule in which the action will be carried out. The action must be scheduled within the timeframe for the Element so that there will be "beneficial impacts" during the planning period. Programs must be scheduled for completion before the end of the planning period so that they will have their intended effect during the planning period; and (3) the proposed measurable outcomes, including the number of units to be assisted.

Specificity of implementation actions is necessary to ensure that meaningful and enforceable commitments are made by a jurisdiction. An adequate program should require a particular action to be taken by a particular date. Programs should include: specific action steps; measurable outcomes; a demonstration of the locality's firm commitment to implementation; and identification of funding sources, where appropriate. (See HCD Building Blocks 5.A.)

The Programs section of Long Beach's Draft Element is wholly inadequate because it fails to include specific action steps, measurable outcomes and demonstration of firm commitments to implementation and identification of funding sources. Critical Programs are missing from the Draft Element and the Programs that are included in the Draft Element lack firm commitments and measurable outcomes, thereby committing the City to no real actions.

The Programs section must also be revised to analyze and remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. (CA Gov't Code Sec. 65583(c)(3))

Many of the Programs in the Draft Housing Element contain vague and unenforceable commitments that must be revised to include meaningful, enforceable commitments that will be completed with beneficial impacts during the planning period. Moreover, a number of critically necessary Programs, which were recommended by community stakeholders during public participation, and which are proven solutions, have been completely ignored by the City in the

Draft Element. Therefore, the following Programs must be revised and/or added to the Housing Element:

1. Preservation of at Risk Units (Program 1.1, Draft HE, p. 109-110): The City commits to doing little more than monitor the status of 1,726 units and provide information to tenants. This will not preserve at risk units. This Program should be revised to include meaningful, enforceable commitments with clear timelines for completion.
2. Section 8 (Program 1.2, Draft HE, p. 110-111): 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. This Program should be revised to include meaningful, enforceable commitments with clear timelines for completion.
3. Right of First Refusal (Program 1.3, Draft HE, p. 111): This proposal to “*explore* local options to extend right of first refusal to lower income households displaced by private development” is both meaningless and ineffective. The City has committed to nothing concrete with the use of the word “*explore*.” Moreover, this proposed program would be wholly ineffective even if it included a stronger commitment/verbage because a right of first refusal (a right to return) is meaningless if it is not coupled with an affordable housing creation policy, such as inclusionary housing (mixed income housing). If a right of first refusal is not coupled with an affordable housing creation policy, it provides no benefit to low income displaced tenants, because low income displaced tenants cannot afford to return to high end, market rate units. This Program must be coupled with a firm commitment to inclusionary housing (or similar program) or it should be stricken from the Draft Housing Element because it is entirely meaningless as proposed.
4. Continuum of Care (Program 2.1, Draft HE, p. 112): The City states that it would like to develop new efficiency units on the land remaining at the Villages of Cabrillo, with half of the units targeted to extremely low income households and the remainder targeted to very low income households, yet this Program does not contain any concrete actions or timelines to ensure that this will actually occur. This Program must be amended accordingly, to add real commitments with a clear timeline for accomplishing those commitments.
5. Housing for Persons with Disabilities (Special Needs Housing) (Program 2.2, Draft HE, p. 113): This Program must be amended to include three missing and critical Programs: (a) a Program to revise the definition of family in the Zoning Code, with a clear timeline for revision, before the Final Element is approved by HCD; (b) a Program to revise the definition of medical office in the Zoning Code, with a clear timeline for revision, before the Final Element is approved by HCD; and (c) a Program to address constraints to the development of housing for persons with disabilities including (i.e., conditional use permits, site plan reviews and NIMBY opposition) before the Final Element is approved.
6. Emergency Shelters (Program 2.2, Draft HE p. 113): Program 2.2 currently states that the “City will *explore* additional opportunities in the City for allowing emergency shelters as its numerous specific plans are updated or as part of regular Zoning Code updates.” This sentence is meaningless, as it commits to no concrete actions and gives no timeframes for accomplishing such actions. This Program must be revised to include specific language committing the City to amend its Zoning Code to include zones that are available and appropriate, such as PD 29 or Light Industrial, by the end of 2013. The City has been out of compliance with SB 2 for nearly 4 years now. In light of its continued non-

compliance, HCD must require the City to include a real, enforceable program that must be accomplished in a clear timeline, by December 31, 2013. The City should be given a short timeline for completing this Program because of its long history of non-compliance.

7. SRO Housing (Program 2.2, Draft HE, p. 113): This Program must be revised because SRO housing should not be grouped with Special Group Residence. SRO housing should be permitted in zones where multi-family housing is permitted. This Program must also be revised to provide other pertinent details to ensure that the City does not include other constraints to the development of SRO housing. Clear timelines for these revisions must also be included in this Program.
8. Coastal Zone Housing: The Draft Housing Element should be revised to include a Program to address the deficiencies with the City's Coastal Zone Housing Policies, as explained earlier in this letter. The Element should include a Program to ensure that low and moderate income coastal zone units that are demolished or converted are actually replaced on a one for one basis, as required by the Mello Act. The City acknowledges this one for one replacement requirement, yet it does not have policies in place to actually make this happen. Moreover, the City's replacement housing policies actually act as a constraint to the replacement of housing on a one for one basis. Therefore, a Program should be added to amend the City's Zoning Code to allow developers to satisfy their replacement housing obligations through one of two methods: (a) payment of an in lieu fee that is equal to the cost of actually replacing the total number of units lost, on a one for one basis; or (b) replacement of units through adaptive re-use or new construction. This should be completed by June 2014.
9. Transit Oriented Development: The Draft Housing Element should be revised to include a Program, with clear timelines, to address the need for preservation and creation of affordable housing along transit corridors. This Program should include anti-displacement protections and mixed income housing requirements along transit corridors. Such Programs are critical to offset the negative impacts of gentrification on low income communities of color near transit oriented development. Such Programs would also ensure that low income residents who actually utilize transit are able to take advantage of TOD, thereby reducing GHG and VMT.
10. Comprehensive Code Enforcement (Program 3.3, Draft HE p. 119): The Draft Housing Element acknowledges that code enforcement is a serious problem in Long Beach. 85% of the City's renter housing is more than 30 years old and this housing is also of a lesser quality, in terms of construction. (Draft HE, p. 37). The advanced age of the City's rental housing magnifies the significant need for code enforcement. (Draft HE, p. 38). "According to Code Enforcement staff, an estimated 10,000 housing units in the City require considerable improvements or replacement." (Draft HE p. 38). Despite the need for increased and more effective code enforcement activities, the City fails to include a meaningful program in its Draft Element. The Draft Element merely states that it will "explore the feasibility" of a rental escrow account program in 2015. (Draft HE, p. 119-120.) The City has committed to do little more than to briefly think about this in the year 2015. This is not acceptable, as it is not a concrete action that will result in beneficial impacts during the planning period.

In light of the deteriorated condition of its housing stock, Long Beach must identify cost effective programs in its Housing Element to address the condition of substandard homes. A Rent Trust Account Program (also known as a Rent Escrow Account Program) would

allow tenants residing in substandard homes to pay their rent, or a reduced rent, to the City until their homes are repaired. This Program would be at no cost to the City, it would repair dilapidated units and it would protect tenants from unfair retaliation. Many cities in California have adopted similar programs as a cost effective way to improve the quality of their existing housing stock. Such cities include: Los Angeles, Sacramento, Oakland, Santa Monica, San Francisco and Elk Grove. The Rent Trust Account is a proven and successful program. Long Beach should commit to *adopting an ordinance to implement a Rent Trust Account Program by October 2014*. HCD should direct the City to amend Program 3.3 accordingly. Importantly, a Rent Trust Account would not conflict with the City's Nuisance Abatement program, nor should it be included as part of the Nuisance Abatement Program. These programs serve entirely different purposes. They do not conflict and they should not be combined. Nuisance abatement targets bad actor tenants and it is a very time intensive, lengthy process. A Rent Trust Account Program, on the other hand, targets bad actor landlords and is intended to be a quick and cost effective way to repair substandard units.

11. Adequate Sites (Program 4.2, Draft HE, p. 123): As explained earlier in this letter, the City has not identified adequate sites to accommodate its RHNA numbers. All but 6 of the sites identified have existing uses and the Draft Housing Element lacks sufficient information to make the determination that these non-vacant sites are likely to become available during the planning period. Moreover, the majority of the sites identified are also in the Downtown Plan area, which is a constraint to the development of affordable housing because land costs are so high in this area they are cost prohibitive for affordable housing developers. Therefore, the City must include additional analysis, additional sites and re-zone if necessary.

On page 124 of the Draft Element, the City indicates that it is "undertaking several major efforts to expand housing opportunities throughout the City. Specifically, the City is updating its Land Use Element and PD-29 (Long Beach Boulevard)." However, it is critical to note that the City does not have any plans to include affordable housing in PD-29 or its Land Use Element. PD-29 only includes market rate housing and commercial development. Housing advocates have sought the inclusion of affordable housing requirements in PD-29, but the City has refused to include them. Therefore, the City's statement in the Draft Element that it will "*identify additional opportunities* for housing through updates to the following: Land Use Element and PD-29 by 2014" is literally meaningless, as all the City agrees to do is to identify opportunities, which is not a firm commitment to do anything concrete related to affordable housing. Moreover, the City has told us at community meetings that it will not include affordable housing requirements in PD-29. Therefore, this Program must be revised to include a real, tangible commitments to the development of affordable housing in and around TOD. PD-29, which is TOD, should be required to include anti-displacement protections and affordable housing requirements as well. Clear timelines should be included for each of these commitments.

12. Housing Trust Fund/Affordable Housing Development Assistance (Program 4.4, Draft HE, p. 125): The City's Housing Trust Fund has never included enough money to produce even a single unit of affordable housing, since it was created nearly ten years ago. This has occurred because the City has no dedicated, local revenue sources for affordable housing and because the City continues to include weak and meaningless commitments to funding the Housing Trust Fund in its Housing Element. Program 4.4 in this year's Draft Element is no different, as it provides that the City will "[c]onsider

*researching* condominium conversion fees and other fees for *potential* deposit into the HTF.” This Program is deficient for a variety of reasons. First, the City does not commit to anything at all. The City merely says it will consider doing some research. Second, there is no timeline given for this vague commitment. Third, condominium conversion fees are not a source of revenue for affordable housing in the current housing market. Condominium conversion fees were a potential source of money in 2008, when the housing bubble was growing, but they would not generate any revenue at the present time. Therefore, this entire Program reflects the City’s failure to implement any policies that would actually assist in the creation of local funding sources for affordable housing. The City should revise the Programs Section of the Element to include actual commitments to proven policies to assist in the creation of affordable housing for Long Beach residents. The following policies are examples of Programs that the City should include in its Housing Element:

a. Boomerang Funds

The City needs to commit local sources of funding for affordable housing to meet the housing needs of its residents. A great opportunity has presented itself with monies returning to the City from the demise of redevelopment. These funds have been named “Boomerang funds.” At least 20% of the City’s Boomerang funds came from the Long Beach Housing Development Company’s (LBHDC) budget (from the 20% redevelopment affordable housing set aside) and they should therefore be returned to LBHDC as they come back to the City.

In 2013, Long Beach will receive \$31 million in Boomerang funds from the State. 20% of this money, or \$6.2 million, stems from the State’s raid of LBHDC’s revenues, which were utilized for affordable housing development. Therefore, Long Beach should commit at least 20% of its Boomerang funds, this year and in years to come, to the LBHDC for the development of affordable housing. Other cities and counties across the State, including the City and County of Los Angeles, have committed at least 20% of their Boomerang funds towards the development of housing. Long Beach should join their ranks.

Examples of cities and counties in California that have already dedicated Boomerang funds for affordable housing include:

1. *Santa Clara County*

As part of its budget adoption process, Santa Clara County’s Board of Supervisors voted unanimously to dedicate 20% of Boomerang Funds, *on an on-going basis*, for affordable housing. This is in addition to other one time funds (\$706,000) that the Board just dedicated to affordable housing.

2. *San Mateo County*

San Mateo County’s Board of Supervisors voted unanimously to dedicate 100% of its Boomerang Funds (\$13.4 million) for affordable housing.

3. *City of Los Angeles*

The City of L.A. voted to dedicate 20% of its Boomerang Funds (\$9.4 million) for affordable housing.

4. *County of Los Angeles*

LA County's Board of Supervisors voted unanimously to dedicate 20% of its Boomerang Funds (\$15 million) for affordable housing. The County is also allocating \$101 million in three tranches (\$11 million issued by a NOFA in late 2012; \$15 million allocated in a spring 2013 NOFA; and a commitment for a 2014 NOFA made during its 2013/14 budget deliberations. The 2013/14 budget also has \$45 million for NOFAs in the following three years.)

Other cities that have dedicated Boomerang funds for affordable housing include: Fremont (100% of last year's Boomerang funds and 20% of ongoing Boomerang funds for affordable housing); Redwood City, Foster City (\$3 million); and San Francisco City and County.

Long Beach should commit in its 2014 budget process, which is currently taking place, to commit at least 20% or \$6.2 million in Boomerang funds, to the development of affordable housing for lower income residents. Moreover, Long Beach should include a Program in its Housing Element to dedicate at least 20% of its Boomerang funds, on an ongoing basis, to the production of affordable housing for Long Beach residents. This would create a desperately needed funding stream for affordable housing in the City.

b. Commercial linkage Fees

The City should include a Program to adopt a commercial linkage fee ordinance by October 2014, 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 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. There are at least 23 jurisdictions in California that have adopted commercial linkage fees to support the development of affordable housing. They include: Alameda County; City of Berkeley; City of Corte Madera; City of Cupertino; City of Livermore; Marin County; City of Menlo Park; City of Mountain View; Napa County; City of Oakland; City of Palo Alto; City of Petaluma; City of Pleasanton; City of Sacramento; Sacramento County; City of Milpitas; City of San Diego; City/County of San Francisco; City of Santa Monica; City of Sunnyvale; Sonoma County; City of Walnut Creek; and City of West Hollywood. (See Institute for Local Government, *Affordable Housing Trusts In California: Classifications and Best Practices*, Oct. 15, 2005, p. 2.)

David Paul Rosen & Associates (DRA) has been retained by a coalition of organizations in the City of Long Beach, who seek the adoption of citywide housing policies to provide dedicated sources of local revenue for affordable housing production. DRA will conduct an analysis of the potential economic impacts of citywide inclusionary housing requirements and a commercial development linkage fee on residential and non-

residential development in the City. The study is funded by a coalition of organizations active in the City of Long Beach that support adoption of a citywide inclusionary housing policy and affordable housing nexus fees, including: Building Healthy Communities, Long Beach; The California Endowment; St. Mary's Hospital; and Mental Health America: Los Angeles. DRA will prepare a land residual economic analysis to quantify the effect of potential affordable housing requirements and/or fees on a series of development prototypes selected to represent a range of developments appropriate in different neighborhood contexts across the City. These prototypes are informed by actual development projects proposed in the City, some of which have been built and others that have not, as documented on the City's Development Services website and recent site plan approval of projects in the City. The analysis will demonstrate to the City the extent to which new residential and commercial development can feasibly contribute to the funding of affordable housing production in Long Beach. The Study will be completed in early September 2013, in time for consideration of housing policies in the Housing Element by both the Planning Commission and City Council.

Therefore, the City should add a Program to its Housing Element that commits to adopting a commercial linkage fee, based on DRA's recommendations, by October 2014.

**c. Mixed Income Housing**

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.<sup>12</sup> Such ordinances create equitable distribution of affordable housing and prevent the concentration of affordable units in one area.<sup>13</sup>

David Paul Rosen & Associates (DRA) has been retained by a coalition of organizations in the City of Long Beach, who seek the adoption of citywide housing policies to provide dedicated sources of local revenue for affordable housing production. DRA will conduct an analysis of the potential economic impacts of citywide inclusionary housing requirements and a commercial development linkage fee on residential and non-residential development in the City. The study is funded by a coalition of organizations active in the City of Long Beach that support adoption of a citywide inclusionary housing policy and affordable housing nexus fees, including: Building Healthy Communities, Long Beach; The California Endowment; St. Mary's Hospital; and Mental Health America: Los Angeles. DRA will prepare a land residual economic analysis to quantify the effect of potential affordable housing requirements and/or fees on a series of development prototypes selected to represent a range of developments appropriate in different neighborhood contexts across the City. These prototypes are informed by actual development projects proposed in the City, some of which have been built and others that have not, as documented on the City's Development Services website and recent site plan approval of projects in the City. The analysis will demonstrate to the City the extent to

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<sup>12</sup> See *Affordable Housing by Choice: Trends in California Inclusionary Housing Programs*, Non-Profit Housing Association of California, 2007, p. 5 (Available at [http://www.nonprohousing.org/pdf\\_attachments/IHIRreport.pdf](http://www.nonprohousing.org/pdf_attachments/IHIRreport.pdf)).

<sup>13</sup> Inclusionary housing requirements are permissible if the City's policy provides that new rental developments are entitled to incentives if they include a percent of affordable rental units. (See *Palmer/Sixth Street Properties, L.P. v. City of Los Angeles* (2009) 175 Cal. App. 4th 1396 (*Palmer*)). Moreover, AB 1229 (*Atkins*), which has passed the Assembly and is currently in the Senate clarifies that there are not restrictions on a jurisdiction's ability to apply inclusionary housing requirements to a new rental development.

which new residential and commercial development can feasibly contribute to the funding of affordable housing production in Long Beach. The Study will be completed in early September 2013, in time for consideration of housing policies in the Housing Element by both the Planning Commission and City Council.

Therefore, the City should include a Program in its Housing Element to adopt an inclusionary housing (mixed income housing) ordinance, based on DRA's recommendations, by October 2014.

These housing production programs (i.e., local dedicated sources of revenue and mixed income housing) are critical for a City such as Long Beach, which has no dedicated source of funding for affordable housing and which has a long history of failing to come anywhere near reaching its affordable RHNA numbers. *In the last year, the City did not produce a single unit of affordable housing.* In fact, in the City's 2012 Housing Element Annual Report, which was submitted to HCD earlier this year, the City stated that "the dissolution of the Redevelopment Agency has had, and will continue to have, a significant impact on total unit production, especially income-restricted units. For example, last year the City reported 14-income restricted housing units.... [F]or this reporting period, the number dropped to 0." The City's lack of funding for affordable housing, coupled with no local rent control laws and our old dilapidated housing stock, creates the perfect storm for the City's low income renters. The City's low income residents of color are additionally faced with the impacts of severe segregation in the City.

The City must produce a total of 4,009 affordable units in the next planning period to meet the housing needs of its low and moderate income residents. When you consider that it costs approximately \$300,000 to produce one unit of affordable housing, it becomes abundantly clear that the City must find ways to supplement its housing budget to meet the housing needs of its low income residents. Therefore, the City must commit local, dedicated revenue sources for affordable housing. The City should revise the Programs Section of the Housing Element to include the housing production programs such as those described above, to facilitate the production of affordable housing for its residents, with clear timelines to ensure beneficial impacts during the planning period.

At a recent Planning Commission Study Session regarding the Draft Housing Element, held on June 20, 2013, some Planning Commissioners expressed interest in forming a taskforce to look into the housing production solutions described above. While a taskforce might sound appealing at first glance, it is not a prudent path in the context of the Housing Element. Long Beach has been "exploring," "considering" and "researching" housing production solutions (i.e., inclusionary housing and linkage fees) for over a decade now. We have numerous studies that have been completed in years past to study these solutions and another one underway by DRA. Long Beach must commit in its Housing Element to actually *adopt* policies that will have beneficial impacts during the Housing Element planning period. A taskforce will not necessarily result in beneficial impacts. Accordingly, we therefore urge HCD and the City to make real, enforceable, tangible commitments in the Housing Element that will result in the actual adoption of policies that will improve the lives of Long Beach residents.

Thank you for your consideration of our comments. Please feel free to contact me if you have any questions. I can be reached via email at [sbrowne@lafla.org](mailto:sbrowne@lafla.org) or via telephone at (562) 304-2520.

Sincerely,

A handwritten signature in black ink, appearing to be 'SB' with a flourish.

Susanne Browne  
Senior Attorney

cc: Mayor Bob Foster  
Vice Mayor Robert Garcia  
Council Member Suja Lowenthal  
Council Member Gary DeLong  
Council Member Patrick O'Donnell  
Council Member Gerrie Schipske  
Council Member Dee Andrews  
Council Member James Johnson  
Council Member Al Austin  
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## Legal Aid Foundation of Los Angeles

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Our File Number 12-1218453

November 26, 2013

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Sent via Email and U.S. Mail

**RE: Supplemental Comments Regarding the City of Long Beach's Revised Draft 2013-2021 Housing Element**

Mr. Arriaga and Mr. McDougall,

On August 2, 2013, Legal Aid Foundation of Los Angeles (LAFLA) submitted written comments to HCD regarding the City of Long Beach's 2013-2021 Draft Housing Element, which was released on June 26, 2013. We now submit supplemental comments with new information about the sites identified in the Draft Housing Element as well as new comments regarding deficiencies in the City's Revised Draft Housing Element, which was released on November 5, 2013. We have attached our August 2, 2013 comment letter to these supplemental comments, as the Revised Draft Housing Element does not address the concerns or recommendations from our initial comment letter.

**I. The City has not identified Sufficient, Available Sites to Accommodate its RHNA Number of 4,009 Affordable Units.**

This supplemental comment letter includes *new information* regarding the ownership of the parking lot sites identified by the City of Long Beach in its Draft HE. After running title searches for each of the parking lot sites identified in the Draft Housing Element (Draft HE), we discovered that the City does not own many of the parking lot sites that were identified. Accordingly, the City should not count these sites as available unless there is analysis included in the Element that demonstrates the likelihood that the sites will be redeveloped during the planning period.

Summarized below, and attached, are the results of the title searches. In short, of the 11 parking lots identified in the Draft HE, the City only owns five of them. The City claims that these five lots could accommodate 2,600 affordable units. However, each of these five parking lots is located in PD 30, or the Downtown Plan Area, where land prices have skyrocketed as a result of the recent adoption (January 2012) of a specific plan that allows for unlimited density, reduced parking, fast tracked development and elimination of the need for environmental impact reports (the City completed a Program EIR in conjunction with the PD 30 specific plan). Therefore, land prices in PD 30 are cost prohibitive for most affordable housing developers. (See LAFLA's August 2, 2103 comment letter to HCD, pages 5-6). Nevertheless, for the sake of argument, even if HCD were to accept the viability of these sites for the production of 2,600 affordable units, the City still has not identified sufficient available sites in its HE to accommodate its affordable RHNA numbers. The City has an affordable RHNA allocation of 4,009 units. The City has identified sites for 2,600 units on City owned parking lots and an additional 340 units on vacant sites. In total, this would account for only 2,949 units, which falls quite short of the City's RHNA allocation of 4,009 units. Specifically, the City has fallen short of identifying sites for an additional 1,069 units. See LAFLA's August 2, 2013 comment letter, pages 6-7, for an analysis regarding why the remaining non-vacant sites identified by the City cannot be considered "available" sites.

Perhaps the two most egregious examples of the City's improper identification of privately owned parking lot sites are sites #5 (LB Blvd. & Spring, SE Corner) and Site #22 (Corner of 4<sup>th</sup> and Pacific Ave.). Site #5 is privately owned by Memorial Health Services and the parking lot supports parking for the Memorial Medical Facility. Site #22 is also a privately owned lot supporting downtown business and residential uses, yet the City alleges that it could accommodate 525 affordable units. As a final example, the City identified site #1 as being available for 1,318 affordable units, however this parking lot supports the World Trade Center building complex, which is a new Class A building that requires substantial parking and is fully utilized.

Summarized below is title information regarding the parking lot sites identified in the Draft HE that are privately owned:

- Long Beach Blvd. & Spring, SE corner, Owner: Memorial Health Services
- Long Beach & 9<sup>th</sup> Street, SE corner, Owner: Bruce Gollison / Golsin Trust
- 4<sup>th</sup> Street & Pacific Ave., NE corner, Owner: Queen City Investments, Inc.
- 7<sup>th</sup> Street & Locust Avenue, SW corner, Owner: 6<sup>th</sup> & Pine Developments, LLC
- 300 Alamitos, Owner: Jatin & Shaila Laxpati
- Broadway & Alamitos, SW corner, Owner: 740 E. Broadway LLC

The City has not identified adequate, available sites to accommodate its affordable RHNA allocation of 4,009 units. The City has identified sites for 2,600 units on City owned parking lots and an additional 340 units on vacant sites. In total, this would account for only 2,949 units, which falls quite short of the City's RHNA allocation of 4,009 units. Specifically, the City has fallen short of identifying sites for an additional 1,069 units.

## II. The Revised Draft Housing Element Is Still Out of Compliance With State Law.

The City released a Revised Draft HE on November 5, 2013. Despite the fact that the City has made some revisions to the Element, the revisions do not bring the Revised Draft HE into compliance with State law. The Revised Draft HE is still missing critical analysis and the Programs Section still fails to include adequate programs with legally sufficient schedules of actions. Accordingly, all of our comments, legal analysis and recommendations from our initial comment letter dated August 2, 2013 remain intact. We are resubmitting our initial comment letter as an attachment to these supplemental comments.

In addition, listed below is an analysis and explanation of why the City's revisions contained in the Revised Draft HE do not bring the Element into compliance with State law.

### A. Page 38. Condition of Existing Housing Stock

On page 37, the Revised Draft HE states that 85% of the City's rental housing is more than 30 years old. The Revised Draft HE additionally states (on page 37) that housing over 30 years in age is likely to have rehabilitation needs that may include plumbing, roof repairs, foundation work and other repairs. On page 38 of the First Draft of the HE, dated June 26, 2013, the Element additionally stated that "[a]ccording to Code Enforcement staff, an estimated 10,000 housing units in the City require considerable improvements or replacement." This last sentence has been deleted from the Revised Draft HE, without any explanation. Moreover, the City has added additional narrative on page 38 of the Revised Draft HE, which appears to understate the deteriorated condition of the City's older rental housing stock. The new narrative states that only 1% of the City's housing stock has substandard conditions and directly conflicts with the information on page 37 of the Revised Draft HE, which states that 85% of the City's rental housing stock is more than 30 years old and in need of repairs.

The analysis contained in the Revised Draft HE also underestimates the extent of code enforcement violations, as it estimates City-wide code enforcement problems based solely on the City's code enforcement cases. The Element should acknowledge that code enforcement problems are vastly underreported by low income tenants who fear retaliatory rent increases or evictions if they report problems to code enforcement. This particularly true in a City such as Long Beach, which has no tenant protections such as just cause eviction protections or rent control. Accordingly, code enforcement problems in the City are severely underreported.

### B. Page 79. Coastal Zone Housing

While the City has included additional information in this section, it has not addressed the deficiencies raised in our initial comment letter. (See LAFLA's Aug. 2, 2013 comment letter, pages 4-5). Moreover, the City states for the first time in the Revised Draft HE that it is exempt from the Mello Act's (CA Gov't Code Sec. 65590) replacement housing requirement because it has less than 50 acres of land that is vacant, privately owned and available for residential use. The City has not provided any evidence or information to support this assertion. HCD should not accept this statement on its face. The City should be required to provide information to support this statement. Moreover, the City still has not provided information required by law regarding coastal zone housing developments and it has not demonstrated that its in lieu fees result in one for one replacement of affordable units demolished or converted in the coastal zone. (See LAFLA's Aug. 2, 2013 comment letter, pages 4-5).

### C. Pages 91-93, Transit Oriented Development

While the City has added some narrative to this section, the City has *entirely* failed to address our extensive comments and data based recommendations regarding the need to preserve and create affordable housing along transit corridors. Pages 7-10 of our Aug. 2, 2013 comment letter contained extensive analysis regarding the pressures of displacement and gentrification along transit oriented corridors. Displacement and gentrification have been documented and proven, as explained in our initial comment letter. This is of particular significance for Long Beach, since the vast majority of the sites identified in the HE are along transit corridors, in PD 29 and PD 30. Moreover, our initial comment letter cited studies explaining that affordable housing requirements are critical to the success of transit oriented development, to reduce greenhouse gas emissions and traffic. Rather than consider our comments, the City chose in its Revised Draft HE to simply allege that gentrification has not (and will not) occur along transit corridors in Long Beach. The City's oversimplification of this complex issue is of great concern. After the passage of the Downtown Plan (PD 30), and as the City moves forward with another Specific Plan for Long Beach Blvd. (PD 29), gentrification and displacement will occur. The City's own studies and environmental documentation for PD 30 acknowledge substantial displacement of residents, yet the Revised Draft HE alleges the exact opposite.

On page 92 of the Revised Draft HE, it states that Downtown Plan (PD 30) development "will not result in the displacement of existing residents, as no significant removal of existing housing is anticipated to make room for new housing development in these areas." This statement is in *direct conflict* with the City's own studies and environmental documentation regarding the Downtown Plan. In 2009, the City hired a consultant to undertake a Downtown Market Study, to support the adoption of the Downtown Plan. The Downtown Market Study states that the residential population of the Downtown Plan area is 31,404 residents. (See Downtown Long Beach Market Study, Strategic Economics, April 17, 2009, p. 7 (referred to herein as Downtown Market Study).) According to the Downtown Market Study, 31,404 residents live in downtown Long Beach and 75% of them are low income.<sup>1</sup> (See Downtown Long Beach Market Study, pp. 7 & 9.) This means that nearly 24,000 Downtown Plan area residents are low income. Low income households are at great risk of displacement to make way for the Downtown Plan's anticipated market rate development of 5,000 new residential units and millions of square feet of new commercial, retail, and hotel developments. As this new large scale development of the Downtown Plan area takes place, low income residents will be displaced outside of the area by rising rents and the demolition and conversion of the older buildings in which they currently reside.

Importantly, the Downtown Plan (PD 30) area was increased by 88 acres after the drafting of the Downtown Market Study. Therefore, the number of low income residents is most likely even greater than 24,000, as there are likely additional low income residents residing in the 88 acres that were added to the PD 30 boundaries.<sup>2</sup> Other important statistics from the Downtown Market Study include the following: 30% of downtown residents earn less than \$15,000 a year (almost 10,000 residents); 15% of downtown residents earn \$15,000 to \$24,000 a year; 15% of downtown residents earn \$25,000 to \$34,000 a year; and 15% of downtown residents earn

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<sup>1</sup> The U.S. Department of Housing and Urban Development (HUD) defines "Low Income" as households that earn up to 80% of area median income (AMI).

<sup>2</sup> See City of Long Beach 2005-2010 Consolidated Plan, Housing and Household Needs Assessment, pp. III-19 & III-21 ("The City's low and moderate income areas generally fall within Downtown, Central and North Long Beach, and portions of the West Side."); See *id.*, Housing and Household Needs Assessment, p. III-21 for a map of Long Beach's designated Low and Moderate Income Areas, which are defined by HUD as census block groups that contain greater than 50% of households earning below 80% of the County median income.

\$35,000 to \$49,000 a year. Finally, the Downtown Long Beach median income is \$27,000 (very low income),<sup>3</sup> yet the city-wide median income is \$45,000. (Downtown Long Beach Market Study, p. 9.) Despite these staggering statistics from the Downtown Market Study regarding the incomes of existing residents in the Plan area, the City alleges in its Revised Draft HE that PD 30 will not result in the displacement of residents.

Moreover, the Program EIR completed by the City for the Downtown Plan (PD 30) fully acknowledged substantial displacement of residents as a result of the Downtown Plan's anticipated development:

*"The associated displacement of existing housing and people during implementation of the proposed project would contribute to a cumulative impact on housing opportunities in Downtown Long Beach and on the adjacent communities as displaced residents search for housing where recent conditions have not provided an adequate supply of new housing for the area's increased population. Therefore, the cumulative impact to population and housing would be significant and unavoidable."*

(Downtown Plan, Draft EIR, Population and Housing, pp. 4.10-3 & 4.10-4 [emphasis supplied]; see also *id.*, Executive Summary, p. 1-24.) The Draft EIR further provides:

*"Implementation of the proposed Downtown Plan ... would result in the displacement of existing housing and people, primarily housed in medium density multi-family dwelling units. New development would occur at higher densities and with more modern housing.... While many residents would relocate into different dwelling units either within or outside the Plan area, they would be displaced from their existing dwelling units and may be unable to obtain similar housing with respect to quality, price, and/or location. Therefore, the Project would have an adverse effect on the housing supply and may require construction of replacement housing elsewhere."*

(*Id.*, Population and Housing, p. 4.10-3 [emphasis supplied].)

The City's HE should include meaningful programs to offset the pressures of displacement and gentrification in PD 30 and PD 29. These should include anti-displacement protections and mixed income housing requirements along transit corridors. The City's assertion in its Revised Draft HE that development in PD 29 and 30 will not result in gentrification or displacement of residents is simply not true and this should not be accepted by HCD. Indeed, HCD's August 26, 2013 Review Letter to the City specifically noted that the City's future development is focused on PD 29 and 30, yet the City "does not offer strategies to preserve and create affordable housing within these districts." HCD's Review Letter further states that,

*"the City's prime downtown development district, PD-30, allows unlimited housing densities. ... The opportunity to redevelop...to unlimited high rise development could place significant gentrification and displacement pressure on existing lower income residents in PD districts. However, the City has not implemented nor proposed comprehensive policies and programs to add new or preserve housing affordable to lower-income households to address potential displacement and relocation of existing lower-income residents.... Given the potential for gentrification in the PD districts and*

<sup>3</sup> HUD defines "Very Low Income" as households that earn up to 50% of AMI.

considering the extensive public comments...the City should integrate housing policies and programs that preserve and create housing affordable to lower income households within these transit oriented districts.”

See HCD Review Letter, page 2. Despite this clear direction from HCD in its Review Letter, and despite our extensive comments regarding this issue, the City has failed to incorporate such programs or policies in its Revised Draft HE.

#### D. Page 110, SB 2 Compliance

The Revised Draft HE still fails to identify appropriate sites for emergency shelters. See LAFLA's initial Aug. 2, 2013 comment letter, pages 10-13 for a detailed analysis of the City's continued non-compliance with the requirements of SB 2. None of our concerns have been addressed with the minor language added to the Revised Draft HE regarding SB 2 compliance. The Revised Draft HE still fails to make any meaningful commitments. It merely provides that the City will “explore additional opportunities...as numerous specific plans are updated.” On page 111, the Revised Draft HE states that they City will “consider zoning for emergency shelters in four additional districts” and that it will be “evaluated as part of the PD-29 Specific Plan update in 2014.” Again, the City has committed to actually do nothing with these statements. There are no concrete actions and no clear timelines that will result in beneficial impacts during the planning period.

The City has been out of compliance with SB 2 for over four years now. The City should not be allowed to continually “kick the can down the road” with respect to SB 2 compliance by vaguely referencing future planning documents. The City should be required to revise its HE to state that it will amend its zoning code to allow emergency shelters by right in PD 29 or Light Industrial areas by April 2014. HCD, in its August 26, 2013 Review Letter to the City, acknowledged that the City's SB 2 program was not legally sufficient. The City's revisions do not bring this program into compliance with State law.

#### E. P. 115 and 121, Housing Action Plan

On pages 115 and 121, the Revised Draft HE makes reference for the first time to a Housing Action Plan (HAP) that will allegedly be prepared in 2015. It is entirely unclear what the purpose of this Plan is, particularly in light of the fact that the Revised Draft HE does not include a program to create or adopt a Housing Action Plan. It appears as if the City is making vague reference to another potential Plan to avoid making any real, enforceable commitments in its HE. State law requires that the Housing Element contain a program of actions with concrete programs for fulfilling the goals, policies and objectives contained in the Element. The Programs section must include implementation actions which include: land use and development controls; regulatory concessions and incentives; utilization of federal and state financing and subsidy programs; and utilization of redevelopment housing set aside funds. Each specific action must include: (1) the agency and officials responsible for the implementation (CA Gov't Code Sec. 65583(c)(7)); (2) the timeline or schedule in which the action will be carried out. The action must be scheduled within the timeframe for the Element so that there will be “beneficial impacts” during the planning period. Programs must be scheduled for completion before the end of the planning period so that they will have their intended effect during the planning period; and (3) the proposed measurable outcomes, including the number of units to be assisted.

Specificity of implementation actions is necessary to ensure that meaningful and enforceable commitments are made by a jurisdiction. An adequate program should require a particular action

to be taken by a particular date. Programs should include: specific action steps; measurable outcomes; a demonstration of the locality's firm commitment to implementation; and identification of funding sources, where appropriate. (See HCD Building Blocks 5.A.)

The City's vague reference to a Housing Action Plan, without any corresponding program, does not meet any of these requirements. HCD should require the City to include any and all proposed housing programs in its HE, as it is entirely unclear what the HAP is and whether it will come to fruition.

**F. Page 118, Comprehensive Code Enforcement**

While the City has added some narrative language to this program, the City still has not made a real commitment to adopt a rent escrow account program (REAP) in a reasonably timely manner. The Revised Draft HE merely states that the City will "[r]eport findings to the Planning Commission and City Council in 2016 as part of the Annual Report to HCD." This is not a sufficient program, as it will not have beneficial impacts during the planning period. Research about the appropriateness and need for this program has already been concluded. And, the City of Los Angeles has a model ordinance for Long Beach to utilize in drafting its Policy. Accordingly, this program should be revised to state that "the City will present a proposed Rent Escrow Account Ordinance to the City Council for consideration by June 2014."

**G. Pages 121 & 123, Affordable Housing Development Assistance & Housing Trust Fund**

Please see pages 17-21 of our August 2, 2013 comment letter for a detailed explanation of meaningful housing development assistance programs that should be included in the Programs Section of the HE, including programmatic commitments to Boomerang Funds, Commercial Linkage Fees and Mixed Income Housing.

**1. Problems with the Housing Action Plan and AB 1484**

The Revised Draft HE makes no meaningful, enforceable commitments to resources toward the development of affordable housing. The City currently has no dedicated, local sources of funds for affordable housing. This makes housing development in the City virtually impossible, as affordable housing financing requires a local layer of funding for affordable housing developments to be viable. The City passed its 2014 budget without any dedicated revenues for affordable housing.<sup>4</sup> While the Revised Draft HE includes some new language on page 121 about funds for affordable housing, it does not include any meaningful commitments. The Revised Draft HE states that the "Housing Action Plan" (HAP) will "incorporate a priority for funding for affordable housing in transit-rich neighborhoods." However, there is no program included in the Revised Draft HE regarding the creation or adoption of the HAP. The purpose of the HAP is also entirely unknown. The City should include its affordable housing production programs in its Housing Element, not some vague, unknown and potential future planning process that may never come to fruition. Lastly, how can the City state that it will incorporate a priority for funding in transit rich neighborhoods when it currently has no local sources of funding for affordable housing? Once again, the City has added language to the HE, but it will not result in anything real.

<sup>4</sup> The City's housing budget for 2014 is \$132,000.00 See <http://www.ocregister.com/articles/council-524031-budget-city.html>. This is wholly insufficient to support housing development in the City, especially in light of the fact that it costs approximately \$300,000.00 to produce a single unit of affordable housing.

The reference in the Revised Draft HE to the consideration of AB 1484 funds in the Housing Action Plan is also entirely meaningless, as it is unclear if this money will ever come to fruition. *AB 1484 funds are entirely uncertain.* They are a potential source of funds that may become available as a result of the dissolution of redevelopment, but they are a big unknown at this point in time. It is unknown if money will become available to Long Beach and it is also unknown how much money is even potentially at stake. AB 1484 was signed by the Governor in 2012, but Long Beach and other jurisdictions, to date, have not received any funds as a result of AB 1484. If this money becomes available to the City of Long Beach at a future date, this will be welcome news. However, for the time being, Long Beach must identify real sources of local funding to assist in the development of affordable housing. Boomerang funds, mixed income housing requirements and commercial linkage fees are all immediately viable sources of funds. The City should commit in its HE to currently viable source of funds. Long Beach should not be allowed to adopt a HE *without any local sources of funds* for affordable housing, especially in light of the fact that it has an affordable RHNA of 4,009 units and no housing budget to support the development of even a single unit.

## 2. Boomerang Funds

While the City adopted its 2014 budget without allocating any Boomerang funds for affordable housing, the City can (and should) still include a program in its HE to dedicate 20% of Boomerang funds for the next 8 years to the development of affordable housing. HCD, in its August 26, 2013 Review Letter to the City, stated that Boomerang funds "should be considered an opportunity to fund housing programs serving Long Beach's lower income populations." HCD further recommended in its Review Letter that the City should "strongly consider the recommendations from the Long Beach Housing Development Company to include programmatic commitments in the housing element to preserve this funding and others for the development of housing affordable to lower-income households." Despite this direction from HCD, the Revised Draft HE does not consider or mention utilization of Boomerang funds. The Element should be revised to include a program that dedicates 20% of Boomerang Funds, on an ongoing basis for the next eight years, for affordable housing development.

## 3. David Paul Rosen & Associates (DRA) Study

Notably, the DRA Study referenced in our initial comment letter was completed on September 20, 2013. This Study made the following recommendations: (1) Mixed Income Housing:<sup>5</sup> (a) 10% of units in new rental housing developments should be set aside as affordable to very low income households for the life of the project; (b) 10% of units in new ownership developments (i.e., condominiums) should be set aside as affordable to moderate income households for the life of the project; and (c) In lieu fees should be set at the economic equivalency of providing affordable units on-site to ensure that developers do not have an incentive to pay in lieu fees rather than build the affordable units. Accordingly, in lieu fees should be set at \$24.00 per square foot for rental units and \$15.00 per square foot for ownership units; and (2) A commercial linkage fee of \$5.00 per square foot should be charged on new office, hotel, retail, restaurant and other commercial uses. An industrial linkage fee of \$2.00 per square foot should be charged on new industrial uses.

The City should utilize the data contained in this Study to make meaningful commitments to fund affordable housing development in the Programs Section of its Housing Element.

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<sup>5</sup> Inclusionary housing requirements are permissible if the City's policy provides that new rental developments are entitled to incentives if they include a percent of affordable rental units. (See *Palmer/Sixth Street Properties, L.P. v. City of Los Angeles* (2009) 175 Cal. App. 4th 1396.) This is particularly appropriate in PD 29 and 30.

#### H. Page 108, Right of First Refusal

While the City added some language to this program, it is still meaningless and ineffective. The City merely added language stating that it would report its findings to HCD as part of its Housing Element annual report in 2017. Besides the fact that 2017 is four years away and besides the fact that reporting findings to HCD will not result in adoption of a local policy, this entire concept is meaningless if not coupled with an affordable housing requirement, such as mixed income housing. A right of first refusal (i.e., a right to return) is meaningless to a displaced low income household unless it is also coupled with an affordable housing creation policy, such as inclusionary housing (mixed income housing). If a right of first refusal is not coupled with an affordable housing creation policy, it provides no benefit to low income displaced tenants, because low income displaced tenants cannot afford to return to high end, market rate units. This program must be coupled with a firm commitment to mixed income housing or it should be stricken from the Draft Housing Element because it is entirely meaningless as proposed. Indeed, HCD's August 26, 2013 Review Letter to the City stated that the timeline and commitments made in this program were insufficient. The City's minor revisions do not bring this program into compliance with State law.

#### **III. Request for a Written Statement Regarding the Status of HCD's Review of the Draft Housing Element.**

LAFLA and its community partners have attempted to work with City Staff regarding the development of the Housing Element. Unfortunately, however, Staff has been unwilling to collaborate with the community. Our comments, raised at community meetings and in written submissions, are not reflected in the Revised Draft HE. Furthermore, in a recent meeting with City Staff, we were informed that Staff would not share two rounds of revisions to the Draft HE that had been sent to HCD as part of the City's informal review process. Furthermore, Staff said that they would not discuss the Draft HE with us, including discussions of our comments and proposed changes. Finally, and most alarming, Staff said that they had nearly reached agreement with HCD regarding the Draft HE and that Staff was just waiting for "final buy off" from HCD regarding revisions to the Draft HE. Staff additionally stated that HCD would be giving the City an "informal approval" and that Staff would share this information with the Planning Commission and City Council.

In light of these comments from City Staff, we request that HCD send us a brief written update regarding the status of its review of the City's Revised Draft HE. An email status update is sufficient. This written statement is necessary to prevent the City's attempts to circumvent the public process. It would be helpful for HCD to state in writing, as it has explained to me on the telephone, that: (1) the City's Revised Draft HE is still under review by HCD; (2) the Revised Draft HE has not been informally or formally approved by HCD; and (3) HCD anticipates further revisions to the Element based on the public process. This is critical to protecting the sanctity of the public process at the upcoming public hearings before the Planning Commission and City Council.

**IV. Closing**

We hope that this additional information is useful to HCD in its analysis of the City's Revised Draft HE. Thank you for your consideration of these additional comments. Please do not hesitate to contact me if you have any questions. I can be reached at (562) 304-2520 or [sbrowne@lafila.org](mailto:sbrowne@lafila.org)

Sincerely,



**Susanne Browne  
Senior Attorney**

**Attachments: Title Search Results for sites identified in the Revised Draft HE and LAFLA's August 2, 2013 Comment Letter Re: the City's first Draft HE**

**cc: Mayor Bob Foster  
Vice Mayor Robert Garcia  
Council Member Suja Lowenthal  
Council Member Gary DeLong  
Council Member Patrick O'Donnell  
Council Member Gerrie Schipske  
Council Member Dee Andrews  
Council Member James Johnson  
Council Member Al Austin  
Council Member Steve Neal  
Amy Bodek  
Patrick Ure**

Owner  
QUEEN CITY INVESTMENTS INC

Address  
127 W 4TH ST LONG BEACH, CA 90802

Parcel/Tax ID  
7280-009-133

**Transaction History**

**Transaction 3 - Transfer**

**Transaction Information**

**Buyer / Borrower** QUEEN CTY INVS  
**Recorded Date** Jan 03, 2011  
**Title Company** FIDELITY NATIONAL TITLE  
**Signature Date** Dec 21, 2010  
**Multiple/Portion** Y

**Ownership Transfer Information**

**Seller** SAS FAMILY TRUST  
**Transfer Value** \$1,500,000 (Full)  
**Transaction Type** Resale  
**Deed In Lieu** N  
**Deed Type** High Liability  
**Document #** 0000001360  
**Loan Information**  
**Loan Amount** \$5,000,000  
**Document #** 1361  
**Loan Type** Conventional  
**Interest Rate Type** Adjustable Rate  
**Seller Carry Back** N  
**Lender Name** CALIFORNIA REPUBLIC BANK

**Transaction 2 - Transfer**

**Transaction Information**

**Buyer / Borrower** SAS FAMILY TRUST  
**Recorded Date** Aug 24, 2010  
**Title Company**  
**Signature Date** Jul 19, 2010  
**Multiple/Portion**

**Ownership Transfer Information**

**Seller** CARD PROPERTIES LLC  
**Transfer Value** \$1,500,000 (Full)  
**Transaction Type** Resale  
**Deed In Lieu** N  
**Deed Type** Grant Deed Or Deed Of Trust  
**Document #** 0001175262  
**Loan Information**  
**Loan Amount** \$800,000  
**Document #** 1175263  
**Loan Type** Conventional  
**Interest Rate Type** Adjustable Rate  
**Seller Carry Back** N  
**Lender Name** FARMERS & MERCHANTS BK LNG BCH

**Transaction 1 - Transfer**

**Transaction Information**

**Buyer / Borrower** CARD PROPERTIES LLC  
**Recorded Date** Apr 22, 1999  
**Title Company**  
**Signature Date**  
**Multiple/Portion** Y

**Ownership Transfer Information**

**Seller**  
**Transfer Value**  
**Transaction Type** Resale  
**Deed In Lieu** N  
**Deed Type**  
**Document #** 0702092  
**Loan Information**  
**Loan Amount**  
**Document #** 0702092  
**Loan Type** Conventional  
**Interest Rate Type**  
**Seller Carry Back** N  
**Lender Name**

**Legend**

Unusually large change in price

Multiple sales within a 30 day period

Owner  
LONG BEACH CITY

Address  
200 LONG BEACH BLVD LONG BEACH, CA 90802

Parcel/Tax ID  
7281-017-902

**Transaction History**

**Transaction 1 - Transfer**

Transaction Information			
Buyer / Borrower	CITY OF LONG BCH	Signature Date	Mar 08, 2012
Recorded Date	Mar 09, 2011	Multiple/Portion	Y
Title Company			
Ownership Transfer Information			
Seller	REDEVELOPMENT AGCY OF CITY/LONG B	Transaction Type	Resale
Transfer Value		Deed In Lieu	N
Document #	0000361450	Deed Type	Quitclaim Deed Of Trust
Loan Information			
Loan Amount		Loan Type	Conventional
Document #	0000361450	Interest Rate Type	
Lender Name		Seller Carry Back	N

**Legend**

 Unusually large change in price

 Multiple sales within a 30 day period

Owner  
LONG BEACH CITY

Address  
243 E 1ST ST LONG BEACH, CA 90802

Parcel/Tax ID  
7280-028-906

 Transaction History

Transaction 1 - Transfer

Transaction Information

Buyer / Borrower	CITY OF LONG BCH	Signature Date	Mar 08, 2011
Recorded Date	Mar 09, 2011	Multiple/Portion	Y
Title Company			
Ownership Transfer Information			
Seller	REDEVELOPMENT AGCY OF CITY/LONG B	Transaction Type	Resale
Transfer Value		Deed In Lieu	N
Document #	0000361443	Deed Type	Quitclaim Deed Of Trust
Loan Information			
Loan Amount		Loan Type	Conventional
Document #	0000361443	Interest Rate Type	
Lender Name		Seller Carry Back	N

Legend

 Unusually large change in price

 Multiple sales within a 30 day period

Owner  
BROADWAY PROPERTY COMPANY LLC

Address  
245 W BROADWAY LONG BEACH, CA 90802

Parcel/Tax ID  
7280-022-007

**Transaction History**

**Transaction 8 - Finance**

**Transaction Information**

<b>Buyer / Borrower</b>	BROADWAY PROPERTY CO LLC	<b>Signature Date</b>	Mar 14, 2011
<b>Recorded Date</b>	Mar 31, 2011	<b>Multiple/Portion</b>	
<b>Title Company</b>		<b>Loan Information</b>	
<b>Loan Amount</b>	\$50,585,000	<b>Loan Type</b>	Conventional
<b>Document #</b>	477254	<b>Interest Rate Type</b>	
<b>Lender Name</b>	UNION BANK	<b>Seller Carry Back</b>	N

**Transaction 7 - Transfer**

**Transaction Information**

<b>Buyer / Borrower</b>	BROADWAY PROPERTY CO LLC	<b>Signature Date</b>	Dec 07, 2010
<b>Recorded Date</b>	Dec 09, 2010	<b>Multiple/Portion</b>	
<b>Title Company</b>	FIRST AMERICAN TITLE	<b>Ownership Transfer Information</b>	
<b>Seller</b>	PLM LENDER SERVICES INC	<b>Transfer Value</b>	\$4,000,000
<b>Document #</b>	0001819075	<b>Transaction Type</b>	Resale
<b>Loan Information</b>		<b>Deed In Lieu</b>	N
<b>Loan Amount</b>		<b>Deed Type</b>	Trustees Deed Upon Sale
<b>Document #</b>	0001819075	<b>Loan Type</b>	Conventional
<b>Lender Name</b>		<b>Interest Rate Type</b>	
		<b>Seller Carry Back</b>	N

**Transaction 6 - Assignment**

**Transaction Information**

<b>Buyer / Borrower</b>	245 WEST BROADWAY LLC	<b>Loan Type</b>	Conventional
<b>Recorded Date</b>	Oct 29, 2010	<b>Interest Rate</b>	Fixed
<b>Document Number</b>	1557515		
<b>Assigned Lender</b>	BROADWAY PROPERTY CO LLC		
<b>Original Loan Information</b>			
<b>Loan Amount</b>	\$9,450,000		
<b>Document #</b>	2853489		
<b>Recorded Date</b>	Dec 28, 2007		
<b>Lender Name</b>	REDWOOD MTG INVESTORS VIII		

**Transaction 5 - Finance**

**Transaction Information**

<b>Buyer / Borrower</b>	245 WEST BROADWAY LLC	<b>Signature Date</b>	Sep 23, 2008
<b>Recorded Date</b>	Sep 30, 2008	<b>Multiple/Portion</b>	
<b>Title Company</b>	STEWART TITLE	<b>Loan Information</b>	
<b>Loan Amount</b>	\$590,000	<b>Loan Type</b>	Construction
<b>Document #</b>	1752696	<b>Interest Rate Type</b>	Fixed
<b>Lender Name</b>	REDWOOD MTG INVESTORS VIII	<b>Seller Carry Back</b>	N

**Transaction 4 - Finance**

**Transaction Information**

<b>Buyer / Borrower</b>	245 WEST BROADWAY LLC	<b>Signature Date</b>	Dec 21, 2007
<b>Recorded Date</b>	Dec 28, 2007	<b>Multiple/Portion</b>	
<b>Title Company</b>	STEWART TITLE	<b>Loan Information</b>	
<b>Loan Amount</b>	\$9,450,000	<b>Loan Type</b>	Conventional
<b>Document #</b>	2853489	<b>Interest Rate Type</b>	Fixed
<b>Lender Name</b>	REDWOOD MTG INVESTORS VIII	<b>Seller Carry Back</b>	N

Owner  
BROADWAY PROPERTY COMPANY LLC

Address  
245 W BROADWAY LONG BEACH, CA 90802

Parcel/Tax ID  
7280-022-007

**Transaction History**

**Transaction 3 - Finance**

**Transaction Information**

<b>Buyer / Borrower</b>	245 WEST BROADWAY LLC	<b>Signature Date</b>	Mar 28, 2006
<b>Recorded Date</b>	Apr 14, 2006	<b>Multiple/Portion</b>	
<b>Title Company</b>	STEWART TITLE		
<b>Loan Information</b>			
<b>Loan Amount</b>	\$8,294,000	<b>Loan Type</b>	Conventional
<b>Document #</b>	822353	<b>Interest Rate Type</b>	Fixed
		<b>Seller Carry Back</b>	N
<b>Lender Name</b>	REDWOOD MTG INVESTORS VIII		

**Transaction 2 - Finance**

**Transaction Information**

<b>Buyer / Borrower</b>	245 WEST BROADWAY LLC	<b>Signature Date</b>	
<b>Recorded Date</b>	Mar 28, 2003	<b>Multiple/Portion</b>	
<b>Title Company</b>	STEWART TITLE		
<b>Loan Information</b>			
<b>Loan Amount</b>	\$7,292,000	<b>Loan Type</b>	Construction
<b>Document #</b>	0000874855	<b>Interest Rate Type</b>	Fixed
		<b>Seller Carry Back</b>	N
<b>Lender Name</b>	REDWOOD MORTGAGE INVESTORS VII		

**Transaction 1 - Transfer**

**Transaction Information**

<b>Buyer / Borrower</b>	245 WEST BROADWAY LLC	<b>Signature Date</b>	
<b>Recorded Date</b>	Jul 14, 1999	<b>Multiple/Portion</b>	
<b>Title Company</b>			
<b>Ownership Transfer Information</b>			
<b>Seller</b>			
<b>Transfer Value</b>		<b>Transaction Type</b>	Resale
		<b>Deed In Lieu</b>	N
<b>Document #</b>	1299891	<b>Deed Type</b>	
<b>Loan Information</b>			
<b>Loan Amount</b>		<b>Loan Type</b>	Conventional
<b>Document #</b>	1299891	<b>Interest Rate Type</b>	
		<b>Seller Carry Back</b>	N
<b>Lender Name</b>			

**Legend**

 Unusually large change in price

 Multiple sales within a 30 day period

Owner  
LAXPATI, JATIN & SHAILA

Address  
CA

Parcel/Tax ID  
7275-001-083

Transaction History

Transaction 4 - Transfer

Transaction Information

Buyer / Borrower	LAXPATI, JATIN & SHAILA	Signature Date	May 20, 2013
Recorded Date	May 24, 2013	Multiple/Portion	Y
Title Company			
Ownership Transfer Information			
Seller	ROBERT GUMBINER FOUNDATION	Transaction Type	Resale
Transfer Value	\$987,500 (Full)	Deed In Lieu	N
Document #	0000786127	Deed Type	Grant Deed Or Deed Of Trust
Loan Information			
Loan Amount		Loan Type	
Document #	0000786127	Interest Rate Type	
Lender Name		Seller Carry Back	N

Transaction 3 - Transfer

Transaction Information

Buyer / Borrower	ROBERT GUMBINER FOUNDATION	Signature Date	Mar 03, 2009
Recorded Date	Mar 19, 2009	Multiple/Portion	Y
Title Company			
Ownership Transfer Information			
Seller	GUMBINER R CHARITABLE TRUST	Transaction Type	Resale
Transfer Value		Deed In Lieu	N
Document #	0000393448	Deed Type	Quitclaim Deed Of Trust
Loan Information			
Loan Amount		Loan Type	Conventional
Document #	0000393448	Interest Rate Type	
Lender Name		Seller Carry Back	N

Transaction 2 - Transfer

Transaction Information

Buyer / Borrower	GUMBINER TRUST	Signature Date	
Recorded Date	Dec 16, 1999	Multiple/Portion	Y
Title Company	CHICAGO TITLE		
Ownership Transfer Information			
Seller	PACIFIC HEALTH PLAN ADMIN INC	Transaction Type	Resale
Transfer Value	\$1,675,000	Deed In Lieu	N
Document #	0002313378	Deed Type	
Loan Information			
Loan Amount		Loan Type	Conventional
Document #	0002313378	Interest Rate Type	
Lender Name		Seller Carry Back	N

Owner  
LAXPATI, JATIN & SHAILA

Address  
, CA

Parcel/Tax ID  
7275-001-083

**Transaction History**

**Transaction 1 - Transfer**

**Transaction Information**

**Buyer / Borrower** FHP INC  
**Recorded Date** Sep 05, 1989  
**Title Company**

**Signature Date**  
**Multiple/Portion**

**Ownership Transfer Information**

**Seller** UNKNOWN  
**Transfer Value** \$1,000,000

**Transaction Type** Resale  
**Deed In Lieu** N  
**Deed Type**

**Document #** 0001426463  
**Loan Information**

**Loan Amount**  
**Document #** 0001426463

**Loan Type** Conventional  
**Interest Rate Type**  
**Seller Carry Back** N

**Lender Name**

**Legend**

 Unusually large change in price

 Multiple sales within a 30 day period

Owner  
LONG BEACH CITY

Address  
, CA

Parcel/Tax ID  
7278-015-955

**Transaction History**

**Transaction 14 - Transfer**

**Transaction Information**

<b>Buyer / Borrower</b>	CITY OF LONG BCH	<b>Signature Date</b>	Jun 15, 2011
<b>Recorded Date</b>	Jun 17, 2011	<b>Multiple/Portion</b>	
<b>Title Company</b>	FIRST AMERICAN TITLE		
<b>Ownership Transfer Information</b>			
<b>Seller</b>	LONG BEACH PPD RETURN LLC	<b>Transaction Type</b>	Resale
<b>Transfer Value</b>		<b>Deed In Lieu</b>	N
<b>Document #</b>	0000826584	<b>Deed Type</b>	Quitclaim Deed Of Trust
<b>Loan Information</b>			
<b>Loan Amount</b>		<b>Loan Type</b>	Conventional
<b>Document #</b>	0000826584	<b>Interest Rate Type</b>	
		<b>Seller Carry Back</b>	N

**Lender Name**

**Transaction 13 - Assignment**

**Transaction Information**

<b>Buyer / Borrower</b>	PPD LONG BEACH WTC I LLC		
<b>Recorded Date</b>	Sep 18, 2009		
<b>Document Number</b>	1423659		
<b>Assigned Lender</b>	LONG BEACH PPD RETURN LLC		
<b>Original Loan Information</b>			
<b>Loan Amount</b>	\$16,658,569	<b>Loan Type</b>	Conventional
<b>Document #</b>	759268	<b>Interest Rate</b>	Fixed
<b>Recorded Date</b>	Apr 01, 2005		
<b>Lender Name</b>	BANK MIDWEST NA		

**Transaction 12 - Transfer**

**Transaction Information**

<b>Buyer / Borrower</b>	LONG BEACH PPD RETURN LLC	<b>Signature Date</b>	Sep 01, 2009
<b>Recorded Date</b>	Sep 18, 2009	<b>Multiple/Portion</b>	
<b>Title Company</b>			
<b>Ownership Transfer Information</b>			
<b>Seller</b>	FIRST AMERICAN TITLE INS	<b>Transaction Type</b>	Resale
<b>Transfer Value</b>	\$5,700,900	<b>Deed In Lieu</b>	N
<b>Document #</b>	0001423660	<b>Deed Type</b>	Trustees Deed Upon Sale
<b>Loan Information</b>			
<b>Loan Amount</b>		<b>Loan Type</b>	Conventional
<b>Document #</b>	0001423660	<b>Interest Rate Type</b>	
		<b>Seller Carry Back</b>	N

**Lender Name**

**Transaction 11 - Assignment**

**Transaction Information**

<b>Buyer / Borrower</b>	PPD		
<b>Recorded Date</b>	Dec 24, 2008		
<b>Document Number</b>	2256312		
<b>Assigned Lender</b>	PAUL C. CHRISTENSEN		
<b>Original Loan Information</b>			
<b>Loan Amount</b>		<b>Loan Type</b>	Conventional
<b>Document #</b>	2796392	<b>Interest Rate</b>	Fixed
<b>Recorded Date</b>	Dec 14, 2006		
<b>Lender Name</b>	ONECAP FNDG CORP		

Owner  
LONG BEACH CITY

Address  
, CA

Parcel/Tax ID  
7278-015-955

**Transaction History**

**Transaction 10 - Assignment**

**Transaction Information**

Buyer / Borrower PPD  
Recorded Date Dec 10, 2008  
Document Number 2171848  
Assigned Lender DUANE R & CYNTHIA A DICKHUT

**Original Loan Information**

Loan Amount Loan Type Conventional  
Document # 2798392 Interest Rate Fixed  
Recorded Date Dec 14, 2006  
Lender Name ONECAP FNDG CORP

**Transaction 9 - Assignment**

**Transaction Information**

Buyer / Borrower PPD  
Recorded Date Oct 10, 2008  
Document Number 1820482  
Assigned Lender LOREN D & JEAN M ULRICH

**Original Loan Information**

Loan Amount Loan Type Conventional  
Document # 2798392 Interest Rate Fixed  
Recorded Date Dec 14, 2006  
Lender Name ONECAP FNDG CORP

**Transaction 8 - Assignment**

**Transaction Information**

Buyer / Borrower PPD LONG BEACH WTC I LLC  
Recorded Date Sep 05, 2008  
Document Number 1604192  
Assigned Lender BEIGHTS8 LLC

**Original Loan Information**

Loan Amount \$9,500,000 Loan Type Conventional  
Document # 2798392 Interest Rate  
Recorded Date Jan 01, 2007  
Lender Name ONECAP FNDG CORP

**Transaction 7 - Assignment**

**Transaction Information**

Buyer / Borrower PPD  
Recorded Date Mar 17, 2008  
Document Number 451193  
Assigned Lender DARREN & BRENDA M BLANFORD

**Original Loan Information**

Loan Amount Loan Type Conventional  
Document # 2798392 Interest Rate Fixed  
Recorded Date Dec 14, 2006  
Lender Name ONECAP FNDG CORP

**Transaction 6 - Assignment**

**Transaction Information**

Buyer / Borrower PPD LONG BEACH WTC I LLC  
Recorded Date Dec 20, 2007  
Document Number 2798393  
Assigned Lender KOSTECHKO WILLIAM TRUST

**Original Loan Information**

Loan Amount 59,500,000 Loan Type Conventional  
Document # 2798392 Interest Rate  
Recorded Date Dec 20, 2007  
Lender Name ONECAP FUNDING CORP

Owner  
LONG BEACH CITY

Address  
, CA

Parcel/Tax ID  
7278-015-955

**Transaction History**

**Transaction 5 - Finance**

**Transaction Information**

<b>Buyer / Borrower</b>	PPD LONG BEACH WTC I LLC	<b>Signature Date</b>	Dec 14, 2006
<b>Recorded Date</b>	Dec 20, 2007	<b>Multiple/Portion</b>	
<b>Title Company</b>		<b>Loan Type</b>	Conventional
<b>Loan Information</b>		<b>Interest Rate Type</b>	
<b>Loan Amount</b>	\$9,500,000	<b>Seller Carry Back</b>	N
<b>Document #</b>	2798392		
<b>Lender Name</b>	ONECAP FUNDING CORP		

**Transaction 4 - Assignment**

**Transaction Information**

<b>Buyer / Borrower</b>	PPD LONG BEACH WTC I LLC	<b>Loan Type</b>	Conventional
<b>Recorded Date</b>	Dec 10, 2007	<b>Interest Rate</b>	Fixed
<b>Document Number</b>	2699005		
<b>Assigned Lender</b>	LB PPD LLC		
<b>Original Loan Information</b>			
<b>Loan Amount</b>	\$16,658,569		
<b>Document #</b>	759268		
<b>Recorded Date</b>	Apr 01, 2005		
<b>Lender Name</b>	BANK MIDWEST NA		

**Transaction 3 - Finance**

**Transaction Information**

<b>Buyer / Borrower</b>	PPD LONG BEACH WTC I LLC	<b>Signature Date</b>	Feb 24, 2005
<b>Recorded Date</b>	Apr 01, 2005	<b>Multiple/Portion</b>	
<b>Title Company</b>	ATTORNEY ONLY	<b>Loan Type</b>	Conventional
<b>Loan Information</b>		<b>Interest Rate Type</b>	Fixed
<b>Loan Amount</b>	\$16,658,569	<b>Seller Carry Back</b>	N
<b>Document #</b>	759268		
<b>Lender Name</b>	BANK MIDWEST NA		

**Transaction 2 - Transfer**

**Transaction Information**

<b>Buyer / Borrower</b>	PPD LONG BEACH WTC I LLC	<b>Signature Date</b>	Mar 01, 2005
<b>Recorded Date</b>	Mar 02, 2005	<b>Multiple/Portion</b>	
<b>Title Company</b>	CHICAGO TITLE	<b>Transaction Type</b>	Resale
<b>Ownership Transfer Information</b>		<b>Deed In Lieu</b>	N
<b>Seller</b>	HEI LONG BEACH LLC	<b>Deed Type</b>	High Liability
<b>Transfer Value</b>	\$18,000,180	<b>Loan Type</b>	Conventional
<b>Document #</b>	0000474225	<b>Interest Rate Type</b>	Fixed
<b>Loan Information</b>		<b>Seller Carry Back</b>	N
<b>Loan Amount</b>	\$17,000,000		
<b>Document #</b>	474227		
<b>Lender Name</b>	BANK MIDWEST NA		

Owner  
LONG BEACH CITY

Address  
, CA

Parcel/Tax ID  
7278-015-955

**Transaction History**

**Transaction 1 - Transfer**

**Transaction Information**

<b>Buyer / Borrower</b>	HEI LONG BEACH LLC	<b>Signature Date</b>	Jan 03, 2005
<b>Recorded Date</b>	Jan 07, 2005	<b>Multiple/Portion</b>	
<b>Title Company</b>	CHICAGO TITLE		
<b>Ownership Transfer Information</b>			
<b>Seller</b>	LSWTC REAL ESTATE PARTNERS LLC		
<b>Transfer Value</b>		<b>Transaction Type</b>	Resale
		<b>Deed In Lieu</b>	N
<b>Document #</b>	0000050897	<b>Deed Type</b>	Grant Deed Or Deed Of Trust
<b>Loan Information</b>			
<b>Loan Amount</b>		<b>Loan Type</b>	Conventional
<b>Document #</b>	0000050897	<b>Interest Rate Type</b>	
		<b>Seller Carry Back</b>	N
<b>Lender Name</b>			

**Legend**

 Unusually large change in price

 Multiple sales within a 30 day period

Owner  
6TH & PINE DEV LLC

Address  
695 LOCUST AVE LONG BEACH , CA 90802

Parcel/Tax ID  
7273-025-001

**Transaction History**

**Transaction 8 - Finance**

**Transaction Information**

<b>Buyer / Borrower</b>	6TH & PINE DEV LLC	<b>Signature Date</b>	Feb 26, 2013
<b>Recorded Date</b>	Mar 28, 2013	<b>Multiple/Portion</b>	Y
<b>Title Company</b>	FIRST AMERICAN TITLE	<b>Loan Type</b>	Construction
<b>Loan Information</b>		<b>Interest Rate Type</b>	Adjustable Rate
<b>Loan Amount</b>	\$25,350,000	<b>Seller Carry Back</b>	N
<b>Document #</b>	465266		
<b>Lender Name</b>	EAST WEST BANK		

**Transaction 7 - Finance**

**Transaction Information**

<b>Buyer / Borrower</b>	6TH & PINE DEV LLC	<b>Signature Date</b>	Jan 11, 2013
<b>Recorded Date</b>	Mar 14, 2013	<b>Multiple/Portion</b>	Y
<b>Title Company</b>	FIRST AMERICAN TITLE	<b>Loan Type</b>	Conventional
<b>Loan Information</b>		<b>Interest Rate Type</b>	Adjustable Rate
<b>Loan Amount</b>	\$1,530,000	<b>Seller Carry Back</b>	N
<b>Document #</b>	385879		
<b>Lender Name</b>	EAST WEST BANK		

**Transaction 6 - Finance**

**Transaction Information**

<b>Buyer / Borrower</b>	6TH & PINE DEV LLC	<b>Signature Date</b>	Mar 06, 2012
<b>Recorded Date</b>	Mar 23, 2012	<b>Multiple/Portion</b>	Y
<b>Title Company</b>	NORTH AMERICAN TITLE	<b>Loan Type</b>	Conventional
<b>Loan Information</b>		<b>Interest Rate Type</b>	
<b>Loan Amount</b>		<b>Seller Carry Back</b>	N
<b>Document #</b>	448955		
<b>Lender Name</b>	EAST WEST BANK		

**Transaction 5 - Finance**

**Transaction Information**

<b>Buyer / Borrower</b>	6TH & PINE DEV LLC	<b>Signature Date</b>	Mar 06, 2012
<b>Recorded Date</b>	Mar 23, 2012	<b>Multiple/Portion</b>	Y
<b>Title Company</b>	NORTH AMERICAN TITLE	<b>Loan Type</b>	Conventional
<b>Loan Information</b>		<b>Interest Rate Type</b>	
<b>Loan Amount</b>		<b>Seller Carry Back</b>	N
<b>Document #</b>	448955		
<b>Lender Name</b>	EAST WEST BANK		

**Transaction 4 - Finance**

**Transaction Information**

<b>Buyer / Borrower</b>	PRESS TELEGRAM LOFTS LLC	<b>Signature Date</b>	Mar 06, 2012
<b>Recorded Date</b>	Mar 23, 2012	<b>Multiple/Portion</b>	Y
<b>Title Company</b>	NORTH AMERICAN TITLE	<b>Loan Type</b>	Conventional
<b>Loan Information</b>		<b>Interest Rate Type</b>	
<b>Loan Amount</b>	\$15,474,181	<b>Seller Carry Back</b>	N
<b>Document #</b>	448954		
<b>Lender Name</b>	EAST WEST BANK		

Owner  
6TH & PINE DEV LLC

Address  
695 LOCUST AVE LONG BEACH, CA 90802

Parcel/Tax ID  
7273-025-001

**Transaction History**

**Transaction 3 - Transfer**

**Transaction Information**

<b>Buyer / Borrower</b>	6TH & PINE DEV LLC	<b>Signature Date</b>	Jan 30, 2012
<b>Recorded Date</b>	Mar 22, 2012	<b>Multiple/Portion</b>	Y
<b>Title Company</b>			
<b>Ownership Transfer Information</b>			
<b>Seller</b>	PRESS TELEGRAM LOFTS LLC	<b>Transaction Type</b>	Resale
<b>Transfer Value</b>		<b>Deed In Lieu</b>	N
<b>Document #</b>	0000442938	<b>Deed Type</b>	Grant Deed Or Deed Of Trust
<b>Loan Information</b>			
<b>Loan Amount</b>		<b>Loan Type</b>	Conventional
<b>Document #</b>	0000442938	<b>Interest Rate Type</b>	
<b>Lender Name</b>		<b>Seller Carry Back</b>	N

**Transaction 2 - Transfer**

**Transaction Information**

<b>Buyer / Borrower</b>	PRESS TELEGRAM LOFTS LLC	<b>Signature Date</b>	Aug 24, 2005
<b>Recorded Date</b>	Jul 03, 2006	<b>Multiple/Portion</b>	
<b>Title Company</b>	NORTH AMERICAN TITLE		
<b>Ownership Transfer Information</b>			
<b>Seller</b>	SAVVAS N G LIVING TRUST	<b>Transaction Type</b>	Resale
<b>Transfer Value</b>	\$800,000 (Full)	<b>Deed In Lieu</b>	N
<b>Document #</b>	0001461581	<b>Deed Type</b>	Grant Deed Or Deed Of Trust
<b>Loan Information</b>			
<b>Loan Amount</b>		<b>Loan Type</b>	Conventional
<b>Document #</b>	0001461581	<b>Interest Rate Type</b>	
<b>Lender Name</b>		<b>Seller Carry Back</b>	N

**Transaction 1 - Transfer**

**Transaction Information**

<b>Buyer / Borrower</b>	SAVVAS NIKOLAOS G TRUST	<b>Signature Date</b>	
<b>Recorded Date</b>	Jun 09, 2005	<b>Multiple/Portion</b>	
<b>Title Company</b>			
<b>Ownership Transfer Information</b>			
<b>Seller</b>	OWNER, RECORD	<b>Transaction Type</b>	Resale
<b>Transfer Value</b>		<b>Deed In Lieu</b>	N
<b>Document #</b>	0001355023	<b>Deed Type</b>	Grant Deed Or Deed Of Trust
<b>Loan Information</b>			
<b>Loan Amount</b>		<b>Loan Type</b>	Conventional
<b>Document #</b>	0001355023	<b>Interest Rate Type</b>	
<b>Lender Name</b>		<b>Seller Carry Back</b>	N

**Legend**

Unusually large change in price

Multiple sales within a 90 day period

Owner  
740 EAST BROADWAY LLC

Address  
740 E BROADWAY LONG BEACH, CA 90802

Parcel/Tax ID  
7281-021-032

**Transaction History**

**Transaction 7 - Transfer**

**Transaction Information**

**Buyer / Borrower** 740 EAST BROADWAY LLC  
**Recorded Date** May 12, 2005  
**Title Company** ATTORNEY ONLY

**Signature Date**  
**Multiple/Portion**

**Ownership Transfer Information**

**Seller** NAIFY, MARSHA J

**Transfer Value**

**Transaction Type**

Resale

**Deed In Lieu**

N

**Deed Type**

Quitclaim Deed Of Trust

**Document #** 0001125767

**Loan Information**

**Loan Amount**

**Loan Type**

Conventional

**Document #** 0001125767

**Interest Rate Type**

**Seller Carry Back**

N

**Lender Name**

**Transaction 6 - Transfer**

**Transaction Information**

**Buyer / Borrower** NAIFY, MARSHA J  
**Recorded Date** Nov 26, 2003  
**Title Company** NORTH AMERICAN TITLE

**Signature Date**  
**Multiple/Portion**

**Ownership Transfer Information**

**Seller** SAX, TR

**Transfer Value**

**Transaction Type**

Resale

**Deed In Lieu**

N

**Deed Type**

Grant Deed Or Deed Of Trust

**Document #** 0003582106

**Loan Information**

**Loan Amount**

**Loan Type**

Conventional

**Document #** 0003582106

**Interest Rate Type**

**Seller Carry Back**

N

**Lender Name**

**Transaction 5 - Transfer**

**Transaction Information**

**Buyer / Borrower** SAX TRUST  
**Recorded Date** Oct 20, 2000  
**Title Company** STEWART TITLE

**Signature Date**  
**Multiple/Portion**

**Ownership Transfer Information**

**Seller** MITCHELL, TRAVIS B

**Transfer Value**

**Transaction Type**

Resale

**Deed In Lieu**

N

**Deed Type**

**Document #** 0001643712

**Loan Information**

**Loan Amount**

**Loan Type**

Conventional

**Document #** 1643713

**Interest Rate Type**

**Seller Carry Back**

Adjustable Rate

N

**Lender Name**

INTERNATIONAL CITY BANK

Owner  
740 EAST BROADWAY LLC

Address  
740 E BROADWAY LONG BEACH, CA 90802

Parcel/Tax ID  
7281-021-032

**Transaction History**

**Transaction 4 - Transfer**

<b>Transaction Information</b>			
<b>Buyer / Borrower</b>	MITCHELL, TRAVIS B	<b>Signature Date</b>	
<b>Recorded Date</b>	JUL 11, 2000	<b>Multiple/Portion</b>	
<b>Title Company</b>			
<b>Ownership Transfer Information</b>			
<b>Seller</b>	BOOKER, WILLIAM C & NELL G	<b>Transaction Type</b>	Resale
<b>Transfer Value</b>	5100,000	<b>Deed In Lieu</b>	N
		<b>Deed Type</b>	Trustees Deed Upon Sale
<b>Document #</b>	0001059711		
<b>Loan Information</b>			
<b>Loan Amount</b>		<b>Loan Type</b>	Conventional
<b>Document #</b>	0001059711	<b>Interest Rate Type</b>	
		<b>Seller Carry Back</b>	N
<b>Lender Name</b>			

**Transaction 3 - Assignment**

<b>Transaction Information</b>			
<b>Buyer / Borrower</b>	William C & Nell G Booker		
<b>Recorded Date</b>	Mar 16, 1998		
<b>Document Number</b>	426420		
<b>Assigned Lender</b>	US SMALL BUSINESS ADMN		
<b>Original Loan Information</b>			
<b>Loan Amount</b>	\$158,000	<b>Loan Type</b>	Other
<b>Document #</b>		<b>Interest Rate</b>	Adjustable Rate
<b>Recorded Date</b>	Jan 01, 1900		
<b>Lender Name</b>	FOUNDERS NATIONAL BANK		

**Transaction 2 - Finance**

<b>Transaction Information</b>			
<b>Buyer / Borrower</b>	BOOKER, WILLIAM C & NELL G	<b>Signature Date</b>	
<b>Recorded Date</b>	Mar 16, 1998	<b>Multiple/Portion</b>	
<b>Title Company</b>			
<b>Loan Information</b>			
<b>Loan Amount</b>	\$90,000	<b>Loan Type</b>	Conventional
<b>Document #</b>	0000426421	<b>Interest Rate Type</b>	Fixed
		<b>Seller Carry Back</b>	N
<b>Lender Name</b>	INDIVIDUAL		

**Transaction 1 - Transfer**

<b>Transaction Information</b>			
<b>Buyer / Borrower</b>	BOOKER, WILLIAM C & NELL G	<b>Signature Date</b>	
<b>Recorded Date</b>	Mar 16, 1998	<b>Multiple/Portion</b>	
<b>Title Company</b>	NORTH AMERICAN TITLE		
<b>Ownership Transfer Information</b>			
<b>Seller</b>	MITCHELL, TRAVIS B	<b>Transaction Type</b>	Resale
<b>Transfer Value</b>	\$350,000	<b>Deed In Lieu</b>	N
		<b>Deed Type</b>	
<b>Document #</b>	0000426414		
<b>Loan Information</b>			
<b>Loan Amount</b>	\$155,000	<b>Loan Type</b>	Conventional
<b>Document #</b>	0000426414	<b>Interest Rate Type</b>	Adjustable Rate
		<b>Seller Carry Back</b>	N
<b>Lender Name</b>	FOUNDERS NATIONAL BANK		
<b>Loan Information</b>			
<b>Loan Amount</b>	\$268,000	<b>Loan Type</b>	
<b>Document #</b>		<b>Interest Rate Type</b>	
		<b>Seller Carry Back</b>	N
<b>Lender Name</b>			

**Legend**

 Unusually large change in price

 Multiple sales within a 30 day period

Owner  
GOLISON, BRUCE ETAL

Address  
850 LONG BEACH BLVD LONG BEACH, CA 90813

Parcel/Tax ID  
7273-017-026

**Transaction History**

**Transaction 5 - Transfer**

**Transaction Information**

**Buyer / Borrower** GOLISON BRUCE & MARGO TRUST  
**Recorded Date** Oct 18, 2005  
**Title Company**  
**Signature Date** Aug 12, 2005  
**Multiple/Portion**

**Ownership Transfer Information**

**Seller** GOLISON FAMILY TRUST  
**Transfer Value** \$165,000 (Full)  
**Transaction Type** Resale  
**Deed In Lieu** N  
**Deed Type** Grant Deed Or Deed Of Trust

**Document #** 0002498222

**Loan Information**

**Loan Amount**  
**Document #** 0002498222  
**Loan Type** Conventional  
**Interest Rate Type**  
**Seller Carry Back** N

**Lender Name**

**Transaction 4 - Transfer**

**Transaction Information**

**Buyer / Borrower** GOLISON, MARK  
**Recorded Date** Dec 03, 2003  
**Title Company**  
**Signature Date**  
**Multiple/Portion**

**Ownership Transfer Information**

**Seller** GOLISON, JENNIFER A  
**Transfer Value**  
**Transaction Type** Resale  
**Deed In Lieu** N  
**Deed Type** Quitclaim Deed Of Trust

**Document #** 0003652006

**Loan Information**

**Loan Amount**  
**Document #** 0003652006  
**Loan Type** Conventional  
**Interest Rate Type**  
**Seller Carry Back** N

**Lender Name**

**Transaction 3 - Transfer**

**Transaction Information**

**Buyer / Borrower** GOLISON, TR  
**Recorded Date** Dec 03, 2003  
**Title Company**  
**Signature Date**  
**Multiple/Portion**

**Ownership Transfer Information**

**Seller** DEHNER, TR  
**Transfer Value** \$165,000  
**Transaction Type** Resale  
**Deed In Lieu** N  
**Deed Type** Grant Deed Or Deed Of Trust

**Document #** 0003652005

**Loan Information**

**Loan Amount**  
**Document #** 0003652005  
**Loan Type** Conventional  
**Interest Rate Type**  
**Seller Carry Back** N

**Lender Name**

Owner  
GOLISON, BRUCE ETAL

Address  
850 LONG BEACH BLVD LONG BEACH, CA 90813

Parcel/Tax ID  
7273-017-026

**Transaction History**

**Transaction 2 - Transfer**

**Transaction Information**

Buyer / Borrower  
Recorded Date  
Title Company

GOLISON, JAY  
Dec 03, 2003

Signature Date  
Multiple/Portion

**Ownership Transfer Information**

Seller  
Transfer Value

GOLISON, JACKIE

Transaction Type  
Deed In Lieu  
Deed Type

Resale  
N  
Quitclaim Deed Of Trust

Document #  
Loan Information

0003652004

Loan Amount  
Document #

0003652004

Loan Type  
Interest Rate Type  
Seller Carry Back

Conventional  
N

Lender Name

**Transaction 1 - Transfer**

**Transaction Information**

Buyer / Borrower  
Recorded Date  
Title Company

DEHNER, J DREW AND SUZANNE P TRS  
Nov 22, 1993

Signature Date  
Multiple/Portion

**Ownership Transfer Information**

Seller  
Transfer Value

Transaction Type  
Deed In Lieu  
Deed Type

Resale  
N

Document #  
Loan Information

0002292887

Loan Amount  
Document #

0002292887

Loan Type  
Interest Rate Type  
Seller Carry Back

Conventional  
N

Lender Name

**Legend**

 Unusually large change in price

 Multiple sales within a 30 day period



## Legal Aid Foundation of Los Angeles

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### Other Office Locations:

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Santa Monica Office, 1640 5<sup>th</sup> Street, Suite 124, Santa Monica, CA 90401 T: (310) 899-6200  
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West Office, 1102 Crenshaw Boulevard, Los Angeles, CA 90019 T: (323) 801-7989

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Our File Number 12-1218453

August 2, 2013

Brett Arriaga  
Division of Housing Policy Development  
California Department of Housing and Community Development  
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Sent via email and hard copy

**RE: City of Long Beach's Draft 2013-2021 Housing Element**

Mr. Arriaga,

Legal Aid Foundation of Los Angeles (LAFLA) is the frontline law firm for low-income people throughout Los Angeles County. LAFLA seeks to achieve equal justice through direct representation, systems change and community education. We do a great deal of work in the area of housing, including: affirmative litigation; national, state, and local policy work regarding the preservation and production of affordable housing; foreclosure and other homeownership issues; and eviction defense. As such, we take a great deal of interest in the City of Long Beach's Draft 2013-2021 Housing Element and its impact on the City's residents.

We have numerous concerns with the City's Draft Housing Element. Our concerns and recommendations are outlined in this letter.

**I. The Draft Housing Element Does Not Reflect Community Input from Planning Commission Study Sessions and Community Stakeholder Meetings.**

In preparing the Housing Element, the local government must "make a diligent effort to achieve public participation of all economic segments of the community..." (CA Gov't Code Sec. 65583(c)(8)) Public participation entails more than simply holding meetings and recording community input. The community's input must be reflected in the Draft Housing Element and it must influence what is included in the Draft Housing Element. As you can see from Pages 3-6 of the Draft Housing Element and Appendix A, there was substantial community input leading up to the drafting of the Draft Housing Element. There was community participation at two Planning Commission study sessions, which were held on March 7, 2013 and June 20, 2013. There were over 150 members of the public in attendance at both of these meetings, which had extensive public comment. Additionally, the City held three community stakeholder meetings, which were very well attended. At both of the Planning Commission study sessions and at all three of the

community stakeholder meetings, community members consistently shared three areas of concern pertaining to housing – housing affordability, housing quality and housing location. Community members also consistently shared four policy solutions to their concerns: (1) adoption of a Mixed Income Housing Policy (inclusionary housing), to ensure that a percent of all new apartment and condominium buildings are affordable to Long Beach residents; (2) dedication of permanent, local sources of funding for affordable housing (i.e., Boomerang Funds and commercial linkage fees); (3) adoption of a Rent Trust Account Program, which is a cost effective solution to addressing the substandard condition of rental housing in Long Beach. (This Program would allow tenants residing in substandard units to pay their rent, or a reduced rent, to the City until their homes are repaired); and (4) identification of healthy sites for affordable housing, in healthy, safe and unsegregated communities. These four solutions are reflected in the summary of public participation in the Draft Element. Unfortunately, however, the Draft Housing Element does not include any of the community's solutions to the City's housing crisis. The Draft Housing Element generally mentions a few of these solutions, but it makes no real commitments to implement any of them. It is critical that the Element be revised to include real, enforceable commitments to these community driven solutions. Otherwise, the City is not meeting its requirement to "make a diligent effort to achieve public participation of all economic segments of the community..." (CA Gov't Code Sec. 65583(c)(8))

Public participation entails more than simply holding meetings and recording community input. The community's input must be reflected in the Draft Housing Element and it must influence what is included in the Draft Housing Element. The Programs Section must demonstrate that the locality took affirmative steps to get input from low income persons and their representatives as well as other members of the community in the development of the Housing Element. Unfortunately, this did not occur in Long Beach. We urge HCD to direct the City to revise the Element to include real commitments to the solutions identified by community members during public participation.

## **II. The Draft Housing Element Does Not Include An Adequate Analysis of Governmental Constraints.**

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).

### **A. Land Use Controls**

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. The Draft Element must be revised to include this analysis.

## 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 additional analysis of the definition of "family" in the City's Zoning Code. "Family" is defined in the City's Zoning Code 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 as boardinghouses, lodgings and the like." (LPMC 21.15.1010.)

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. These deficiencies were raised in our comment letter regarding the City's last Housing Element and HCD asked the City to include a program to review this definition. The City has reviewed it and concluded that its definition is not problematic. (Draft HE, p. 89.) We disagree with the City's conclusion. HCD should instruct the City to include a program in its Housing Element to revise the definition of family to fix these deficiencies before the final Housing Element is approved by HCD.

### 3. Definition of Medical Office

The definition of "medical office" is also problematic. "Medical office" is defined as "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." (LPMC 21.15.1740.) While not addressing housing directly, this definition 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.

The Draft Element should be revised to analyze and address this constraint, which impacts housing for persons with disabilities.

### C. Coastal Zone Housing Policies

Coastal zone communities, such as Long Beach, must take into account the Mello Act's coastal zone affordable housing requirements in their Housing Elements. (CA Gov't Code Section 65588(c)) The Mello Act (CA Gov't Code Section 65590) seeks to preserve and increase the supply of affordable housing in coastal zone jurisdictions and requires one for one replacement of affordable units that are demolished or converted in the coastal zone. In the Housing Element, coastal zone jurisdictions such as Long Beach must document: the number of coastal zone units approved for construction after January 1, 1982; the number of affordable units required to be provided within the coastal zone or within three miles of the coastal zone; the number of units occupied by low and moderate income households authorized for demolition or conversion since 1982; and the number of low and moderate income units required, either within the coastal zone or within three miles of the coastal zone, to replace those units demolished or converted. (CA Gov't Code Sec. 65588(d)) Beyond documenting the compliance requirements of the Mello Act, CA Gov't Code Sec. 65588(c) mandates that coastal zone jurisdictions "take into account" the units required or provided pursuant to the Mello Act. This indicates that these units should be given specific attention in the Element. The Element should include implementation actions to address any constraints to their development and describe the ways that the lost units will be mitigated. (CA Gov't Code Sec. 65588(c)(3) and (4))

The Draft Housing Element states that the City requires one for one replacement of affordable units demolished or converted in the coastal zone. (Draft HE, p. 65). The Draft Housing Element further states that developers can satisfy the Mello Act's replacement housing obligations through rehabilitation of substandard units, subsidy of existing units or payment of an in lieu fee. (Draft HE, p. 65). There are problems with each of these options, as they act as a constraint to actually replacing units lost on a one for one basis. Rehabilitation of substandard units, the subsidy of existing units and the payment of very low in lieu fees, do not result in one for one replacement. The City's in lieu fees range from \$10,000 to \$30,000 per unit. (See LBMC 21.61.070). This in lieu fee range does not allow for one for one replacement of affordable units, as it costs approximately \$300,000.00 to build a single unit of affordable housing. Not surprisingly, the Draft Element states, on page 81, that "in all cases...the developers opted to pay the in lieu fees." Developers have opted to pay the fees because they are set so low that they are the most inexpensive means of compliance.

The Draft Housing Element also states (on page 66) that 393 affordable units have been provided in the coastal zone since 1980, yet it provides no other detail regarding these units (i.e., location or affordability levels) or how many coastal zone units have been demolished or converted. Then, on page 81, the Draft Housing Element contains conflicting information with the information on page 65. On page 81, the Draft Element states that in lieu fees have been used to support the production of 77 affordable units, not 393 units, and the Draft Element fails to state where these 77 affordable units are located. Moreover, the Draft Element fails to include information regarding the number of affordable units required to be provided within the coastal zone or within three miles of the coastal zone; the number of units occupied by low and moderate income households authorized for demolition or conversion since 1982; and the number of low and moderate income units required, either within the coastal zone or within three miles of the coastal zone to replace those units demolished or converted. (CA Gov't Code Sec. 65588(d)) Beyond failing to document the compliance requirements of the Mello Act, the Draft Housing Element fails to include implementation actions to address constraints to their development and describe the ways that the loss of units will be mitigated. Therefore, the Draft Housing Element must be revised to include this missing analysis and corresponding Programs to mitigate these constraints.

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 actually 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.

#### **D. Downtown Plan (PD 30)**

The majority of the sites identified by the City for affordable housing development are located in PD 30, which is also known as the Downtown Plan area. (See Draft HE, pp. 60 & 92.) The Downtown Plan was adopted by the City in January 2012. It includes 719 acres. It spans from Ocean to Anaheim and the Los Angeles River to Alamitos.<sup>1</sup> In the Downtown Plan, the City substantially raised land values by implementing four key development incentives: (1) increased height and density; (2) reduced parking requirements; (3) fast tracked development; and (4) adoption of a Program EIR for the entire Community Plan area. (Draft Housing Element p. 60). As articulated in the Downtown Plan and the City's Program EIR for the Plan, these development incentives were intended to result in: 5,000 new market rate residential units; 1.5 million square feet of new office and civic development; 384,000 square feet of new retail development; 96,000 square feet of new restaurants; and 800 new hotel rooms. The Downtown Plan, or PD 30, acts as a constraint to the development of affordable housing because land values in PD 30 are now out of reach to affordable developers who are unable to develop affordable housing where land prices are highest. Therefore, it is not appropriate for the City to identify the majority of its sites for affordable housing in the Downtown Plan area, as PD 30 acts as a constraint to the development of affordable housing.

The Draft Housing Element should be revised to analyze PD 30 as a constraint to the development of affordable housing. Moreover, the Draft Element should be revised to include additional sites, outside of PD 30, which are more appropriate and available for the development of affordable housing.

### **III. The Draft Housing Element Does Not Include An Adequate Analysis of Nongovernmental Constraints.**

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." (CA Gov't Code §65583(a)(6))

#### **A. Funding for Affordable Housing**

The Draft Housing Element fails to include an analysis regarding the lack of funding for affordable housing as a constraint to affordable housing development. The City previously had an annual housing budget of approximately \$25 million a year from redevelopment housing set aside funds. With the demise of redevelopment, Long Beach has lost its only local, dedicated revenue source for affordable housing. This is an enormous constraint to the development of affordable housing because affordable developments typically require a layer of local funding.

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<sup>1</sup> <http://www.lbds.info/civics/filebank/blobload.asp?BlobID=3707>

The Draft Housing Element must be revised to include an analysis of this constraint and Programs to address the impacts of this constraint.

While the City adopted a Housing Trust Fund many years ago, it has never had enough money in the Trust Fund to produce even a single unit of affordable housing.

### **B. NIMBY Opposition**

The Draft Housing Element fails to include an analysis regarding strong NIMBY (not in my back yard) opposition to the creation of affordable developments in the City. Long Beach has a long history of vehement NIMBY opposition, especially for housing developments for persons with mental disabilities. This must be analyzed as a constraint in the Element.

### **IV. The Draft Housing Element Does Not Include An Inadequate Land Inventory, Especially With Respect to Site Identification and Suitability of Non-Vacant 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." (CA Gov't Code §65583(a)(3)). For non-vacant 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." (CA Gov't Code §65583.2(g))

Pursuant to CA 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. The vast majority of sites identified by the city are not vacant. Of the 31 sites identified, only six are vacant. Most of the sites identified have existing uses such as a parking lot, office building, restaurant, auto repair or retail store. The Draft Housing Element includes *no discussion* as to why the City believes these existing uses are likely to cease to exist. 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 housing market in the future development of these sites. It also appears that the City is relying solely on the base zoned density to establish development potential on these sites. Finally, the City has made the assumption that many of the sites are underutilized and available for housing because they are assessed at a below-market value. The Draft Element states that "[t]hese uses do not represent the highest and best uses for the sites and are not consistent with the City's vision for these areas." (Draft HE, p. 89.) Although the value of a parcel may increase if its use is changed to residential, that, by itself, is not a sufficient indication that the site will be available for residential development. The existing use may remain vital, profitable and ongoing. Moreover, the City's desired vision has no impact on the actual use of a site. Therefore, the land inventory and identification of sites in the Draft

Housing Element is inadequate and must be modified to include further analysis and additional sites.

**V. The Draft Housing Element Fails to Properly Address the Need for Preservation and Creation of Affordable Housing Along Transit Corridors.**

The Draft Housing Element fails to provide an enforceable plan to preserve and create affordable housing along transit corridors and prevent displacement of low-income communities most likely to benefit from increased development of affordable housing near transit. While the Draft touts that a number of the sites the City has identified as suitable for housing development lie along the Metro Blue Line, and the City has identified facilitating TOD as a high priority (Draft HE, pp. 94-95), development of TOD for the sake of TOD is simply not enough and may in some cases counteract the intended goal of reducing environmental impacts. Without comprehensive and aggressive preservation and creation of affordable housing in and around these transit areas, any benefits of TOD will likely be severely undercut and counter-productive.

Recent studies have shown that low income households are more likely to utilize transit infrastructure more consistently than higher-income households.<sup>2</sup> Studies have also shown that preserving and building truly affordable homes near transit for low income and very low income residents will maximize the benefit of investment in Transit Oriented Development (TOD) to reduce vehicle miles travelled (VMT) as well as greenhouse gas emission (GHG).<sup>3</sup> Any plan for increased TOD must include a plan to preserve housing for low income households along corridors where transit infrastructure is being built.

Demand for housing along transit-rich corridors is expected to rise exponentially in the coming decades. In the Los Angeles region alone, it is forecasted that by 2030 over 1.7 million households or about 22 percent of the region will want to live near transit.<sup>4</sup> This increased demand will undoubtedly have a detrimental impact on low-income households by driving up rental pricing. The pressures of gentrification in some transit-rich sectors with TOD plans has already driven many low-income families out of their neighborhoods and into areas that are further from their jobs, schools and social networks. When low income households are displaced by the creation of new TOD, it undermines efforts to reduce VMT and GHG by making transit inaccessible to the individuals who are likely to have a higher rate of transit utilization and more likely to reduce individual automobile use.

Moreover, census data shows that persons of color are more likely to rely more heavily on transit than Caucasians, even when controlling for income. African Americans are almost six times more likely than Caucasians to travel by public transit while Latinos are three times more likely than Caucasians to do so.<sup>5</sup> CA Gov. Code § 65583(c)(5) requires housing elements to address the implementation of actions that will promote equal housing opportunities for all groups

<sup>2</sup> California Housing Partnership Corporation Report, "Building and Preserving Affordable Homes near Transit: Affordable TOD as Greenhouse Gas Reduction Equity Strategy" January 2013.

<sup>3</sup> *Id.*

<sup>4</sup> Center for Transit-Oriented Development: "Creating Successful Transit-Oriented Districts in Los Angeles/ Executive Summary" (February 2010).

<sup>5</sup> Stephanie Pollack, Barry Bluestone and Chase Billingham, "Maintaining Diversity in America's Transit-Rich Neighborhoods: Tools for Equitable Neighborhood Change" Dukakis Center for Urban and Regional Policy at Northeastern University (October 2010), Pgs. 13-14.

protected by state and federal fair housing laws, including categories such as race and gender, as well as disabilities, families with children, sexual orientation and source of income discrimination. This required analysis is most salient in light of the growing number of studies showing displacement of protected groups along TOD. In a richly diverse city such as Long Beach, the importance of ensuring equitable preservation of affordable housing for all of its diverse communities is especially important.

The shift back towards the City's core and along its public transit routes has already had a significant impact on the availability of affordable housing and will continue to do so in the years ahead. It will also likely trigger significant demographic shifts. City planners must analyze this impact ahead of further development along transit lines and provide tools in the Draft Element to address these displacing dynamics already in motion. As written, the Draft Element is devoid of any meaningful analysis of TOD development and the City's obligation to maintain affordable housing and promote fair housing.

As part of its program 4.2, the City claims that in keeping with its principles and policies established in the City's 2010 Strategic Plan and in the Land Use Element of the General Plan, "new and high-density residential and mixed use development is to be focused in key locations allowing for the preservation of existing and stable neighborhoods." (Draft HE, p. 123.) The Draft Element goes on to claim that guidelines for higher densities are being targeted along transit corridors, in the downtown and greater downtown areas and that housing opportunities are being expanded in other areas of the City. This language provides only vague references to preservation and creation without mentioning specific actions for the preservation or creation of affordability for low income households. Moreover, this language does not provide any tangible mechanisms for enforcement and/or incentives. Rather, the focus is on development along transit corridors already identified. Therefore, the necessary analysis is missing from the Draft Element.

Survey data shows a correlation between a growth in housing cost burdens for residents who remain in neighborhoods after new transit is built and the influx of higher income residents who are more likely to own cars and therefore less likely to use public transit as consistently as low income residents.<sup>6</sup> In a national comparison of several major Transit Rich Neighborhoods (TRN's), median rents rose by as much as 50 percentage points in light rail neighborhoods than in other metro areas.<sup>7</sup> While the goal of promoting increased ridership along public transit to reduce impacts to the environment is an admirable one, planners must not lose sight of the real unintended consequences that expansion and development may have in pushing out those households already reliant on existing transit routes.

What is needed is a comprehensive approach to development along transit corridors that includes aggressive preservation and creation of affordable housing options for low income residents. This could be accomplished by enhancing tenant protections, stepping up of code enforcement to ensure safe and stable housing, incentivizing preservation by creating benefit programs that will keep landlords already offering affordable units, in rent-restricted programs either through direct

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<sup>6</sup> Stephanie Pollack, Barry Bluestone and Chase Billingham, "Maintaining Diversity in America's Transit-Rich Neighborhoods: Tools for Equitable Neighborhood Change" Dukakis Center for Urban and Regional Policy at Northeastern University (October 2010), pgs 25-26.

<sup>7</sup> *Id* at 31.

rent subsidies or other incentives such as tax credits and fee waivers and by inclusionary housing requirements, which would require that percent of all new TOD development be set aside, on-site, for lower income households.

This would be most consistent with the mandate of new SB 375-related requirements. Under Government Code § 65583(c)(4), the city must work to conserve and improve the condition of existing affordable housing stock. These requirements may include having to mitigate the loss of units lost by private or public action. Government Code § 65583(c)(6) further requires the City to preserve assisted housing developments for lower income households by utilizing, if necessary, all federal, state and local financing and subsidy programs to do so. While the Draft partially addresses the concern of assisted housing preservation, no analysis is given to the feasibility of prioritizing preservation either through rental assistance, replacement and development or purchasing affordability specifically along transit oriented zones (Draft, pp. 43-51).

Under its existing obligation to further analyze assisted housing stock, the city would be well served to pay especially close attention to those assisted units at risk of conversion to market rate housing due to the increased desirability of transit-rich neighborhoods. The cost, for example, of purchasing long-term affordability as described on page 51 of the Draft HE, in advance of transit build out, would greatly benefit advancing the ideals of TOD by assisting high utilizing households to stay in transit rich neighborhoods. City planners are in a unique position to coordinate efforts of maintaining sustainability and promoting transit growth.

The Draft Element, for example, touts the use of planning districts (PD's) throughout the City in which the City plans to ease certain zoning and design requirements that would otherwise impair development in these areas. (Draft HE, p. 58.) Several of the PD's listed would, in one way or another, be related to TOD throughout the City (for example, Downtown, Long Beach Boulevard and Downtown Shoreline). The City must, in conjunction with the goal of eliminating blight and improving opportunity in these PD's, examine the role non-preservation minded TOD would play in displacing low income residents.

Gov't Code § 65080(b)(2)(B) requires planners to establish a reduced development blueprint which will not only reduce greenhouse gas emissions, but also take into account the state housing goals contained in the Housing Element Law and identify areas to house all economic segments of the population over the typical 20 to 30 year planning term for a Regional Transit Plan. Thus, new development should be pursued only when it is truly transit oriented- not only developed along transit lines, but designed to benefit those most likely to use public transit. Density bonuses, waivers and relaxed standards should only be granted to projects along TOD that specifically set aside a substantial percentage of units for low income households. Community Land Trusts (CLT) are also often touted as valuable tools to assist in affordable housing creation by carving out and locking in affordability for long periods of time. However, given the reality that the transit systems often take well over 30 years to build out completely, policies to ensure affordability are better served by longer-term protections that will mirror the longevity of transit expansion.<sup>8</sup> Planners should consider the fact that the region's transit system is far from being

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<sup>8</sup> See Robert Hickey, *The Role of Community Land Trusts in Fostering Equitable Transit Oriented Development: Case Studies from Atlanta, Denver and the Twin Cities*, Lincoln Land Policy Institute (2013), pg. 35.

fully developed and will be expanding for decades to come. Long Beach continues to play a crucial role in that plan as a key hub in the transit plan. Therefore a more equitable approach to affordable housing preservation and creation should demand longer-term affordability in exchange for the substantial investments and incentives being afforded to developers.

There must also be better protections for tenants facing displacements, such as an enhanced anti-tenant harassment provisions where landlords are prohibited from forcing tenants to abandon their tenancies through intimidation, coercion or fraud. At a minimum, the City should have a goal of developing policies that ensure no net loss of affordable units along transit corridors just as it must observe a "no net loss" mandate along the City's costal zone. Finally, the City should adopt inclusionary housing requirements for all TOD developments to ensure that lower income households who actually utilize transit will live in close proximity to it.

#### **VI. The Draft Housing Element Fails to Identify Appropriate Sites for Emergency Shelters.**

Pursuant to SB 2, the City is required in its Housing Element to identify by-right zones permitting emergency shelters. The identified zone or zones must include sufficient capacity to meet the shelter bed gap for the jurisdiction. (CA Gov't Code Sec. 65583(a)(4))

The Element must also analyze the suitability of sites identified for residential development relative to environmental conditions or issues. The analysis must include "[a] general description of any environmental constraints to the development of housing within the jurisdiction, the documentation for which has been made available to the jurisdiction." (CA Gov't Code Sec. 65582.2(b)(4)) The housing element must include a general description of any known environmental features that have the potential to impact the development viability of the identified sites.

HCD certified Long Beach's 2008-2014 Housing Element in a letter dated June 3, 2009. At that time, Long Beach had not yet adopted a "by right" zone for emergency shelters. Instead, Long Beach stated that it would amend its zoning code within one year of certification of its Housing Element to create a by right zone for SB 2 compliance. Long Beach proposed two potential by right zones in its 2008-2014 Housing Element: (1) the Industrial Port Zone (IP); and (2) the Villages at Cabrillo (PD 31). At that time, community stakeholders shared serious concerns with both of these proposed zones. Our concerns were shared at public hearings and in written comments, which were submitted to both the City and HCD. As a result, HCD's June 3, 2009 certification letter to the City of Long Beach stated as follows:

**"The City submitted revisions on April 7, 2009 and subsequent revisions on April 23 and May 5, 6, 8 and 11, 2009. These revisions were completed and reviewed in an expedited manner for the purposes of establishing eligibility for the State Infill Infrastructure Grant Program. The expedited revision and review of the housing element left the public with limited opportunity to review and comment on the various revisions. In addition, the City did not have the opportunity to fully consider public comments in adopting programs and policies. Diligently engaging the community through the revision and adoption process is of critical importance in developing effective housing elements and in complying with the law. As a result, the Department strongly recommends Long Beach continue to engage the community on housing element issues, especially those raised by stakeholders on earlier drafts of the housing element. For example, the city should continue to consider public comments on the identification of the**

**Port-IP zone for emergency shelters (Program 2.2)...If necessary, the City should amend programs if the annual report review finds strategies are not effective in providing needed housing opportunities.” (emphasis added.)**

Unfortunately, the City of Long Beach did not amend its zoning code to comply with SB 2 within one year of certification of its Housing Element. Moreover, the City failed to engage community stakeholders in any manner regarding the identification of appropriate by-right zones for emergency shelters, as recommended by HCD. In fact, the City took no action regarding SB 2 compliance until March 21, 2013, at which time the City asked the Planning Commission to approve the IP zone and PD 31 as by right zones for SB 2 compliance. City staff subsequently presented these recommended by right zones to the City Council on April 16, 2013. Community stakeholders appeared at both the Planning Commission and City Council hearings in opposition to the proposed zones. Stakeholders testified regarding the complete lack of community engagement regarding the identification of the proposed zones and the inappropriateness of the proposed zones themselves. Specifically, stakeholders explained that the proposed zones were inappropriate and inadequate for SB 2 compliance for the following reasons:

- (1) The IP zone is located on port land, in the most toxic, heavy industrial part of the City. The IP zone includes many industrial pollution sources, such as the port, the 710 freeway and an oil refinery. Moreover, there are currently additional heavy industrial projects in the pipeline for this area, including the 710 Freeway expansion, the Pier B project and the Southern California International Gateway (SCIG) rail yard expansion project. The Draft Housing Element attempts to justify this zone for emergency shelters with the follow statement: **“Assuming that the docks, piers, and primary port activity 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).”** (Draft HE, p. 73) (emphasis added). The City has clearly stated, in this quoted language, that the proposed zone is bound by two freeways and a railway.<sup>9</sup> This is not an appropriate zone for any residential use. And, as stated above, HCD noted in its June 3, 2009 letter that it had concerns regarding the identification of the IP zone.
- (2) PD 31 is owned entirely by a private developer, the Century Villages at Cabrillo. While Century Villages has built emergency shelters on its land at PD 31 in years past, Century testified at the April 16, 2013 City Council hearing that it has no intention of building additional shelters within PD 31 in the future. Century explained that they intend to use their additional acreage at PD 31 to build permanent supportive housing. Therefore, designating PD 31 as the by-right zone for the purposes of SB 2 compliance is completely meaningless, as it will not result in increased capacity to meet the City's unmet shelter bed gap.<sup>10</sup>

For each of these reasons, community stakeholders opposed City staff's recommended by-right zones at the recent Planning Commission and City Council hearings. Community stakeholders asked that the City consider adopting one of four alternative by-right zones, each of which is more appropriate than the zones proposed by City staff:

<sup>9</sup> Housing Long Beach, who has submitted a separate comment letter to HCD re: Long Beach's Draft Housing Element, conducted a photo and survey analysis of the City's SB 2 site located in the IP Zone. These photos and surveys indicate that this site is wholly inappropriate for any type of residential use. Please see Housing Long Beach's comment letter for details, analysis and photos.

<sup>10</sup> The City asserted in its April 16, 2013 Staff Report to the City Council re: SB 2 that the City's unsheltered bed gap consists of 380 individuals and 72 persons in families with children.

- (1) Light Industrial Zone: The industrial uses are much lighter in this zone than in the Industrial Port zone, therefore this zone is much more appropriate for an emergency shelter.
- (2) PD 29: This zone includes Long Beach Blvd., between Anaheim and Wardlow. This area is transit rich, close to social services and it is not located near heavy industrial uses, therefore it is much more appropriate for an emergency shelter.
- (3) Medium Industrial Zone: The industrial uses are lighter in this zone than in the Industrial Port zone, therefore it is more appropriate for an emergency shelter.
- (4) PD 21: This includes the south shore of the Queens Way Bay. There are no heavy industrial uses in this area, so it is more appropriate for a shelter.<sup>11</sup>

Of these four alternative solutions, community stakeholders recommended Light Industrial and PD 29 as their preferred solutions.

Community stakeholders attended the Planning Commission and City Council hearings and presented these alternatives for the City's consideration. Unfortunately, however, City staff stated that it could not engage the community and consider our proposed solutions because the City had to wrap up SB 2 compliance before beginning its new Housing Element, for the 2014-2021 planning period. This was a surprising response, as the City has been out of compliance for nearly three years, since June 2010. Community stakeholders encouraged the City to continue the hearing and return with a staff report considering the community's alternatives at a date certain in the near future, but City staff said that there was no time to do so and that HCD would not permit this.

The City Council directed City staff to consider the community's proposed by-right zones in the upcoming Housing Element cycle. City staff said that it would do so, but that it would not have time to make any zone changes before the Draft Housing Element was released. This was problematic because this is the very same approach that led to the City's current non-compliance with SB 2. The City should not be allowed to continually "kick the can down the road" with respect to SB 2 compliance. This failure to comply was magnified, once again, when the Draft Housing Element was released, as the Draft Element fails to include any analysis or commitments to examine alternative by-right zones in the 2013-2021 planning period. The Draft Element merely states, "The City will *explore* additional opportunities in the City for allowing emergency shelters as its numerous specific plans are updated or as part of regular Zoning Code updates." (Draft HE, p. 113) The City has committed to doing nothing concrete, specific or enforceable in this language. And, the language fails to mention the community's four alternative by-right zones, which we have suggested numerous times and which the Planning Commission and City Council expressed an interest in including in the Draft Element.

It is imperative that HCD instruct the City to identify other by right zones for SB 2 compliance in the current Housing Element, in a clear Program with strict timelines and suggested zones for consideration. The City sat idle regarding this important requirement for the last 4 years, since its last Housing Element was certified on June 3, 2009. The City completely failed to engage the community in any way regarding the identification of appropriate by right zones, despite HCD's direction to engage the community in its June 3, 2009 certification letter. The City has identified by-right zones that do not comply with SB 2. Community stakeholders presented the City with four viable, more appropriate by right zones and the City refused to consider these community

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<sup>11</sup> The Tidelands Act would not necessarily preclude an emergency shelter in this zone. The Tidelands Act precludes long term residential uses. Emergency shelters are defined as short term residential uses in the City's zoning code. The Tidelands Act permits short term residential uses, such as hotels and extended stay hotels

driven solutions. For each of these reasons, we seek HCD's assistance in rectifying the City's failure to comply with SB 2. Additional analysis must be added to the Draft Element, to identify new by right zones, and the City must include a Program to re-zone with specific timelines.

## **VII. The Draft Housing Element Does Not Include an Adequate 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 policies relative to the maintenance, preservation, improvement, and development of housing." (CA Gov't 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 Element. In addition, there must be a quantified objective for each housing need identified. Because the Draft Element fails to include an adequate analysis of the City's resources and constraints, the Draft also fails to contain a complete statement of goals, quantified objectives and policies. The Draft Housing Element must be revised to include a corresponding goal, quantified objective and policy for each housing need, resource inadequacy and constraint. Moreover, the goals must be revised to include meaningful, enforceable language. Many of the goals in the Draft Element contain vague and unenforceable language, such as the following:

1. *"Pursue opportunities to identify stable revenue sources to the Housing Trust Fund."* (Draft HE, p. 104) This statement is meaningless, as it does not commit the City to take any actions that can be completed within the planning period. The Housing Trust Fund has never had enough money in it to produce even a single unit of affordable housing since it was created nearly 10 years ago. This has occurred because the City has not committed to a single meaningful, enforceable goal in its past and current Housing Elements.
2. On page 106 of the Draft Element, the City identifies housing production, housing cost and overcrowding as serious issues, but there are not corresponding goals, policies or programs to address these issues.
3. On Page 106 of the Draft Element, Policy 4.1 states that the City seeks to promote housing development throughout the City to avoid concentrations of affordable housing in specific neighborhoods. However, this statement directly contradicts the City's site selection. The map of sites identified on page 92 of the Draft Element illustrates that the City has not identified a single site in north or east Long Beach. The majority of the sites identified are downtown, with a few sites in central and west Long Beach.
4. On page 106 of the Draft Element, Policy 4.5 states that the City will "encourage residential development along transit corridors." However, the Element fails to include any concrete steps or actions explaining how the City will do this. Moreover, the Draft Element fails to include any anti-displacement protections or affordable housing requirements for TOD developments, which are critical to successful TOD.
5. On page 107 of the Draft Element, Policy 4.9 states that the City will "utilize development agreements as a tool to achieve a mix of affordability levels in large scale projects." This policy has been in the City's last two Housing Elements, yet the

City has continually refused to utilize development agreements accordingly. This Policy must be revised to include specific, concrete, enforceable commitments.

### **VIII. The Draft Housing Element Does Not Include Adequate Programs with a Schedule of Actions.**

The Housing Element shall contain: "A program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of moneys in a low and moderate-income housing fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law..." (CA Gov't Code Sec. 65583(c))

Accordingly, the Programs section of the Housing Element must contain a program of actions with concrete programs for fulfilling the goals, policies and objectives contained in the Element. The Programs section must include implementation actions which include: land use and development controls; regulatory concessions and incentives; utilization of federal and state financing and subsidy programs; and utilization of redevelopment housing set aside funds. Each specific action must include: (1) the agency and officials responsible for the implementation (CA Gov't Code Sec. 65583(c)(7)); (2) the timeline or schedule in which the action will be carried out. The action must be scheduled within the timeframe for the Element so that there will be "beneficial impacts" during the planning period. Programs must be scheduled for completion before the end of the planning period so that they will have their intended effect during the planning period; and (3) the proposed measurable outcomes, including the number of units to be assisted.

Specificity of implementation actions is necessary to ensure that meaningful and enforceable commitments are made by a jurisdiction. An adequate program should require a particular action to be taken by a particular date. Programs should include: specific action steps; measurable outcomes; a demonstration of the locality's firm commitment to implementation; and identification of funding sources, where appropriate. (See HCD Building Blocks 5.A.)

The Programs section of Long Beach's Draft Element is wholly inadequate because it fails to include specific action steps, measurable outcomes and demonstration of firm commitments to implementation and identification of funding sources. Critical Programs are missing from the Draft Element and the Programs that are included in the Draft Element lack firm commitments and measurable outcomes, thereby committing the City to no real actions.

The Programs section must also be revised to analyze and remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. (CA Gov't Code Sec. 65583(c)(3))

Many of the Programs in the Draft Housing Element contain vague and unenforceable commitments that must be revised to include meaningful, enforceable commitments that will be completed with beneficial impacts during the planning period. Moreover, a number of critically necessary Programs, which were recommended by community stakeholders during public participation, and which are proven solutions, have been completely ignored by the City in the

Draft Element. Therefore, the following Programs must be revised and/or added to the Housing Element:

1. Preservation of at Risk Units (Program 1.1, Draft HE, p. 109-110): The City commits to doing little more than monitor the status of 1,726 units and provide information to tenants. This will not preserve at risk units. This Program should be revised to include meaningful, enforceable commitments with clear timelines for completion.
2. Section 8 (Program 1.2, Draft HE, p. 110-111): 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. This Program should be revised to include meaningful, enforceable commitments with clear timelines for completion.
3. Right of First Refusal (Program 1.3, Draft HE, p. 111): This proposal to "explore local options to extend right of first refusal to lower income households displaced by private development" is both meaningless and ineffective. The City has committed to nothing concrete with the use of the word "explore." Moreover, this proposed program would be wholly ineffective even if it included a stronger commitment/verbage because a right of first refusal (a right to return) is meaningless if it is not coupled with an affordable housing creation policy, such as inclusionary housing (mixed income housing). If a right of first refusal is not coupled with an affordable housing creation policy, it provides no benefit to low income displaced tenants, because low income displaced tenants cannot afford to return to high end, market rate units. This Program must be coupled with a firm commitment to inclusionary housing (or similar program) or it should be stricken from the Draft Housing Element because it is entirely meaningless as proposed.
4. Continuum of Care (Program 2.1, Draft HE, p. 112): The City states that it would like to develop new efficiency units on the land remaining at the Villages of Cabrillo, with half of the units targeted to extremely low income households and the remainder targeted to very low income households, yet this Program does not contain any concrete actions or timelines to ensure that this will actually occur. This Program must be amended accordingly, to add real commitments with a clear timeline for accomplishing those commitments.
5. Housing for Persons with Disabilities (Special Needs Housing) (Program 2.2, Draft HE, p. 113): This Program must be amended to include three missing and critical Programs: (a) a Program to revise the definition of family in the Zoning Code, with a clear timeline for revision, before the Final Element is approved by HCD; (b) a Program to revise the definition of medical office in the Zoning Code, with a clear timeline for revision, before the Final Element is approved by HCD; and (c) a Program to address constraints to the development of housing for persons with disabilities including (i.e., conditional use permits, site plan reviews and NIMBY opposition) before the Final Element is approved.
6. Emergency Shelters (Program 2.2, Draft HE p. 113): Program 2.2 currently states that the "City will explore additional opportunities in the City for allowing emergency shelters as its numerous specific plans are updated or as part of regular Zoning Code updates." This sentence is meaningless, as it commits to no concrete actions and gives no timeframes for accomplishing such actions. This Program must be revised to include specific language committing the City to amend its Zoning Code to include zones that are available and appropriate, such as PD 29 or Light Industrial, by the end of 2013. The City has been out of compliance with SB 2 for nearly 4 years now. In light of its continued non-

compliance, HCD must require the City to include a real, enforceable program that must be accomplished in a clear timeline, by December 31, 2013. The City should be given a short timeline for completing this Program because of its long history of non-compliance.

7. SRO Housing (Program 2.2, Draft HE, p. 113): This Program must be revised because SRO housing should not be grouped with Special Group Residence. SRO housing should be permitted in zones where multi-family housing is permitted. This Program must also be revised to provide other pertinent details to ensure that the City does not include other constraints to the development of SRO housing. Clear timelines for these revisions must also be included in this Program.
8. Coastal Zone Housing: The Draft Housing Element should be revised to include a Program to address the deficiencies with the City's Coastal Zone Housing Policies, as explained earlier in this letter. The Element should include a Program to ensure that low and moderate income coastal zone units that are demolished or converted are actually replaced on a one for one basis, as required by the Mello Act. The City acknowledges this one for one replacement requirement, yet it does not have policies in place to actually make this happen. Moreover, the City's replacement housing policies actually act as a constraint to the replacement of housing on a one for one basis. Therefore, a Program should be added to amend the City's Zoning Code to allow developers to satisfy their replacement housing obligations through one of two methods: (a) payment of an in lieu fee that is equal to the cost of actually replacing the total number of units lost; on a one for one basis; or (b) replacement of units through adaptive re-use or new construction. This should be completed by June 2014.
9. Transit Oriented Development: The Draft Housing Element should be revised to include a Program, with clear timelines, to address the need for preservation and creation of affordable housing along transit corridors. This Program should include anti-displacement protections and mixed income housing requirements along transit corridors. Such Programs are critical to offset the negative impacts of gentrification on low income communities of color near transit oriented development. Such Programs would also ensure that low income residents who actually utilize transit are able to take advantage of TOD, thereby reducing GHG and VMT.
10. Comprehensive Code Enforcement (Program 3.3, Draft HE p. 119): The Draft Housing Element acknowledges that code enforcement is a serious problem in Long Beach. 85% of the City's renter housing is more than 30 years old and this housing is also of a lesser quality, in terms of construction. (Draft HE, p. 37). The advanced age of the City's rental housing magnifies the significant need for code enforcement. (Draft HE, p. 38). "According to Code Enforcement staff, an estimated 10,000 housing units in the City require considerable improvements or replacement." (Draft HE p. 38). Despite the need for increased and more effective code enforcement activities, the City fails to include a meaningful program in its Draft Element. The Draft Element merely states that it will "explore the feasibility" of a rental escrow account program in 2015. (Draft HE, p. 119-120.) The City has committed to do little more than to briefly think about this in the year 2015. This is not acceptable, as it is not a concrete action that will result in beneficial impacts during the planning period.

In light of the deteriorated condition of its housing stock, Long Beach must identify cost effective programs in its Housing Element to address the condition of substandard homes. A Rent Trust Account Program (also known as a Rent Escrow Account Program) would

allow tenants residing in substandard homes to pay their rent, or a reduced rent, to the City until their homes are repaired. This Program would be at no cost to the City, it would repair dilapidated units and it would protect tenants from unfair retaliation. Many cities in California have adopted similar programs as a cost effective way to improve the quality of their existing housing stock. Such cities include: Los Angeles, Sacramento, Oakland, Santa Monica, San Francisco and Elk Grove. The Rent Trust Account is a proven and successful program. Long Beach should commit to *adopting an ordinance to implement a Rent Trust Account Program by October 2014*. HCD should direct the City to amend Program 3.3 accordingly. Importantly, a Rent Trust Account would not conflict with the City's Nuisance Abatement program, nor should it be included as part of the Nuisance Abatement Program. These programs serve entirely different purposes. They do not conflict and they should not be combined. Nuisance abatement targets bad actor tenants and it is a very time intensive, lengthy process. A Rent Trust Account Program, on the other hand, targets bad actor landlords and is intended to be a quick and cost effective way to repair substandard units.

11. Adequate Sites (Program 4.2, Draft HE, p. 123): As explained earlier in this letter, the City has not identified adequate sites to accommodate its RHNA numbers. All but 6 of the sites identified have existing uses and the Draft Housing Element lacks sufficient information to make the determination that these non-vacant sites are likely to become available during the planning period. Moreover, the majority of the sites identified are also in the Downtown Plan area, which is a constraint to the development of affordable housing because land costs are so high in this area they are cost prohibitive for affordable housing developers. Therefore, the City must include additional analysis, additional sites and re-zone if necessary.

On page 124 of the Draft Element, the City indicates that it is "undertaking several major efforts to expand housing opportunities throughout the City. Specifically, the City is updating its Land Use Element and PD-29 (Long Beach Boulevard)." However, it is critical to note that the City does not have any plans to include affordable housing in PD-29 or its Land Use Element. PD-29 only includes market rate housing and commercial development. Housing advocates have sought the inclusion of affordable housing requirements in PD-29, but the City has refused to include them. Therefore, the City's statement in the Draft Element that it will "*identify additional opportunities* for housing through updates to the following: Land Use Element and PD-29 by 2014" is literally meaningless, as all the City agrees to do is to identify opportunities, which is not a firm commitment to do anything concrete related to affordable housing. Moreover, the City has told us at community meetings that it will not include affordable housing requirements in PD-29. Therefore, this Program must be revised to include a real, tangible commitments to the development of affordable housing in and around TOD. PD-29, which is TOD, should be required to include anti-displacement protections and affordable housing requirements as well. Clear timelines should be included for each of these commitments.

12. Housing Trust Fund/Affordable Housing Development Assistance (Program 4.4, Draft HE, p. 125): The City's Housing Trust Fund has never included enough money to produce even a single unit of affordable housing, since it was created nearly ten years ago. This has occurred because the City has no dedicated, local revenue sources for affordable housing and because the City continues to include weak and meaningless commitments to funding the Housing Trust Fund in its Housing Element. Program 4.4 in this year's Draft Element is no different, as it provides that the City will "[c]onsider

researching condominium conversion fees and other fees for potential deposit into the HTP." This Program is deficient for a variety of reasons. First, the City does not commit to anything at all. The City merely says it will consider doing some research. Second, there is no timeline given for this vague commitment. Third, condominium conversion fees are not a source of revenue for affordable housing in the current housing market. Condominium conversion fees were a potential source of money in 2008, when the housing bubble was growing, but they would not generate any revenue at the present time. Therefore, this entire Program reflects the City's failure to implement any policies that would actually assist in the creation of local funding sources for affordable housing. The City should revise the Programs Section of the Element to include actual commitments to proven policies to assist in the creation of affordable housing for Long Beach residents. The following policies are examples of Programs that the City should include in its Housing Element:

a. Boomerang Funds

The City needs to commit local sources of funding for affordable housing to meet the housing needs of its residents. A great opportunity has presented itself with monies returning to the City from the demise of redevelopment. These funds have been named "Boomerang funds." At least 20% of the City's Boomerang funds came from the Long Beach Housing Development Company's (LBHDC) budget (from the 20% redevelopment affordable housing set aside) and they should therefore be returned to LBHDC as they come back to the City.

In 2013, Long Beach will receive \$31 million in Boomerang funds from the State. 20% of this money, or \$6.2 million, stems from the State's raid of LBHDC's revenues, which were utilized for affordable housing development. Therefore, Long Beach should commit at least 20% of its Boomerang funds, this year and in years to come, to the LBHDC for the development of affordable housing. Other cities and counties across the State, including the City and County of Los Angeles, have committed at least 20% of their Boomerang funds towards the development of housing. Long Beach should join their ranks.

Examples of cities and counties in California that have already dedicated Boomerang funds for affordable housing include:

1. *Santa Clara County*

As part of its budget adoption process, Santa Clara County's Board of Supervisors voted unanimously to dedicate 20% of Boomerang Funds, on an on-going basis, for affordable housing. This is in addition to other one time funds (\$706,000) that the Board just dedicated to affordable housing.

2. *San Mateo County*

San Mateo County's Board of Supervisors voted unanimously to dedicate 100% of its Boomerang Funds (\$13.4 million) for affordable housing.

3. *City of Los Angeles*

The City of L.A. voted to dedicate 20% of its Boomerang Funds (\$9.4 million) for affordable housing.

4. *County of Los Angeles*

LA County's Board of Supervisors voted unanimously to dedicate 20% of its Boomerang Funds (\$15 million) for affordable housing. The County is also allocating \$101 million in three tranches (\$11 million issued by a NOFA in late 2012; \$15 million allocated in a spring 2013 NOFA; and a commitment for a 2014 NOFA made during its 2013/14 budget deliberations. The 2013/14 budget also has \$45 million for NOFAs in the following three years.)

Other cities that have dedicated Boomerang funds for affordable housing include: Fremont (100% of last year's Boomerang funds and 20% of ongoing Boomerang funds for affordable housing); Redwood City, Foster City (\$3 million); and San Francisco City and County.

Long Beach should commit in its 2014 budget process, which is currently taking place, to commit at least 20% or \$6.2 million in Boomerang funds, to the development of affordable housing for lower income residents. Moreover, Long Beach should include a Program in its Housing Element to dedicate at least 20% of its Boomerang funds, on an ongoing basis, to the production of affordable housing for Long Beach residents. This would create a desperately needed funding stream for affordable housing in the City.

b. Commercial linkage Fees

The City should include a Program to adopt a commercial linkage fee ordinance by October 2014, 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 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. There are at least 23 jurisdictions in California that have adopted commercial linkage fees to support the development of affordable housing. They include: Alameda County; City of Berkeley; City of Corte Madera; City of Cupertino; City of Livermore; Marin County; City of Menlo Park; City of Mountain View; Napa County; City of Oakland; City of Palo Alto; City of Petaluma; City of Pleasanton; City of Sacramento; Sacramento County; City of Milpitas; City of San Diego; City/County of San Francisco; City of Santa Monica; City of Sunnyvale; Sonoma County; City of Walnut Creek; and City of West Hollywood. (See Institute for Local Government, *Affordable Housing Trusts In California: Classifications and Best Practices*, Oct. 15, 2005, p. 2.)

David Paul Rosen & Associates (DRA) has been retained by a coalition of organizations in the City of Long Beach, who seek the adoption of citywide housing policies to provide dedicated sources of local revenue for affordable housing production. DRA will conduct an analysis of the potential economic impacts of citywide inclusionary housing requirements and a commercial development linkage fee on residential and non-

residential development in the City. The study is funded by a coalition of organizations active in the City of Long Beach that support adoption of a citywide inclusionary housing policy and affordable housing nexus fees, including: Building Healthy Communities, Long Beach; The California Endowment; St. Mary's Hospital; and Mental Health America: Los Angeles. DRA will prepare a land residual economic analysis to quantify the effect of potential affordable housing requirements and/or fees on a series of development prototypes selected to represent a range of developments appropriate in different neighborhood contexts across the City. These prototypes are informed by actual development projects proposed in the City, some of which have been built and others that have not, as documented on the City's Development Services website and recent site plan approval of projects in the City. The analysis will demonstrate to the City the extent to which new residential and commercial development can feasibly contribute to the funding of affordable housing production in Long Beach. The Study will be completed in early September 2013, in time for consideration of housing policies in the Housing Element by both the Planning Commission and City Council.

Therefore, the City should add a Program to its Housing Element that commits to adopting a commercial linkage fee, based on DRA's recommendations, by October 2014.

### c. Mixed Income Housing

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.<sup>12</sup> Such ordinances create equitable distribution of affordable housing and prevent the concentration of affordable units in one area.<sup>13</sup>

David Paul Rosen & Associates (DRA) has been retained by a coalition of organizations in the City of Long Beach, who seek the adoption of citywide housing policies to provide dedicated sources of local revenue for affordable housing production. DRA will conduct an analysis of the potential economic impacts of citywide inclusionary housing requirements and a commercial development linkage fee on residential and non-residential development in the City. The study is funded by a coalition of organizations active in the City of Long Beach that support adoption of a citywide inclusionary housing policy and affordable housing nexus fees, including: Building Healthy Communities, Long Beach; The California Endowment; St. Mary's Hospital; and Mental Health America: Los Angeles. DRA will prepare a land residual economic analysis to quantify the effect of potential affordable housing requirements and/or fees on a series of development prototypes selected to represent a range of developments appropriate in different neighborhood contexts across the City. These prototypes are informed by actual development projects proposed in the City, some of which have been built and others that have not, as documented on the City's Development Services website and recent site plan approval of projects in the City. The analysis will demonstrate to the City the extent to

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<sup>12</sup> See *Affordable Housing by Choice: Trends in California Inclusionary Housing Programs*, Non-Profit Housing Association of California, 2007, p. 5 (Available at [http://www.nonprohthousing.org/pdf\\_attachments/IHReport.pdf](http://www.nonprohthousing.org/pdf_attachments/IHReport.pdf)).

<sup>13</sup> Inclusionary housing requirements are permissible if the City's policy provides that new rental developments are entitled to incentives if they include a percent of affordable rental units. (See *Palmer/ Sixth Street Properties, L.P. v City of Los Angeles* (2009) 175 Cal. App. 4th 1396 (*Palmer*)). Moreover, AB 1229 (Adkins), which has passed the Assembly and is currently in the Senate clarifies that there are no restrictions on a jurisdiction's ability to apply inclusionary housing requirements to a new rental development.

which new residential and commercial development can feasibly contribute to the funding of affordable housing production in Long Beach. The Study will be completed in early September 2013, in time for consideration of housing policies in the Housing Element by both the Planning Commission and City Council.

Therefore, the City should include a Program in its Housing Element to adopt an inclusionary housing (mixed income housing) ordinance, based on DRA's recommendations, by October 2014.

These housing production programs (i.e., local dedicated sources of revenue and mixed income housing) are critical for a City such as Long Beach, which has no dedicated source of funding for affordable housing and which has a long history of failing to come anywhere near reaching its affordable RHNA numbers. *In the last year, the City did not produce a single unit of affordable housing.* In fact, in the City's 2012 Housing Element Annual Report, which was submitted to HCD earlier this year, the City stated that "the dissolution of the Redevelopment Agency has had, and will continue to have, a significant impact on total unit production, especially income-restricted units. For example, last year the City reported 14-income restricted housing units.... [F]or this reporting period, the number dropped to 0." The City's lack of funding for affordable housing, coupled with no local rent control laws and our old dilapidated housing stock, creates the perfect storm for the City's low income renters. The City's low income residents of color are additionally faced with the impacts of severe segregation in the City.

The City must produce a total of 4,009 affordable units in the next planning period to meet the housing needs of its low and moderate income residents. When you consider that it costs approximately \$300,000 to produce one unit of affordable housing, it becomes abundantly clear that the City must find ways to supplement its housing budget to meet the housing needs of its low income residents. Therefore, the City must commit local, dedicated revenue sources for affordable housing. The City should revise the Programs Section of the Housing Element to include the housing production programs such as those described above, to facilitate the production of affordable housing for its residents, with clear timelines to ensure beneficial impacts during the planning period.

At a recent Planning Commission Study Session regarding the Draft Housing Element, held on June 20, 2013, some Planning Commissioners expressed interest in forming a taskforce to look into the housing production solutions described above. While a taskforce might sound appealing at first glance, it is not a prudent path in the context of the Housing Element. Long Beach has been "exploring," "considering" and "researching" housing production solutions (i.e., inclusionary housing and linkage fees) for over a decade now. We have numerous studies that have been completed in years past to study these solutions and another one underway by DRA. Long Beach must commit in its Housing Element to actually *adopt* policies that will have beneficial impacts during the Housing Element planning period. A taskforce will not necessarily result in beneficial impacts. Accordingly, we therefore urge HCD and the City to make real, enforceable, tangible commitments in the Housing Element that will result in the actual adoption of policies that will improve the lives of Long Beach residents.

Thank you for your consideration of our comments. Please feel free to contact me if you have any questions. I can be reached via email at [sbrowne@latla.org](mailto:sbrowne@latla.org) or via telephone at (562) 304-2520.

Sincerely,

A handwritten signature in black ink, appearing to read 'SB', with a long horizontal flourish extending to the right.

Susanne Browne  
Senior Attorney

cc: Mayor Bob Foster  
Vice Mayor Robert Garcia  
Council Member Suja Lowenthal  
Council Member Gary DeLong  
Council Member Patrick O'Donnell  
Council Member Gerrie Schipske  
Council Member Dee Andrews  
Council Member James Johnson  
Council Member Al Austin  
Council Member Steve Neal  
Amy Bodek  
Rob Zur Schmiede  
Derek Burnham  
Ashley Atkinson

**City Council Study Session on Housing Element**

**December 10, 2013**

**Presentations by Stakeholder Groups**

Jorge Rivera -- Housing Long Beach

Richard Lewis, Chairman of the Board -- Downtown Long Beach Associates

Susanne Browne, Senior Attorney -- Legal Aid Foundation of Los Angeles

Ehud Mouchley, Principal -- READI, LLC

Alan Greenlee, Executive Director -- Southern California Association of Non-Profit Housing

Clive Graham, President -- Apartment Owners' Association, California Southern Cities

Brian D'Andrea, Senior Vice President -- Century Villages at Cabrillo

Jan van dijs/Cliff Ratkovich -- market rate developer interests

Barbara Shull, Executive Director -- Fair Housing Foundation

Joe Ganem, III, Vice President -- Downtown Residential Council



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(562) 426-8341 • FAX (562) 424-3764  
Web site: <http://www.aprt-assoc.com> • Email: [info@aprt-assoc.com](mailto:info@aprt-assoc.com)

Date: December 10, 2013  
To: Members of the City of Long Beach City Council  
From: Clive Graham, President  
Johanna M. Cunningham, Executive Director  
Apartment Association, California Southern Cities  
RE: Comments Regarding the Draft 2013-2021 Housing Element  
City of Long Beach

Thank you for giving us the opportunity to offer our substantive comments concerning the draft City of Long Beach Housing Element.

The Apartment Association, California Southern Cities has been an active and devoted Long Beach rental housing advocate for decades. Many of our members live and work in the community, and care deeply about keeping it a diverse and vibrant community. Our members are committed to making Long Beach a safe and prosperous city, and to the continued improvement and maintenance of the City's rental housing.

We respectfully offer the following comments to the draft Housing Element:

- **Rent Escrow and Code Enforcement.** The draft proposes to explore "new mechanisms (such as rental escrow) to ensure the rental housing stock is maintained." We suggest narrowing the scope of the recommendation to rental housing that is uninhabitable or those cited with serious health and safety code violations. (Pages 3,117, 118)
- **Financial Resources for Tenants.** The draft element proposes providing financial resources to tenants and others. We suggest refinements to the language. As drafted, legal counseling could be provided for any dispute that may arise. We believe that a limitation would serve the City well given its limited financial resources. (Page 4)
- **"Create a New Program Including Establishing a First Right of Refusal for Displaced Lower Income Households."** The wording may result in the law of unintended consequences. For example, will other rental property owners be required to first offer an available unit to a "[d]isplaced Lower Income Household? Will a rental property owner be required to hold the property off the market until a "[d]isplaced Lower Income Household" is found? We respectfully



*The voice of the rental housing industry since 1924*



To: City of Long Beach City Council  
From: Apartment Association, California Southern Cities  
Re: Draft Housing Element  
December 10, 2013  
Page 2 of 3

request an amendment that would narrow the scope of the language to state that a first right of refusal would apply to publicly owned rental property. (Page 4)

- **Price Control of Private Property: Inclusionary Housing.** Several pages address residential price controls (Pages: 49, 63, 100 and 105- Policy Goal 6.1). The housing element language does not comport with recent case law, including Sterling Park, L.P. et al. v. City of Palo Alto, Palmer/Sixth Street Properties L.P. v City of Los Angeles, and Building Industry Association of Central California v. City of Patterson. We therefore request the language in the housing element be amended to reflect recent judicial decisions, permit property owners to set the initial and subsequent rental rates for newly constructed rental units and recover costs of improvement and repairs.
- **Second Units or Accessory Dwelling Units.** Many urban cities have recently adopted new or amended existing ordinances concerning this issue. It may be appropriate to consider revisiting this public policy issue and update the City ordinance. (Page 65)
- **First Right of Refusal for Long Beach Residents.** The draft proposes to "explore local options to extend first right of refusal to lower income households displaced by private development." The proposal suggests new rental property to be subject to price controls, which, if adopted, would be a violation of long-standing state law.

We submit that the City refrain from adopting an ordinance that would: require an owner to hold his or her property off the market for undefined periods of time; prohibit other residents from neighboring communities who are equally qualified from occupying residential property; allow the City to set the rental terms or purchase price conditions of residential properties. We respectfully request this provision to be substantially amended or deleted. (Pages 108, 109 and 129)

- **Comprehensive Code Enforcement.** Code enforcement is effective if it targets properties that are uninhabitable or have serious life threatening building code violations. Inspecting all properties does not eliminate "blight and improve the quality of the current housing stock." Shotgun approaches are unnecessary and are invasive. We would be well served to adopt and maintain an inspection program based on resident complaints and/or discovery of properties that pose serious health and safety risks. (Pages 4 and 117)
- **Foreclosure Registry.** A broad based foreclosure registry poses short and long-term problems. Once foreclosure becomes a matter of public record, property owners, regardless of fault will be required to disclose to prospective tenants and to bona fide purchasers that the property has been placed on the "Foreclosure Registry" for an undefined period of time. Being on the "Foreclosure Registry" becomes a material fact in a real estate sales transaction,

To: City of Long Beach City Council  
From: Apartment Association, California Southern Cities  
Re: Draft Housing Element  
December 10, 2013  
Page 3 of 3

despite the Notice of Default (NOD) being cured or extinguished. Landlords would be required to disclose this matter prior to a tenant taking possession starting from the time the property is placed on the Foreclosure Registry until and if the property was removed from this list. Property should be removed from the Registry when a NOD is no longer at issue. We therefore respectfully request that the Registry be amended accordingly. (Page 119)

- **Fair and Equal Housing Opportunity.** We have always advocated for fair housing and have actively supported our anti discrimination laws. However, we request the paragraph on Fair and Equal Housing to be substantially amended to reflect our federal and state anti discrimination laws. (Page 127)

Unfortunately, the Housing Element paragraph on housing opportunity does not comport with the Federal Fair Housing Act, the California Fair Housing Act, Unruh Civil Rights Act, decisional law and the Opinions of the State Attorney General. Statutory changes, Attorney General Opinions and decisional law constantly evolve and change.

Our new Housing Element is not scheduled to be revised until 2021. For example one recent addition to the Unruh Civil Rights Act prohibits discrimination based on genetic information. The Housing Element draft does not enumerate this form of discriminatory practice.

Additionally, state law defines "source of income." We request that the Housing Element be amended to follow state law. This is particularly important because owners should be able to offer rental housing to those prospective tenants that have "lawful, verifiable income" that is paid directly to them.

Finally, the State Attorney General recently published an opinion that concluded that our statutes and judicial decisions permit landlords from refusing to rent to sex offenders.

We are requesting City Council to amend the draft Housing Element as requested. Thank you for your consideration.

**CITY OF LONG BEACH 2013-2021 HOUSING ELEMENT**

**INITIAL STUDY**

**PREPARED FOR:**

**CITY OF LONG BEACH  
333 W. OCEAN BOULEVARD  
LONG BEACH, CA 90802**

**PREPARED BY:**

**SAPPHOS ENVIRONMENTAL, INC.  
430 NORTH HALSTEAD STREET  
PASADENA, CALIFORNIA 91107**

**JUNE 18, 2013**

## TABLE OF CONTENTS

SECTIONS	PAGE
1.0 PROJECT DESCRIPTION .....	1-1
1.1 Project Title .....	1-1
1.2 Lead Agency.....	1-1
1.3 Project Sponsor and Contact Person .....	1-1
1.4 Project Location .....	1-1
1.5 General Plan .....	1-1
1.6 Zoning .....	1-2
1.7 Existing Conditions .....	1-2
1.8 Project Description .....	1-2
1.9 Statement of Objectives.....	1-3
2.0 ENVIRONMENTAL CHECKLIST .....	2-1
3.0 ENVIRONMENTAL ANALYSIS .....	3.0-1
3.1 Aesthetics .....	3.1-1
3.2 Agriculture Resources.....	3.2-1
3.3 Air Quality .....	3.3-1
3.4 Biological Resources.....	3.4-1
3.5 Cultural Resources.....	3.5-1
3.6 Geology and Soils .....	3.6-1
3.7 Greenhouse Gas Emissions.....	3.7-1
3.8 Hazards and Hazardous Materials .....	3.8-1
3.9 Hydrology and Water Quality.....	3.9-1
3.10 Land Use and Planning.....	3.10-1
3.11 Mineral Resources .....	3.11-1
3.12 Noise .....	3.12-1
3.13 Population and Housing .....	3.13-1
3.14 Public Services .....	3.14-1
3.15 Recreation .....	3.15-1
3.16 Transportation/Traffic.....	3.16-1
3.17 Utilities and Service Systems .....	3.17-1
3.18 Mandatory Findings of Significance .....	3.18-1
4.0 REFERENCES.....	4-1
5.0 REPORT PREPARATION PERSONNEL .....	5-1
5.1 City of Long Beach .....	5-1
5.2 Sapphos Environmental, Inc.....	5-1
6.0 DISTRIBUTION LIST .....	6-1

**TABLES**

**PAGE**

3.3.1-1 NAAQS for Criteria Pollutants ..... 3.3-2  
3.3.1-2 CAAQS for Criteria Pollutants..... 3.3-2  
3.3.1-3 Area Designations for Los Angeles County..... 3.3-4  
3.3.1-4 Summary of 2005–2007 Ambient Air Quality Data in the Proposed Project Vicinity.. 3.3-6  
3.10.1-1 General Plan Land Use Districts ..... 3.10-1  
3.12-1-1 A-Weighted Sound Levels..... 3.12-1  
3.12.1-2 Land Use Compatibility for Community Noise Environments..... 3.12-4  
3.12.1-3 Normally Acceptable Noise Levels for Residential Land Use ..... 3.12-5  
3.12.1-4 Exterior Noise Limits ..... 3.12-6  
3.12.1-5 Interior Noise Limits..... 3.12-7

**FIGURES**

**FOLLOWS PAGE**

1.4-1 Local Vicinity Map ..... 1-1  
1.4-2 Topographic Map with USGS 7.5-Minute Quadrangle Index ..... 1-1  
1.7-1 Planned Development Map..... 1-2

## SECTION 1.0 PROJECT DESCRIPTION

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### 1.1 PROJECT TITLE

City of Long Beach 2013–2021 Housing Element

### 1.2 LEAD AGENCY

City of Long Beach  
333 W. Ocean Boulevard  
Long Beach, CA 90802

### 1.3 PROJECT SPONSOR AND CONTACT PERSON

Ashley Atkinson, Analyst  
Long Beach Development Services, Housing & Community Improvement  
333 W. Ocean Boulevard, 3rd Floor  
Long Beach, CA 90802  
(562) 570-6315

### 1.4 PROJECT LOCATION

The Housing Element has been prepared as an update to the General Plan to address the housing needs of the City of Long Beach (City), County of Los Angeles, California. The City is bounded on the north by the Cities of Lakewood, Hawaiian Gardens, Paramount, and Compton; on the east by the City of Seal Beach; on the south by the Pacific Ocean; and on the west by the Cities of Los Angeles and Carson and the unincorporated community of Rancho Dominguez (Figure 1.4-1, *Local Vicinity Map*). The City entirely surrounds the City of Signal Hill. Primary access to the City is via I-405, I-710, and I-605.

The City spans the U.S. Geological Survey (USGS) 7.5-minute series Long Beach, Seal Beach, Los Alamitos, and South Gate topographic quadrangles (Figure 1.4-2, *Topographic Map with USGS 7.5-Minute Quadrangle Index*).<sup>1,2,3,4</sup> The elevation of the City ranges from 0 to 225 feet above mean sea level (msl).

### 1.5 GENERAL PLAN

The Housing Element is one of the state-mandated elements of the City's General Plan. The Housing Element is focused on areas of the City that allow residential uses in their General Plan Land Use Designation.

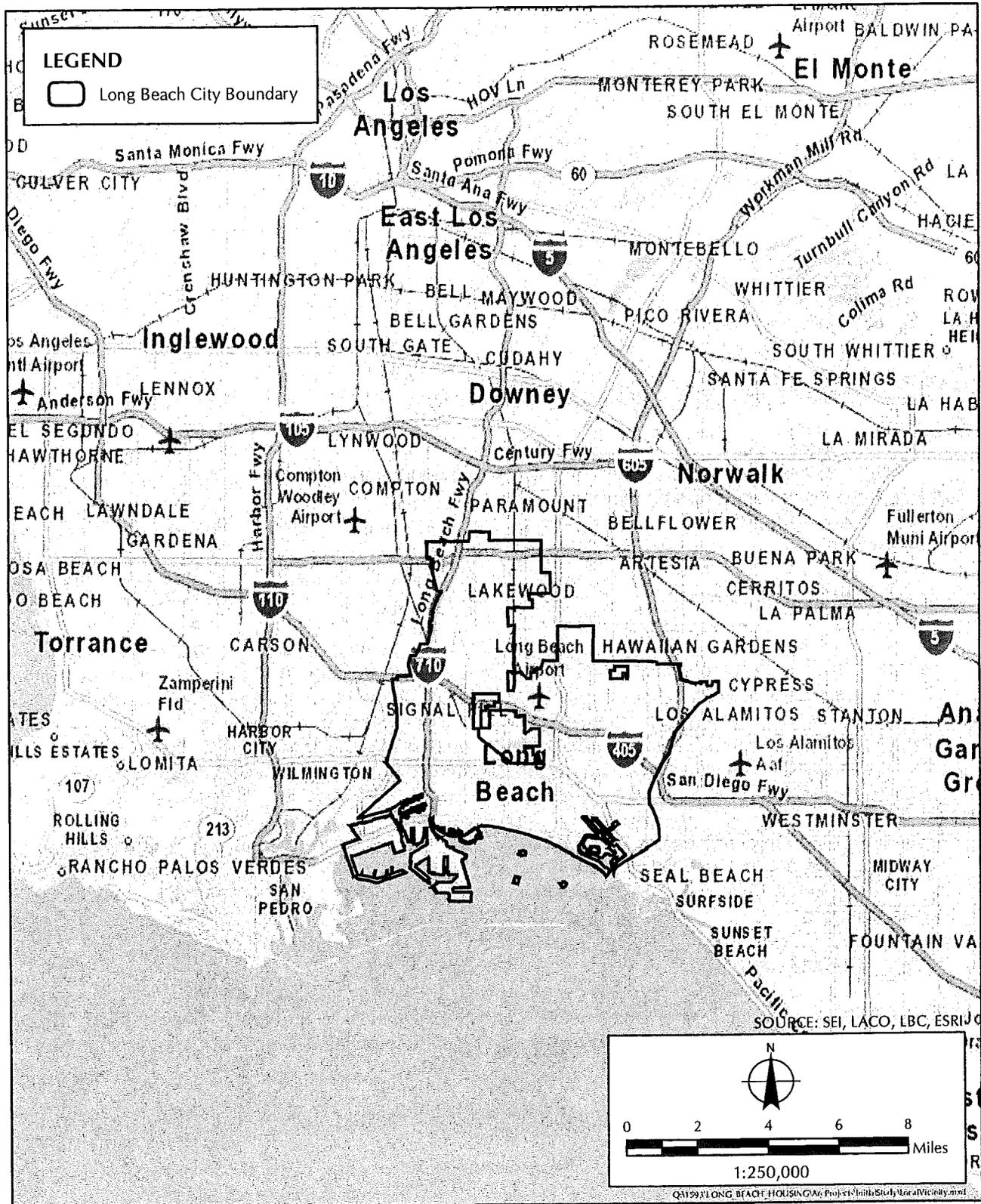
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<sup>1</sup> U.S. Geological Survey. 2003. *7.5-Minute Series, Long Beach, California, Topographic Quadrangle*. Reston, VA.

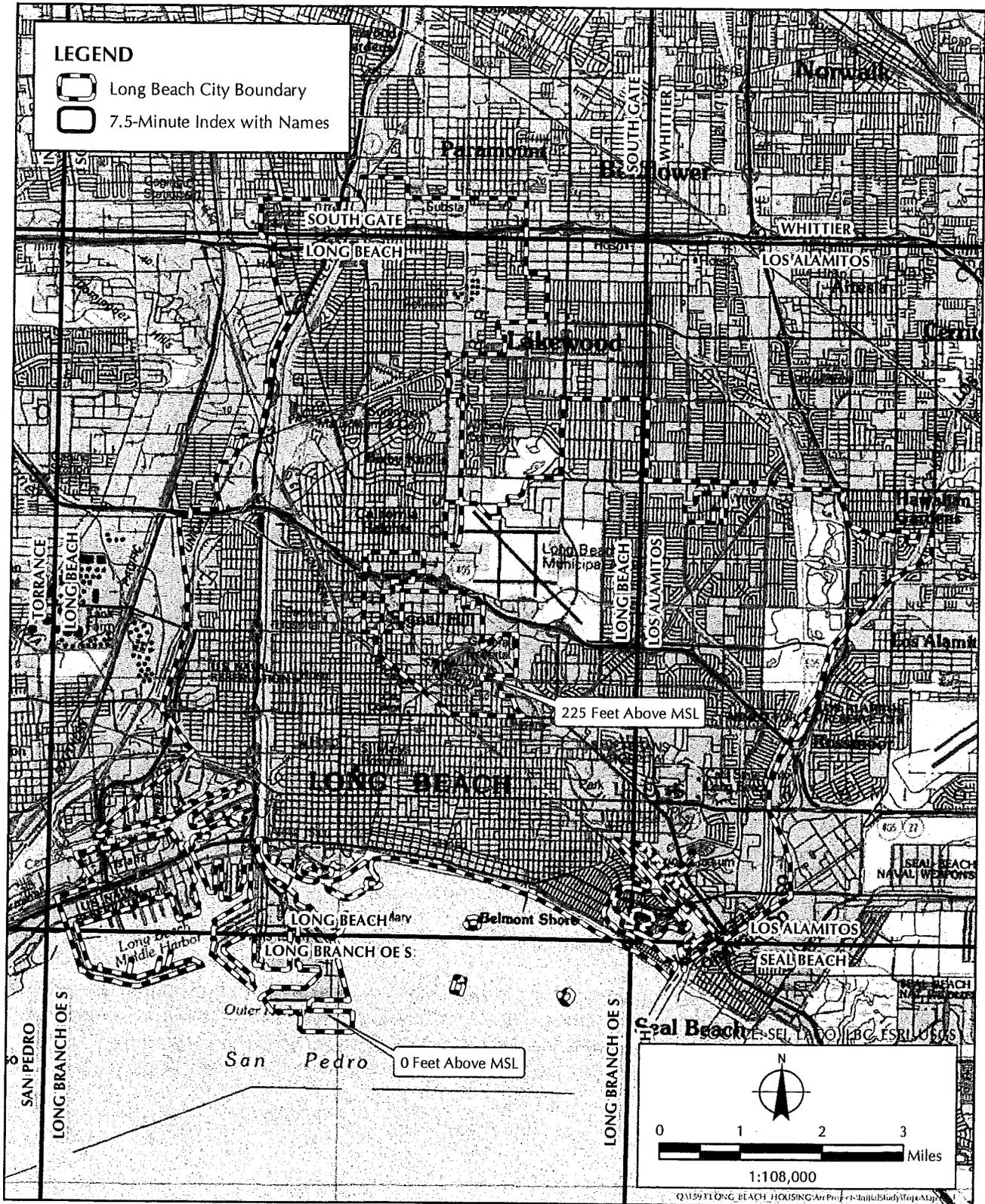
<sup>2</sup> U.S. Geological Survey. 2003. *7.5-Minute Series, Seal Beach, California, Topographic Quadrangle*. Reston, VA.

<sup>3</sup> U.S. Geological Survey. 2003. *7.5-Minute Series, Los Alamitos, California, Topographic Quadrangle*. Reston, VA.

<sup>4</sup> U.S. Geological Survey. 2003. *7.5-Minute Series, South Gate, California, Topographic Quadrangle*. Reston, VA.



**FIGURE 1.4-1**  
Local Vicinity Map



**FIGURE 1.4-2**

Topographic Map with USGS 7.5-Minute Quadrangle Index

## 1.6 ZONING

The Housing Element involves all zoning districts that permit any type of residential land use.

## 1.7 EXISTING CONDITIONS

### Background

Incorporated in 1897, Long Beach today is made up of a highly diverse society of 462,257 residents, with no ethnic majority.<sup>5</sup> Located in the South Bay region of Los Angeles County adjacent to the Pacific Ocean, the City is the second largest in the county and is a fully-urbanized community with a major port; regional airport; passenger rail to Los Angeles; a branch of California State University; and over 60 residential neighborhoods, including 17 historic districts. There are 173,932 housing units in the City to house 160,972 households. For planning purposes, the City has designated 32 Planned Development districts within its general plan (Figure 1.7-1, *Planned Development Map*). The Southern California Association of Governments (SCAG) projects the 2020 population to rise to 491,000 people in 175,600 households.<sup>6</sup>

## 1.8 PROJECT DESCRIPTION

The State of California mandates that every municipality prepare and periodically update a Housing Element as part of its General Plan. The Housing Element is a comprehensive assessment of current and projected housing needs for all economic segments of a community. It is intended to embody policies for providing adequate housing and includes action programs to achieve this purpose. Unlike other mandatory General Plan Elements, the Housing Element is subject to detailed statutory requirements regarding content and is subject to mandatory review by the State housing agency.

This Housing Element, an 8-year plan extending from October 15, 2013 through October 15, 2021, is an update of the City's 2008–2014 Housing Element, which is an update of the 2000–2005 Housing Element, which updated the original 1989 Housing Element. As with previous Housing Elements, goals and policies have remained consistent with those established in 1989.

Additionally, the Housing Element is in compliance with the existing zoning code, plans no additional housing within the FEMA 100-year flood zone, and complies with SB-2.

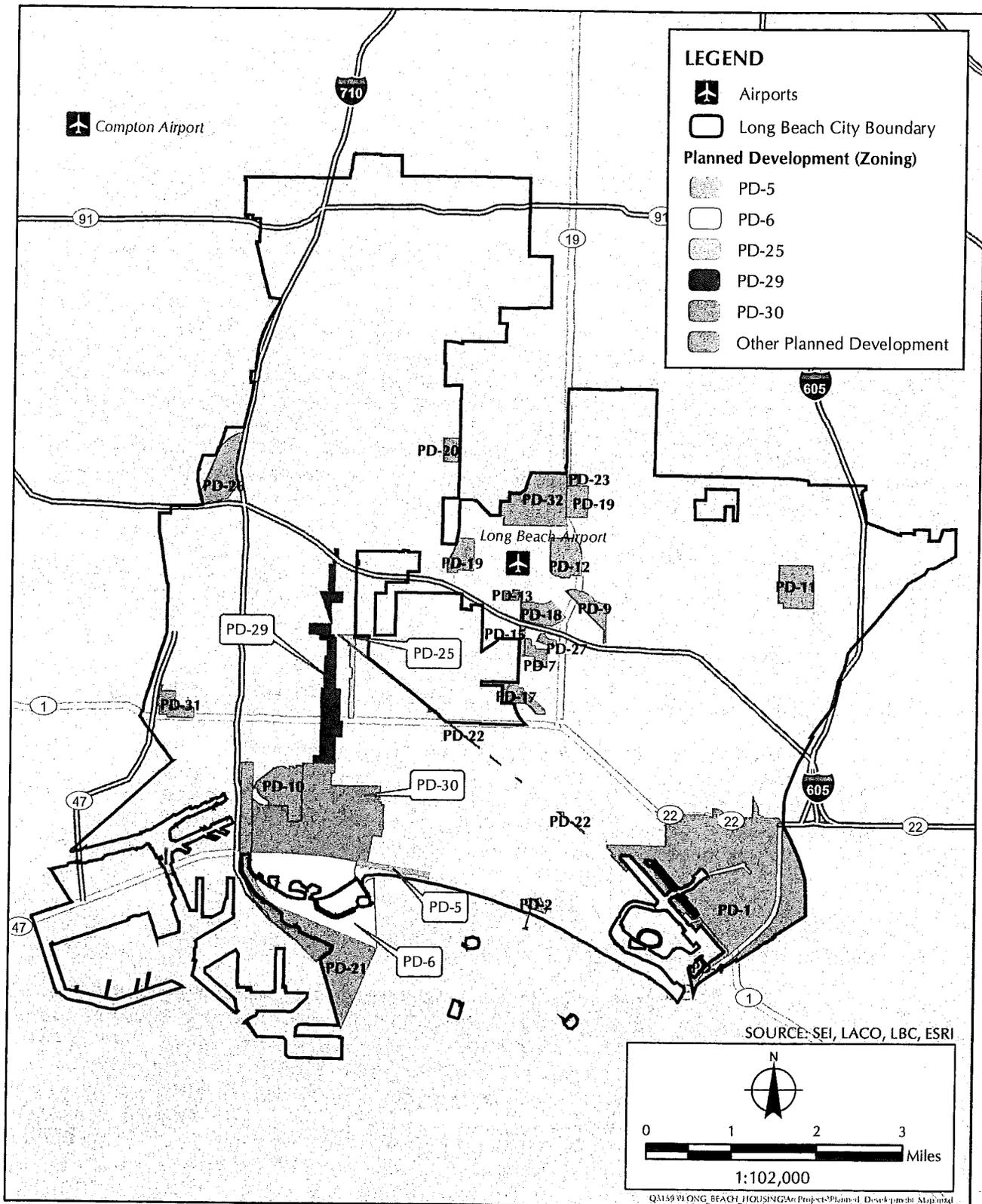
### Opportunities for Residential Development

The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the Regional Housing Needs Assessment (RHNA) to individual jurisdictions within its six-county planning region, which includes Los Angeles County. For this 2013–2021 Housing Element update, the City is allocated a RHNA of 7,048 housing units as follows:

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<sup>5</sup> U.S. Census Bureau. 2010. *2010 U.S. Census*. Washington, DC.

<sup>6</sup> Southern California Association of Governments. 2012. *Local Housing Element Assistance: Existing Housing Data Needs Report*. Los Angeles, CA.



**FIGURE 1.7-1**  
Planned Development Map

- Extremely Low Income (up to 30 percent of average median income): 886 units (12 percent)
- Very Low Income (31 to 50 percent of average median income): 887 units (13 percent)
- Low Income (51 to 80 percent of average median income): 1,066 units (15 percent)
- Moderate Income (81 to 120 percent of average median income): 1,170 units (17 percent)
- Above Moderate Income (more than 120 percent of average median income): 3,039 units (43 percent)

The RHNA for this planning period begins on January 1, 2014 and extends through October 31, 2021. Because the RHNA for the Housing Element commences on January 1, 2014, housing developments that have been entitled but are not expected to issue building permits until January 2014 can be credited toward the RHNA. Two affordable housing projects have been entitled to provide a total of 66 very low-income units. Two other apartment-building projects have been entitled that are expected to provide 289 moderate-income units. Additionally, another 2,096 upper-income units have been entitled and another 194 upper-income units have been proposed. Therefore, 2,645 units in the City qualify for the RHNA credit.

## 1.9 STATEMENT OF OBJECTIVES

### Goals and Objectives

The City has identified seven goals related to the proposed project.

The Housing Element identifies policies, programs, and objectives that focus on the following:

1. Provide housing assistance and preserve publicly assisted units
2. Address the unique housing needs of special needs residents
3. Retain and improve the quality of existing housing and neighborhoods
4. Provide increased opportunities for the construction of high quality housing
5. Mitigate government constraints to housing investment and affordability
6. Provide increased opportunities for home ownership
7. Ensure fair and equal housing opportunity

The objectives of the Housing Element for 2013–2021 are summarized below:

1. **Policy:** By 2014, identify additional opportunities for housing through updates to the Land Use Element and PD-29. In 2014, pursue policy change in adaptive reuse. By the end of 2014, amend the Zoning Code to incorporate Single-Room Occupancy (SRO) Housing. In 2015, explore the feasibility of rental escrow as a mechanism to ensure the maintenance of rental properties. Evaluate the feasibility of providing additional density bonuses or other incentives for new developments that include universal design (beyond required ADA standards) by 2017 as part of the tri-annual update of the Building Code. By 2017, explore local options to extend first right of refusal to lower-income households displaced by private development. Inspect an average of 5,500 multi-family units annually to correct code violations and 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. Continue to provide funding to help gap-finance affordable housing, with priority funding granted to special needs groups and enriched with supportive services such as childcare, health programs, job training, and financial and legal counseling. Continue to offer regulatory incentives to accommodate the development of accessible and affordable housing. Provide technical and financial assistance to developers of low- and moderate-income housing. Annually monitor availability of State and federal funding; partner with affordable housing developers, if necessary, in applying for additional funds. Identify qualified nonprofit developers for partnership in affordable housing construction and acquisition/rehabilitation projects.

2. **New Construction:** To accommodate the projected 5 percent population growth for the City during the next 8 years through 2021, maintain an adequate sites inventory for the remaining RHNA, provide sites inventory to interested developers, and assist in identifying additional opportunities for residential development. Monitor development trends to ensure availability of sites for residential uses.
3. **Preservation of At-Risk Housing:** Preserve 1,726 affordable housing units for extremely low income and very low income households.
4. **Housing Improvement:** Provide rehabilitation assistance to 3,032 households. By 2015, enroll 205 housing units in the Lead Hazard Control Program (LHC) and obtain owner consent to inspect housing units for lead-based paint hazards, conduct assessment on 195 units, complete abatement for 185 units, and conduct 20 outreach events.
5. **Rental Assistance:** Provide rental assistance for extremely low and very low income housing, supporting 7,000 households through Housing Choice Vouchers, 854 through Family Self-Sufficiency, 350 through HOME Security Deposit, and 13 through Palace Apartments. Continue to provide assistance to 108 households through the HOPWA Long-Term Tenant-Based Rental Assistance and 120 households through the Short-Term Assistance Program). Lease all 375 allocated Veterans Affairs Supportive Housing vouchers by the second quarter of 2013.
6. **Homebuyer Assistance:** Assist 25 lower income households with homebuyer assistance.
7. **Programs:** Continue to implement various neighborhood improvement programs, such as Neighborhood Partners, Urban Forestry, Home Improvement Rebates, Neighborhood Clean Up, and Neighborhood Leadership. Continue to participate in fair housing programs and support fair housing services and tenant/landlord counseling services. As funding permits, continue to support neighborhood and community groups with services and technical support.

## **SECTION 2.0 ENVIRONMENTAL CHECKLIST**

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This section contains a copy of the Environmental Checklist prepared for the 2013–2021 update to the City of Long Beach Housing Element (proposed project). The checklist used is consistent with Appendix G to the State CEQA Guidelines. A summary of the substantial evidence that was used to support the responses in the Environmental Checklist is contained in Section 3. The answers contained in this Environmental Checklist are based on reviews of relevant literature and technical reports.

**DETERMINATION**

On the basis of this initial evaluation:

- ✓ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Ashley Atkinson  
Signature

6/25/13  
Date

Ashley Atkinson  
Printed Name

City of Long Beach  
For

## ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>2.1. AESTHETICS:</b> Would the proposed project:				
a) Have a substantial adverse effect on a scenic vista?	_____	_____	_____	_____X_____
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	_____	_____	_____	_____X_____
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	_____	_____	_____	_____X_____
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	_____	_____	_____	_____X_____
<b>2.2. AGRICULTURE RESOURCES:</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the proposed project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	_____	_____	_____	_____X_____
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	_____	_____	_____	_____X_____

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	_____	_____	_____	<u>  X  </u>

**2.3. AIR QUALITY:** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the proposed project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	_____	_____	_____	<u>  X  </u>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	_____	_____	<u>  X  </u>	_____
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the proposed project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	_____	_____	<u>  X  </u>	_____
d) Expose sensitive receptors to substantial pollutant concentrations?	_____	_____	<u>  X  </u>	_____
e) Create objectionable odors affecting a substantial number of people?	_____	_____	_____	<u>  X  </u>

**2.4. BIOLOGICAL RESOURCES:** Would the proposed project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations; or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	_____	_____	<u>  X  </u>	_____
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	_____	_____	<u>  X  </u>	_____
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	_____	_____	<u>  X  </u>	_____
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	_____	_____	<u>  X  </u>	_____
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	_____	_____	_____	<u>  X  </u>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	_____	_____	_____	<u>  X  </u>

**2.5. CULTURAL RESOURCES:** Would the proposed project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	_____	_____	_____	<u>  X  </u>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	_____	_____	_____	<u>  X  </u>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	_____	_____	_____	<u>  X  </u>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Disturb any human remains, including those interred outside of formal cemeteries?	_____	_____	_____	<u>  X  </u>

**2.6. GEOLOGY AND SOILS:** Would the proposed project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	_____	_____	<u>  X  </u>	_____
ii) Strong seismic ground shaking?	_____	_____	_____	<u>  X  </u>
iii) Seismic-related ground failure, including liquefaction?	_____	_____	_____	<u>  X  </u>
iv) Landslides?	_____	_____	_____	<u>  X  </u>
b) Result in substantial soil erosion or the loss of topsoil?	_____	_____	_____	<u>  X  </u>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	_____	_____	_____	<u>  X  </u>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	_____	_____	<u>  X  </u>	_____
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	_____	_____	_____	<u>  X  </u>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**2.7. GREENHOUSE GAS EMISSIONS:**

Would the proposed project:

- |   |       |       |              |              |
|---|-------|-------|--------------|--------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?       | _____ | _____ | <u>  X  </u> | _____        |
| b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | _____ | _____ | _____        | <u>  X  </u> |

**2.8. HAZARDS AND HAZARDOUS**

**MATERIALS:** Would the proposed project:

- |  |       |       |       |              |
|--|-------|-------|-------|--------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | _____ | _____ | _____ | <u>  X  </u> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?  | _____ | _____ | _____ | <u>  X  </u> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | _____ | _____ | _____ | <u>  X  </u> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?   | _____ | _____ | _____ | <u>  X  </u> |
| e) For a proposed project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the proposed project area? | _____ | _____ | _____ | <u>  X  </u> |

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a proposed project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the proposed project area?	_____	_____	_____	<u>  X  </u>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	_____	_____	_____	<u>  X  </u>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	_____	_____	_____	<u>  X  </u>

**2.9. HYDROLOGY AND WATER**

**QUALITY:** Would the proposed project:

a) Violate any water quality standards or waste discharge requirements?	_____	_____	_____	<u>  X  </u>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	_____	_____	_____	<u>  X  </u>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	_____	_____	_____	<u>  X  </u>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	_____	_____	_____	<u>  X  </u>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	_____	_____	_____	<u>  X  </u>
f) Otherwise substantially degrade water quality?	_____	_____	_____	<u>  X  </u>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	_____	_____	_____	<u>  X  </u>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	_____	_____	_____	<u>  X  </u>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	_____	_____	_____	<u>  X  </u>
j) Inundation by seiche, tsunami, or mudflow?	_____	_____	<u>  X  </u>	_____

**2.10. LAND USE AND PLANNING:**

Would the proposed project:

a) Physically divide an established community?	_____	_____	_____	<u>  X  </u>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or	_____	_____	_____	<u>  X  </u>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
mitigating an environmental effect?				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	_____	_____	_____	<u>  X  </u>
<b>2.11. MINERAL RESOURCES:</b> Would the proposed project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	_____	_____	_____	<u>  X  </u>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	_____	_____	_____	<u>  X  </u>
<b>2.12. NOISE:</b> Would the proposed project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	_____	_____	<u>  X  </u>	_____
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	_____	_____	<u>  X  </u>	_____
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	_____	_____	<u>  X  </u>	_____
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	_____	_____	<u>  X  </u>	_____
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the proposed project expose people residing or working in the proposed project area to excessive	_____	_____	_____	<u>  X  </u>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
noise levels?				
f) For a project within the vicinity of a private airstrip, would the proposed project expose people residing or working in the proposed project area to excessive noise levels?	_____	_____	_____	<u>  X  </u>

**2.13. POPULATION AND HOUSING:**

Would the proposed project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	_____	_____	_____	<u>  X  </u>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	_____	_____	_____	<u>  X  </u>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	_____	_____	_____	<u>  X  </u>

**2.14. PUBLIC SERVICES:** Would the proposed project result in:

a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	_____	_____	<u>  X  </u>	_____
Police protection?	_____	_____	<u>  X  </u>	_____
Schools?	_____	_____	<u>  X  </u>	_____
Parks?	_____	_____	<u>  X  </u>	_____

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Other public facilities?	_____	_____	_____	<u>  X  </u>
<b>2.15. RECREATION:</b>				
a) Would the proposed project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	_____	_____	<u>  X  </u>	_____
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	_____	_____	_____	<u>  X  </u>
<b>2.16. TRANSPORTATION/TRAFFIC:</b>				
Would the proposed project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	_____	_____	<u>  X  </u>	_____
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	_____	_____	<u>  X  </u>	_____
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	_____	_____	_____	<u>  X  </u>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	_____	_____	_____	<u>  X  </u>
e) Result in inadequate emergency access?	_____	_____	_____	<u>  X  </u>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Result in inadequate parking capacity?	_____	_____	_____	<u>  X  </u>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	_____	_____	_____	<u>  X  </u>

**2.17. UTILITIES AND SERVICE SYSTEMS:**

Would the proposed project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	_____	_____	_____	<u>  X  </u>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	_____	_____	_____	<u>  X  </u>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	_____	_____	_____	<u>  X  </u>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	_____	_____	_____	<u>  X  </u>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	_____	_____	_____	<u>  X  </u>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	_____	_____	_____	<u>  X  </u>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	_____	_____	_____	<u>  X  </u>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**2.18. MANDATORY FINDINGS OF SIGNIFICANCE:**

- |  |       |       |       |              |
|--|-------|-------|-------|--------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | _____ | _____ | _____ | <u>  X  </u> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (Cumulatively considerable means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?   | _____ | _____ | _____ | <u>  X  </u> |
| c) Does the proposed project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?   | _____ | _____ | _____ | <u>  X  </u> |

## **SECTION 3.0**

### **ENVIRONMENTAL ANALYSIS**

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The environmental analysis provided in this section describes the information that was considered in evaluating the questions in Section 2.0, *Environmental Checklist*. The information used in this evaluation is based on a review of relevant literature and technical reports (see Section 4.0, *References*, for a list of reference material consulted).

### 3.1 AESTHETICS

This analysis is undertaken to determine if the 2013–2021 Housing Element update to the City of Long Beach (City) General Plan (proposed project) may have a significant impact to aesthetics that would require the consideration of mitigation measures or alternatives in accordance with Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines.<sup>1</sup> Aesthetics within the proposed project area were evaluated with regard to the City's General Plan and California Department of Transportation's (Caltrans) Scenic Highway System<sup>2</sup> designations.

#### 3.1.1 Affected Environment

As described in Section 1.0, the City was incorporated into Los Angeles County in 1897 and is a highly diverse community of 462,257 residents with no ethnic majority. Located in the South Bay region of Los Angeles County, adjacent to the Pacific Ocean, the City encompasses approximately 51 square miles and is a fully urbanized community with a major port; regional airport; passenger rail to Los Angeles; a branch of California State University; and over 60 residential neighborhoods, including 17 historic districts. There are 173,932 housing units in the City to house 160,972 households. The Land Use Element of the City's General Plan was last revised in 1997, and the Housing Element was last updated in 2009. There are no designated or proposed scenic highways in the City.<sup>3</sup> The City's Scenic Routes Element of the General Plan was adopted in 1975. The City has one local scenic route, which is Ocean Boulevard between the Los Angeles River and Livingston Drive.<sup>4</sup>

#### 3.1.2 Impact Analysis

State CEQA Guidelines recommend the consideration of four questions when addressing the potential for significant impacts to aesthetics.

Would the proposed project have any of the following effects:

- (a) Have a substantial adverse effect on a scenic vista?

The proposed project would not be expected to result in impacts to aesthetics in relation to scenic vistas. The City's topography is relatively flat with vistas of the ocean to the south and Palos Verdes to the west. Distant views of the San Gabriel and San Bernardino Mountains to the north and the Santa Ana Mountains to the east are sometimes available on days of clear visibility (primarily in the winter). The Housing Element is a policy document that conforms to the City's General Plan and does not propose any specific development projects. Any future housing developments resulting from the implementation of the Housing Element will undergo environmental review. Therefore, there would be no expected impacts to aesthetics related to scenic vistas. No further analysis is warranted.

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<sup>1</sup> California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

<sup>2</sup> California Department of Transportation. 23 April 2013. *The California Scenic Highway System: Eligible (E) and Officially Designated (OD) Routes*. Available at: <http://www.dot.ca.gov/hq/LandArch/scenic/cahisys.htm>

<sup>3</sup> California Department of Transportation. 23 April 2013. *The California Scenic Highway System: Eligible (E) and Officially Designated (OD) Routes*. Available at: <http://www.dot.ca.gov/hq/LandArch/scenic/cahisys.htm>

<sup>4</sup> AECOM. December 2010. *City of Long Beach Downtown Plan Program Environment Impact Report*. Prepared for: City of Long Beach, Development Services Department, Long Beach, CA. Prepared by: AECOM, Los Angeles, CA.

- (b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

The proposed project would not be expected to result in impacts to aesthetics in relation to substantial damage to scenic resources within a state scenic highway. There are no designated or proposed scenic highways in the City. While portions of the Pacific Coast Highway are designated, the segment in the City is not.<sup>5</sup> No scenic resources, trees, or rock outcroppings would be damaged by the implementation of the proposed project. As the Housing Element is in conformance with the General Plan, including the Historic Preservation Element adopted in 2010, any future development impacting historic resources will be subject to environmental review. Therefore, there would be no expected impacts to aesthetics related to substantial damage to scenic resources within a state scenic highway. No further analysis is warranted.

- (c) Substantially degrade the existing visual character or quality of the site and its surroundings?

The proposed project would not be expected to result in impacts to aesthetics in relation to the substantial degradation of the existing visual character of the site and its surroundings. The Housing Element is a policy document that conforms to the City's General Plan, including prescribed housing densities that range from 7 to 249 units per acre, and does not propose any specific development projects.<sup>6</sup> Any future housing developments resulting from the implementation of the Housing Element will undergo environmental review. Therefore, there would be no expected significant impacts to aesthetics related to degradation of the existing visual character of the site and its surroundings. No further analysis is warranted.

- (d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

The proposed project would not be expected to result in impacts to aesthetics related to the creation of a new source of substantial light or glare that would adversely affect daytime or nighttime views in the proposed project area. The Housing Element is a policy document that conforms to the City's General Plan and does not propose any specific development projects. There are 173,932 housing units in the City to house 160,972 households. The proposed project provides for the addition of 7,048 housing units, which is a 4.1 percent increase.<sup>7</sup> The Housing Element identifies 31 sites within 5 planning districts (PD-6, PD-25, PD-29, PD-30, and PD-31), which are all currently served by roads and street lighting. Any future housing developments resulting from the implementation of the proposed project will undergo environmental review. Therefore, there would be no expected significant impacts to aesthetics related to creation of a new source of light or glare. No further analysis is warranted.

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<sup>5</sup> California Department of Transportation. 23 April 2013. *The California Scenic Highway System: Eligible (E) and Officially Designated (OD) Routes*. Available at: <http://www.dot.ca.gov/hq/LandArch/scenic/cahisys.htm>

<sup>6</sup> City of Long Beach Department of Planning and Building. April 1997. *Land Use Element of the City of Long Beach General Plan*. Long Beach, CA.

<sup>7</sup> Southern California Association of Governments. 2012. *Local Housing Element Assistance: Existing Housing Data Needs Report*. Los Angeles, CA.

## 3.2 AGRICULTURE RESOURCES

This analysis is undertaken to determine if the 2013–2021 Housing Element update (proposed project) to the City of Long Beach (City) General Plan would have a significant impact to agriculture resources, thus requiring the consideration of mitigation measures or alternatives in accordance with Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines.<sup>1</sup> Agriculture resources at the proposed project site were evaluated with regard to the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (FMMP)<sup>2</sup> and the City General Plan.<sup>3</sup>

State CEQA Statutes, §21060.1(a) Public Resources Code 21000-21177, define agricultural land to mean “prime farmland, farmland of statewide importance, or unique farmland, as defined by the United States Department of Agriculture (USDA) land inventory and monitoring criteria, as modified for California,” and is herein collectively referred to as “Farmland.” State CEQA Guidelines recommend the consideration of three questions when addressing the potential for significant impacts to agriculture resources.

### 3.2.1 Affected Environment

#### ***Prime Farmland, Unique Farmland, or Farmland of Statewide Importance***

The CDC FMMP does not designate any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance in the City.<sup>4</sup>

#### ***Williamson Act Preserves***

There are no Williamson Act Preserves designated within the City.<sup>5</sup>

#### ***Farmlands***

There are no existing farmlands and lands designated for agricultural uses within the City.

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<sup>1</sup> *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

<sup>2</sup> California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. 2004. *Important Farmland in California, 2002*. Sacramento, CA.

<sup>3</sup> City of Long Beach, Department of Planning and Building. July 1991. *General Plan Maps and Descriptions of Land Use Districts*. Long Beach, CA.

<sup>4</sup> California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. 2010. *Important Farmland in California, 2010*. Sacramento, CA.

<sup>5</sup> Anderson, Heather, State of California Department of Conservation, Sacramento, CA. 17 May 2013. Personal communication to Adam Furman, Sapphos Environmental, Inc., Pasadena, CA.

### 3.2.2 Impact Analysis

Would the proposed project have any of the following effects:

- (a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

The proposed project would not result in impacts to agriculture resources in relation to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The CDC FMMP does not designate any Prime or Unique Farmlands or Farmlands of Statewide Importance in the City.<sup>6</sup> The Housing Element update is a policy document and does not propose any specific development projects; however, the Housing Element update has determined the feasibility of accommodating the RHNA allocation for the City of 7,048 housing units in five Planned Development (PD) districts (PD-5, PD-6, PD-25, PD-29, PD-30), or other PD districts, in compliance with the housing densities that are currently allowed by the land use designations in the Land Use Element of the City of Long Beach General Plan and the Zoning Ordinance. The areas that are designated for residential land uses in the Land Use Element of the City of Long Beach General Plan are largely within existing developed area and are not suitable for designation as Prime or Unique Farmlands, or Farmlands of Statewide Importance. Therefore, there would be no expected impacts to agriculture resources related to the conversion of Farmland. No further analysis is warranted.

- (b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

The proposed project would not be expected to result in impacts to agriculture resources in relation to a conflict with existing zoning for agricultural use, or a Williamson Act contract. There are no areas zoned for agricultural land use in the City.<sup>7</sup> There are no Williamson Act contracts located in the City.<sup>8</sup> Based on the review of the City's zoning and status of Williamson Act contracts, there would be no impacts to agriculture resources related to a conflict with existing zoning for agricultural use or a Williamson Act contract. No further analysis is warranted.

- (c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?

The Housing Element Update would not be expected to result in impacts to agriculture resources in relation to changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use. The Housing Element encourages future housing development in PD districts that have been identified for their capacity and suitability for residential projects, consistent with existing land use designations for residential density in the Land Use Element of the City of Long Beach General Plan and the Zoning Ordinance. As the PD

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<sup>6</sup> California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. 2010. *Important Farmland in California, 2010*. Sacramento, CA.

<sup>7</sup> City of Long Beach, Department of Development Services. 1991. *Land Use Element of the Long Beach General Plan*. Long Beach, CA.

<sup>8</sup> Anderson, Heather, State of California Department of Conservation, Sacramento, CA. 17 May 2013. Personal communication to Adam Furman, Sapphos Environmental, Inc., Pasadena, CA.

districts are located in existing urbanized areas of the City, adjacent to other urban land use designations, the Housing Element Update does not include any existing agricultural land uses, areas suitable for agriculture, nor is it located adjacent to areas that are suitable for agricultural development. Therefore, there would be no expected impacts to agriculture resources related to changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use. No further analysis is warranted.

### 3.3 AIR QUALITY

This analysis was undertaken to determine if the 2013–2021 Housing Element update to the City of Long Beach General Plan (proposed project) may have a significant impact to air quality, thus requiring the consideration of mitigation measures or alternatives in accordance with Section 15063 of the State CEQA Guidelines.<sup>1</sup> Air quality at the proposed project site was evaluated with regard to the City of Long Beach General Plan,<sup>2</sup> the National Ambient Air Quality Standards (NAAQS), the California Ambient Air Quality Standards (CAAQS), the Clean Air Act (CAA), and the *South Coast Air Quality Management District Handbook*.<sup>3</sup>

Data on existing air quality in the South Coast Air Basin (Basin), in which the proposed project site is located, is monitored by a network of air monitoring stations operated by the California Environmental Protection Agency (EPA), California Air Resources Board (ARB), and the South Coast Air Quality Management District (SCAQMD). The air quality assessment considers all phases of project planning, construction, and operation. The analysis of construction impacts was based on a construction scenario for a building of comparable size and a construction schedule of comparable duration.

#### 3.3.1 Affected Environment

##### ***National Ambient Air Quality Standards (NAAQS)***

Under the CAA (last amended in 1990), the U.S. EPA established NAAQS for pollutants considered harmful to public health and the environment.<sup>4</sup> The CAA identifies two types of NAAQS. Primary standards provide public health protection, including protecting the health of sensitive populations such as asthmatics, children, and the elderly. Secondary standards provide public welfare protection, including protection against decreased visibility and damage to animals, crops, vegetation, and buildings.

The U.S. EPA has set NAAQS for six principal pollutants, which are called “criteria” pollutants. Table 3.3.1-1, *NAAQS for Criteria Pollutants*, lists the following criteria pollutants in parts per million (ppm) by volume, parts per billion (ppb) by volume, and micrograms per cubic meter of air ( $\mu\text{g}/\text{m}^3$ ).

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<sup>1</sup> *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

<sup>2</sup> City of Long Beach, Department of Development Services. 1996. *Air Quality Element of the Long Beach General Plan*. Long Beach, CA.

<sup>3</sup> U.S. Environmental Protection Agency. 2005. *Federal Clean Air Act*, “Title I Air Pollution Prevention and Control.” Available at: <http://www.epa.gov/oar/caa/contents.html>.

<sup>4</sup> *Code of Federal Regulations*, Title 40, Chapter 1, Part 50, “National Primary and Secondary Ambient Air Quality Standards.” Available at: <http://www.gpo.gov/fdsys/browse/collectionCfr.action?collectionCode=CFR>

**TABLE 3.3.1-1  
NAAQS FOR CRITERIA POLLUTANTS**

Pollutant		Primary/Secondary	Averaging Time	Level
Carbon Monoxide		Primary	8-hour	9 ppm
			1-hour	35 ppm
Lead		Primary and secondary	Rolling 3 month average	0.15 µg/m <sup>3</sup>
Nitrogen Dioxide		Primary	1-hour	100 ppb
		Primary and secondary	Annual	53 ppb
Ozone		Primary and secondary	8-hour	0.075 ppm
Particle Pollution	PM <sub>2.5</sub>	Primary	Annual	12 µg/m <sup>3</sup>
		Secondary	Annual	15 µg/m <sup>3</sup>
		Primary and secondary	24-hour	35 µg/m <sup>3</sup>
	PM <sub>10</sub>	Primary and secondary	24-hour	150 µg/m <sup>3</sup>
Sulfur Dioxide		Primary	1-hour	75 ppb
		Secondary	3-hour	0.5 ppm

NOTE: As of October 2011.

SOURCE: U.S. Environmental Protection Agency. December 2012. *National Ambient Air Quality Standards (NAAQS)*. Available at: <http://www.epa.gov/air/criteria.html>

**California Ambient Air Quality Standards**

Similar to the standards set forth for the NAAQS, the State of California has developed its own standards for pollutants summarized in Table 3.3.1-2, *CAAQS for Criteria Pollutants*.

**TABLE 3.3.1-2  
CAAQS FOR CRITERIA POLLUTANTS**

Pollutant		Averaging Time	Level
Carbon Monoxide		8-hour	9 ppm
		1-hour	20 ppm
Lead		30 day average	1.5 µg/m <sup>3</sup>
Nitrogen Dioxide		1-hour	0.18 ppm
		Annual	0.03 ppm
Ozone		8-hour	0.07 ppm
		1-hour	20 ppm
Particle Matter	PM <sub>2.5</sub>	Annual	12 µg/m <sup>3</sup>
	PM <sub>10</sub>	24-hour	50 µg/m <sup>3</sup>
		Annual	20 µg/m <sup>3</sup>
Sulfur Dioxide		1-hour	0.25 ppm
		24-hour	0.04 ppm
Sulfates		24-hour	25 µg/m <sup>3</sup>
Hydrogen Sulfide		1-hour	0.03 ppm
Vinyl Chloride		24-hour	0.01 ppm

NOTE: As of June, 2012

SOURCE: California Air Resources Board. November 2009. *California Ambient Air Quality Standards*. Available at: <http://www.arb.ca.gov/research/aaqs/caaqs/caaqs.htm>

### ***State Implementation Plan***

Federal clean air laws require areas with unhealthy levels of ozone, inhalable particulate matter, carbon monoxide, nitrogen dioxide, and sulfur dioxide to develop plans, known as State Implementation Plans (SIPs). SIPs are comprehensive plans that describe how an area will attain NAAQS. The 1990 amendments to the federal CAA set deadlines for attainment based on the severity of an area's air pollution problem.

SIPs are a compilation of new and previously submitted plans, programs (such as monitoring, modeling, permitting, etc.), district rules, state regulations and federal controls. Many of California's SIPs rely on the same core set of control strategies, including emission standards for cars and heavy trucks, fuel regulations, and limits on emissions from consumer products. State law makes ARB the lead agency for all purposes related to the SIP. ARB forwards SIP revisions to the U.S. EPA for approval and publication in the Federal Register. The Code of Federal Regulations Title 40, Chapter I, Part 52, Subpart F, Section 52.220, lists all of the items which are included in the California SIP.

### ***Air Quality Management Plan***

The most recent update to the SCAQMD Air Quality Management Plan (AQMP) was adopted in 2012 by the SCAQMD Board and the California ARB<sup>5</sup>. The AQMP demonstrates attainment of the federal 24-hour PM<sub>2.5</sub> standard by 2014 in the Basin through adoption of all feasible measures. The current AQMP also updates the U.S. EPA approved 8-hour ozone control plan with new measures designed to reduce reliance on the CAA Section 182(e)(5) long-term measures for NO<sub>x</sub> and volatile organic compound (VOC) reductions. In addition, the AQMP addresses several state and federal planning requirements, incorporating new scientific information, primarily in the form of updated emissions inventories, ambient measurements, and new meteorological air quality models.

The California ARB establishes state ambient air quality standards to identify outdoor pollutant levels considered safe for the public. State law requires the California ARB to designate areas within its jurisdiction as attainment, nonattainment, or unclassified for each standard set forth. There are area designations in Los Angeles County for the ten pollutants pursuant to the California Health and Safety Code Section 39608 (Table 3.3.1-3, *Area Designations for Los Angeles County*).

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<sup>5</sup> South Coast Air Quality Management District. 2012. *Final 2012 Air Quality Management Plan*. Diamond Bar, CA.

**TABLE 3.3.1-3  
AREA DESIGNATIONS FOR LOS ANGELES COUNTY**

<b>Pollutant</b>	<b>Designation</b>
Ozone	Nonattainment
PM <sub>2.5</sub>	Nonattainment
PM <sub>10</sub>	Nonattainment
Carbon Monoxide	Attainment
Nitrogen Dioxide	Nonattainment
Sulfur Dioxide	Attainment
Sulfates	Attainment
Lead	Nonattainment
Hydrogen Sulfide	Unclassified
Visibility Reducing Particles	Unclassified

**SOURCE:** California Environmental Protection Agency, Air Resources Board. 2013. *2012 State Area Designations*. Available at: <http://www.arb.ca.gov/desig/adm/adm.htm>

***Assembly Bill 32***

Assembly Bill 32 (AB 32), also known as the Global Warming Solutions Act of 2006, is a California State Law that addresses climate change by establishing a comprehensive program to reduce greenhouse gas (GHG) emissions from all sources throughout the state. AB 32 requires that the California ARB develop regulations and market mechanisms to reduce California's GHG emissions to 1990 levels by 2020. To achieve this goal, AB 32 mandates that CARB establish a quantified emissions cap, institute a schedule to meet the cap, implement regulations to reduce statewide GHG emissions from stationary sources, and develop tracking, reporting, and enforcement mechanisms to ensure that reductions are achieved.

***Senate Bill 375***

Senate Bill 375 (SB 375), also known as the Sustainable Communities Protection Act of 2008, outlines strategies for achieving the goals set forth in AB 32. Pursuant to SB 375, SCAG developed a Regional Transportation Plan (RTP) as part of its Sustainable Communities Strategy. As a way to significantly reduce greenhouse gas emissions in the future, the RTP strategy focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas in existing main streets, downtowns, and commercial corridors, resulting in an improved jobs-housing balance and more opportunity for transit-oriented development.

***Regional Comprehensive Plan***

In 2008, SCAG released its Regional Comprehensive Plan (RCP). The RCP is a major advisory plan prepared by SCAG that addresses important regional issues like housing, traffic/transportation, water, and air quality. The RCP contains an Air Quality chapter that emphasized the importance of land use and transportation planning, which heavily influence the emissions inventory from the transportation sectors of the economy. The RCP outlines the following air quality goals:

- Reduce emissions of criteria pollutants to attain federal air quality standards by prescribed dates and state ambient air quality standards as soon as practicable
- Reverse current trends in greenhouse gas emissions to support sustainability goals for energy, water supply, agriculture, and other resource areas

- Minimize land uses that increase the risk of adverse air pollution-related health impacts from exposure to toxic air contaminants, particulates (PM<sub>10</sub>, PM<sub>2.5</sub>, ultrafine), and carbon monoxide
- Expand green building practices to reduce energy-related emissions from developments to increase economic benefits to business and residents

In addition, the RCP contains a Land Use and Housing chapter that outlines the following goals:

- Focus growth in existing and emerging centers and along major transportation corridors
- Create significant areas of mixed-use development and walkable, "people-scaled" communities
- Provide new housing opportunities, with building types and locations that respond to the region's changing demographics
- Target growth in housing, employment and commercial development within walking distance and existing and planned transit stations.
- Inject new life into under-used areas by creating vibrant new business districts, redeveloping old buildings and building new business and housing on vacant lots
- Preserve existing, stable, single-family neighborhoods
- Protect important open space, environmentally sensitive areas and agricultural land from development

### ***Regional Housing Needs Assessment***

In 2012, SCAG updated its RHNA based on forecasts contained in its Regional Transportation Plan (RTP). The RHNA is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. For the 2013 Housing Element update, the City of Long Beach (City) is allocated a RHNA of 7,048 units. The RHNA for this planning period commences on January 1, 2014 and covers through October 31, 2021.

### ***Air Quality Plan***

The proposed project area is in the City of Long Beach, Los Angeles County, within the SCAQMD portion of the South Coast Air Basin (SCAB).

### ***Air Quality Standards***

The SCAQMD has divided the SCAB into Source Receptor Areas (SRAs) based on similar meteorological and topographical features. The City is located in SCAQMD's SRA 4, South Los Angeles County Coastal,<sup>6</sup> which is served by the South Long Beach Monitoring Station (Station No. 077) located at 1305 East Pacific Coast Highway, Long Beach, California, and the North Long Beach Monitoring Station (Station No. 072) located at 3648 North Long Beach Boulevard, Long Beach, California. Criteria pollutants monitored at both stations include PM<sub>10</sub>, PM<sub>2.5</sub>, and lead (Pb). In addition, the North Long Beach Monitoring Station monitors CO, O<sub>3</sub>, NO<sub>2</sub>, and SO<sub>2</sub>. A summary of the ambient air quality data in the proposed project vicinity recorded at the North Long Beach Monitoring Station from 2005 to 2007 and the applicable state standards are shown in

<sup>6</sup> South Coast Air Quality Management District. 1999. Map-Monitoring Station. Available at: <http://www.aqmd.gov/map/MapAQMD2.pdf>

Table 3.3.1-4, *Summary of 2005–2007 Ambient Air Quality Data in the Proposed Project Vicinity*. Background CO concentration in the City is established because CO concentrations are typically used as an indicator of the conformity with CAAQS and estimated changes in CO concentrations generally reflect operational air quality impacts associated with the project. The highest reading of the CO concentrations over the past three years is defined by SCAQMD as the background level. A review of data from the North Long Beach Monitoring Station from the 2005 to 2007 period indicates that the highest readings of 1- and 8-hour background CO concentrations are approximately 4 and 3.5 ppm, respectively. The existing 1- and 8-hour background concentrations do not exceed the state CO standards of 20 ppm and 9 ppm, respectively. In addition, criteria pollutants NO<sub>2</sub> and SO<sub>2</sub> did not exceed the CAAQS during the 2005 through 2007 period. The 1- and 8- hour state standards of O<sub>3</sub> were not exceeded during 2005 and 2006, but were exceeded once in 2007. The annual state standards for PM<sub>10</sub> and PM<sub>2.5</sub> were exceeded numerous times during the 2005 to 2007 time period.<sup>7</sup>

**TABLE 3.3.1-4  
SUMMARY OF 2005–2007 AMBIENT AIR QUALITY DATA IN THE  
PROPOSED PROJECT VICINITY**

Pollutants	Pollutant Concentration and Standards	Number of Days Above State Standard		
		2005	2006	2007
Ozone	Maximum 1-hr Concentration (ppm) Days > 0.09 ppm (State 1-hr standard)	0.09 0	0.08 0	0.10 1
	Maximum 8-hr Concentration (ppm) Days > 0.07 ppm (State 8-hr standard)	0.07 0	0.06 0	0.07 1
Carbon Monoxide	Maximum 1-hr Concentration (ppm) Days > 20 ppm (State 1-hour standard)	4 0	4 0	3 0
	Maximum 8-hr Concentration (ppm) Days > 9.0 ppm (State 8-hr standard)	3.5 0	3.4 0	2.6 0
Nitrogen Dioxide	Maximum 1-hr Concentration (ppm) Days > 0.18 ppm (State 1-hr standard)	0.14 0	0.10 0	0.11 0
PM <sub>10</sub>	Maximum 24-hr Concentration (µg/m <sup>3</sup> ) Days > 50 µg/m <sup>3</sup> (State 24-hr standard)	66 5	78 6	75 5
PM <sub>2.5</sub>	Maximum 24-hr Concentration (µg/m <sup>3</sup> ) Exceed State Standard (12 µg/m <sup>3</sup> Annual Arithmetic Mean)?	54 Yes	59 Yes	83 Yes
Sulfur Dioxide	Maximum 24-hr Concentration (ppm) Days > 0.25 ppm (State 24-hr standard)	0.01 0	0.01 0	0.01 0

**SOURCE:** South Coast Air Quality Management District. Accessed 19 September 2008. *Historical Data by Year*. Available at: <http://www.aqmd.gov/smog/historicaldata.htm>

<sup>7</sup> South Coast Air Quality Management District. Accessed 19 September 2008. *Historical Data by Year*. Available at: <http://www.aqmd.gov/smog/historicaldata.htm>

## **Criteria Pollutants**

Existing air quality within the Long Beach vicinity is characterized by a mix of local emission sources that include stationary activities, such as space and water heating, landscape maintenance, consumer products and mobile sources, which include primarily automobile and truck traffic. Motor vehicles are the primary source of pollutants within the proposed project vicinity, because they have the potential to generate elevated localized levels of CO, termed as CO hotspots. Section 9.4 of SCAQMD's *CEQA Air Quality Handbook* identifies CO as a localized problem requiring additional analysis when a proposed project is likely to expose sensitive receptors to CO hotspots.<sup>8</sup>

## **Sensitive Receptors**

Some people are especially sensitive to air pollution and should be given special consideration when evaluating air quality impacts from projects. According to the *CEQA Air Quality Handbook*<sup>9</sup>, these persons include children, the elderly, persons with preexisting respiratory or cardiovascular illness, and athletes and other who engage in frequent exercise. Structures that house these persons or places where they gather to exercise are defined as sensitive receptors, and are located throughout the City.

## **Odors**

The City generally enjoys good air quality. There are occasional intermittent complaints related to sulfur odors that are expected to be related to offshore oil islands and burn off at regional refineries.

### **3.3.2 Impact Analysis**

State CEQA Guidelines recommend the consideration of five questions when addressing the potential for significant impacts to air quality.

Would the proposed project have any of the following effects:

- (a) Conflict with or obstruct implementation of the applicable air quality plan?

The proposed project would not be expected to result in impacts to air quality in relation to a conflict with or obstruction of implementation of the applicable air quality plan. The Housing Element would be consistent with all chapters of the Long Beach General Plan, including the Air Quality Element last updated in 1996. In addition, SCAG has determined that if a proposed project is consistent with the growth forecast for the subregion in which it is located and regional emissions are mitigated through the AQMP strategies, then the proposed project is consistent with the SCAQMD AQMP.

The Housing Element plans for the anticipated future housing needs set forth in the City RHNA allocation, which are within the SCAG growth forecasts established for the City. Since the Housing Element would be consistent with the SCAG growth forecasts, it would also be consistent with the SCAQMD AQMP and, therefore, there would be no expected impacts to air quality related to the attainment of the AQMP. No further analysis is warranted.

<sup>8</sup> South Coast Air Quality Management District. 1993. *CEQA Air Quality Handbook*. Diamond Bar, CA.

<sup>9</sup> South Coast Air Quality Management District. 1993. *CEQA Air Quality Handbook*. Diamond Bar, CA.

- (b) Violate any air quality standard or contribute substantially to existing or projected air violations?

The proposed project would be expected to result in less than significant impacts to air quality in relation to violation of any air quality standard or substantial contribution to an existing or projected air quality violation. While the Housing Element is a policy document that does not propose any specific development projects, it does establish goals and policies to provide housing assistance and preserve affordability, address unique local housing needs, retain and improve existing housing and neighborhoods, increase the opportunities for new housing construction, mitigate governments constraints to housing investment and affordability, increase opportunities for home ownership, and ensure fair and equal housing opportunities. The creation of new housing units in conformity with the City RHNA allocation target could result in some short term air quality construction impacts.

As a way to mitigate potential air quality impacts, the RTP developed by SCAG pursuant of SB 375, focuses on reducing vehicle miles traveled by concentrating new housing developments in highly developed areas serviced by public transit. The proposed project demonstrates the feasibility of achieving the housing inventory objectives through evaluation of five Planned Development (PD) Districts, PD-5 (Ocean Boulevard), PD-6 (Downtown Shoreline), PD-25 (Atlantic Boulevard), PD-29 (Long Beach Boulevard), and PD-30 (Downtown), which were established to allow flexible development plans to be prepared for areas within the City. Each of the PD districts targeted by the Housing Element are located in areas serviced by several means of public transit including multiple bus routes and a Metro light rail along Long Beach Boulevard that can transport passengers to Los Angeles, El Segundo, and Norwalk, as well as connect passengers to the neighboring cities of Carson, Compton, Paramount, Bellflower, Artesia, Cerritos, Hawaiian Gardens, and Norwalk. By concentrating efforts in the PD districts mentioned above, the proposed project will offset potential air quality impacts by reducing vehicle miles traveled through the utilization of existing public transit and concentrating development in existing dense communities.

Implementation of the proposed project will be consistent with both the AQMP and the City Air Quality Element, and would not result in air quality impacts beyond what is typically associated with residential construction activities. In addition, all future housing development projects will be subject to separate environmental review in accordance with CEQA. Therefore, the proposed project would not be expected to result in significant impacts to air quality. No further analysis warranted.

- (c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

The proposed project would be expected to result in less than significant impacts to air quality in relation to criteria pollutants. The County of Los Angeles is currently in nonattainment for ozone, PM<sub>2.5</sub>, PM<sub>10</sub>, Nitrogen Dioxide, and Pb. As was discussed in Sections 3.3.29(b), the Housing Element does not propose any specific development projects, and the creation of new housing units in conformity with the City RHNA allocation target could result in some short term air quality impacts for criteria pollutants. However, the proposed increase in housing stock proposed in the Housing Element is consistent with the designation for residential land uses in the adopted City of Long Beach General Plan and zoning ordinance; therefore, the increases do not constitute

significant impacts in relation to the adopted AQMP. In addition, although there may be net increases in criteria pollutants, the per capita level of criteria pollutants is likely be minimized due reduced vehicle miles traveled through the utilization of existing public transit and concentrating development in existing dense communities, consistent with the goals and objectives to the *Regional Comprehensive Plan*. All future housing development projects will be subject to separate environmental review in accordance with CEQA. Therefore, the proposed project would not be expected to result in significant impacts to air quality related to criteria pollutants. No further analysis is warranted.

(d) Expose sensitive receptors to substantial pollutant concentrations?

The proposed project would be expected to result in less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations. The SCAQMD Guidance Document states that local jurisdictions have the responsibility for determining land use compatibility for sensitive receptors. Fugitive dust in particular may pose significant impacts to sensitive receptors. The SCAQMD regulates fugitive dust via several district rules. Rule 403, Fugitive Dust, requires all projects and activities in the SCAB to control dust generation, with specific control measures for large operations of 50 acres or more<sup>10</sup>. Common measures include, but are not limited to, applying control blankets, spraying water on loose dirt, lying down crushed rock or gravel, setting up blockades such as silt fences, and establishing a mix of native vegetation.

As discussed above, the Housing Element does not propose any specific development projects or operations, and the creation of new housing units in conformity with the City RHNA allocation target could result in some short term air quality impacts to sensitive receptors. Implementation of the Housing Element will be consistent with both the AQMP and the City Air Quality Element and would not result in air quality impacts beyond what is typically associated with residential construction activities. In addition, all future housing development projects will be subject to separate environmental review in accordance with CEQA. Therefore, the proposed project would not be expected to result in significant impacts to air quality related to criteria pollutants. No further analysis is warranted.

(e) Create objectionable odors affecting a substantial number of people?

The proposed project would not be expected to result in impacts to air quality in relation to objectionable odors. Residential housing land uses in the City have not been the source of complaints regarding objectionable odors. Potential sources of objectionable odors during residential construction include use of architectural coatings and solvents, and diesel-powered construction equipment. SCAQMD Rule 1113 limits the amount of VOCs from architectural coating and solvents, which lowers odorous emissions.<sup>11</sup>

The Housing Element is a policy document that does not propose any specific development projects and would not result in any new odors or intensification of odors typically associated with construction activities or housing maintenance and improvements (i.e. exterior painting). All future housing development projects will be subject to separate environmental review in accordance with CEQA. No further analysis is warranted.

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<sup>10</sup> South Coast Air Quality Management District. May 2005. *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning*, Chapter 2: "Air Quality Issues Regarding Land Use." Diamond Bar, CA.

<sup>11</sup> South Coast Air Quality Management District. Amended June 2011. *Rules and Regulations*. Chapter XI, Rule 1113: Architectural Coatings. Diamond Bar, CA.

### 3.4 BIOLOGICAL RESOURCES

This analysis is undertaken to determine if the City of Long Beach 2013–2021 Housing Element (proposed project) may have a significant impact on biological resources, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State CEQA Guidelines.<sup>1</sup> Biological resources at the proposed project site were evaluated with regard to County and/or the City of Long Beach General Plan, in consultation with resource agency personnel at U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW); a query of the California Natural Diversity Database (CNDDDB)<sup>2</sup> for the USGS 7.5-minute series Long Beach, Long Beach OE, Seal Beach, Los Alamitos, and South Gate topographic quadrangles where the project is located, and all surrounding USGS 7.5-minute series topographic quadrangles (San Pedro, Torrance, Inglewood, Hollywood, Los Angeles, El Monte, Whittier, La Habra, Anaheim, Newport Beach); and a review of published and unpublished literature germane to the proposed project.

#### 3.4.1 Affected Environment

Although the City of Long Beach (City) is a largely urbanized area, there are urban natural areas including parks, trees, open space, community gardens, wetlands, rivers, and the Pacific Ocean. These natural provide habitat for local wildlife.

##### **Listed Species**

Most of the plant and wildlife species listed as rare, threatened, or endangered pursuant to the Federal and State Endangered Species Acts (ESAs) that have the potential to be present in the City are associated with extant marine and freshwater areas and limited area of extant terrestrial upland plant communities. These habitats have been largely eliminated within areas that have been developed or zoned for development or residential land uses.

##### **State-Designated Sensitive Habitats**

The area that is now the City historically included several ecological communities, with coastal scrub dominating. A handful of the native plants of the region can still be found in the city. These include California buckwheat (*Eriogonum fasciculatum*), California sagebrush (*Artemisia californica*), and California poppy (*Eschscholzia californica*). Some stands of coast live oak (*Quercus agrifolia*) still remain in the El Dorado Nature Center. California fan palm (*Washingtonia filifera*), a plant that is native further inland, was introduced to the City as a garden ornamental and is now naturalized. The areas that have been identified with the capacity to absorb additional residential density within the City are located within existing developed areas of the City that are not likely to support State-designated sensitive habitats.

##### **Riparian and Wetland Habitats**

Because of the coastal setting of the City, the open space resources include both land and water areas. There are approximately 11,600 water (surface) acres that are subject to the jurisdiction of the U.S. Army Corps of Engineers (USACOE) pursuant to Section 404 of the Clean Water Act, most

<sup>1</sup> California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

<sup>2</sup> California Department of Fish and Game. 2002. Rarefind 2: A Database Application for the Use of the California Department of Fish and Game Natural Diversity Data Base. Sacramento, CA.

of which would also be subject to the jurisdiction of the CDFW pursuant to Section 1600 of the State Fish and Game Code. Wetland and riparian resources within the City include bays, rivers, creeks, channels and canals, lagoons, lakes and ponds, and wetlands. Of these acres, all but 1,000 acres are also considered areas for fishing and marine life production.

### **Wildlife Movement Corridors**

Extant aquatic and upland habitats within natural areas and parks within the City may provide resting and roosting habitat for migratory birds as part of their larger journey along the Pacific Flyway.

### **Local Ordinances for Biological Resources**

The Open Space and Recreation Element of the City of Long Beach General Plan identifies four policies related to open space for the preservation of natural resources:

- 1.1 Promote the creation of new and reestablished natural habitats and ecological preserves including wetlands, woodlands, native plant communities and artificial reefs
- 1.2 Protect and improve the community's natural resources, amenities and scenic values including nature centers, beaches, bluffs, wetlands and water bodies
- 1.3 Incorporate environmentally sustainable practices in City programs and projects
- 1.4 Promote and assist with the remediation of contaminated sites

### **Habitat Conservation Plans**

CDFW has not designated any Natural Community Conservation Planning Areas in the City.<sup>3</sup> USFWS has not designated any Habitat Conservation Plan areas in the City.<sup>4</sup>

#### **3.4.2 Impact Analysis**

State CEQA Guidelines recommend the consideration of the following six questions when addressing the potential for significant impacts to biological resources:

Would the project have any of the following effects:

- (a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?

<sup>3</sup> California Department of Fish and Wildlife. n.d. *Natural Community Conservation Planning*. Available at: <http://www.dfg.ca.gov/habcon/nccp/>

<sup>4</sup> U.S. Fish and Wildlife Service, Carlsbad Fish and Wildlife Office. n.d. *Conservation Partnerships Program*. Available at: <http://www.fws.gov/carlsbad/ConsvPartners.html>

The proposed project would be expected to result in less than significant impacts to biological resources in relation to species listed as rare, threatened, or endangered pursuant to the Federal and State Endangered Species Acts. Areas that have the capacity to absorb additional residential development area are largely associated with existing developed areas within the City. The Housing Element limits the consideration of increased residential density to existing areas designated for such use in the Land Use Element of the City General Plan and in the Zoning Ordinance. Areas that provide suitable habitat for federally- and state-listed species are largely associated with extant natural habitats designated as Open Space in the Open Space and Recreation Element of the City of Long Beach General Plan. The Housing Element is a policy document that conforms to the Land Use and Open Space and Recreation Elements of the City of Long Beach General Plan and does not propose any specific development projects. Any future housing developments resulting from the implementation of the Housing Element would be subject to environmental review under CEQA and would be required to evaluate any potential effects to species listed or under consideration for listing pursuant to the Federal and State ESAs. The City of Long Beach Open Space and Recreation Element of the General Plan does not designate any locally sensitive populations of plants or wildlife. Therefore, the proposed project would not be expected to result in significant impacts to biological resources related to species listed as rare, threatened, or endangered pursuant to the Federal and State ESAs. No further analysis is warranted.

- (b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or the U. S. Fish and Wildlife Service?

The proposed project is expected to result in less than significant impacts to biological resources in relation to riparian habitat or other sensitive natural communities. Nearly the entire City is developed with urban uses. Areas that support extant natural habitats are largely designated as Open Space in the Open Space and Recreation Element of the City of Long Beach General Plan. The Housing Element is a policy document that conforms to the Land Use and Open Space and Recreation Elements of the City of Long Beach General Plan and does not propose any specific development projects. Any future housing developments resulting from the implementation of the Housing Element would be subject to environmental review under CEQA and would be required to evaluate any potential effects to state-designated sensitive habitats. Therefore, the proposed project is not expected to result in significant impacts to biological resources, and no further analysis related to riparian habitat or other sensitive natural communities is warranted.

- (c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means?

The proposed project is expected to result in less than significant impacts to biological resources in relation to federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means. The majority of the over 11,000 acres of aquatic and wetland resources within the City are designated as Open Space in the Open Space and Recreation Element of the City of Long Beach General Plan. The Housing Element is a policy document that conforms to the Land Use and Open Space and Recreation Elements of the City of Long Beach General Plan and does not propose any specific development projects. Any future housing developments resulting from the implementation of the Housing Element would be subject to environmental review under the CEQA and would be required to evaluate any potential effects to waters of the United States or waters of the State. Therefore, the proposed project is not

expected to result in significant impacts to biological resources and no further analysis related to federally protected wetlands as defined by Section 404 of the Clean Water Act is warranted.

- (d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

The proposed project is expected to result in less than significant impacts to biological resources in relation to movement of any migratory fish or wildlife species or with an established wildlife corridor. The majority of the extant natural habitats within the City are designated as Open Space in the Open Space and Recreation Element of the City of Long Beach General Plan. Housing Element is a policy document that conforms to the Land Use and Open Space and Recreation Elements of the City of Long Beach General Plan and does not propose any specific development projects. Any future housing developments resulting from the implementation of the Housing Element would be subject to environmental review under the CEQA and would be required to evaluate any potential effects to wildlife movement corridors. Therefore, the proposed project is not expected to result in significant impacts to biological resources and no further analysis related to movement of any migratory fish or wildlife species or with an established wildlife corridor or nursery sites is warranted.

- (e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The proposed project is not expected to result in impacts to biological resources in relation to conflicts with any local policies or ordinances protecting biological resources. As proposed opportunities to accommodate increased residential density are limited to existing area designated for such purposes, there are no anticipated conflicts with local policies or ordinances related to management of open space for the preservation of natural resources as articulated in the Open Space and Recreation Element of the City of Long Beach General Plan. Therefore, there are no expected impacts to biological resources related to conflicts with any local policies or ordinances protecting biological resources and no further analysis is warranted.

- (f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

The proposed project is not expected to result in impacts to biological resources in relation to conflicts with the provisions of any adopted Habitat Conservation Plan or Natural Community Conservation Plans. There is no known Habitat Conservation Plan or Natural Community Conservation Plan within the City as verified from USFWS and CDFW data.<sup>5,6</sup> Therefore, there are no expected impacts to biological resources related to conflicts with the provisions of any adopted Habitat Conservation Plan or Natural Community Conservation Plans and no further analysis is warranted.

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<sup>5</sup> U.S. Fish and Wildlife Service. n.d. *Conservation Plans and Agreements*. Available at: [http://ecos.fws.gov/conserv\\_plans/PlanReport](http://ecos.fws.gov/conserv_plans/PlanReport)

<sup>6</sup> California Department of Fish and Wildlife. n.d. *Natural Community Conservation Planning*. Available at: <http://www.dfg.ca.gov/habcon/nccp/>

### 3.5 CULTURAL RESOURCES

This analysis is undertaken to determine if the City of Long Beach 2013–2021 Housing Element (proposed project) may have a significant impact to cultural resources, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State of California Environmental Quality Act Guidelines (State CEQA Guidelines).

#### 3.5.1 Affected Environment

##### *Archaeological Resources*

The City of Long Beach (City) is an urbanized city. Archaeological evidence suggests that indigenous people inhabited portions of the City as early as 5,000 to 2,000 B.C.E. Much of those artifacts were destroyed in the first century of Long Beach's development.<sup>1</sup> Archaeological evidence suggests that several Gabrielino communities may have been present in the City area prior to Spanish contact and that each community may have controlled an area up to 10 square miles in size.<sup>2</sup> Among the best-researched Gabrielino communities in the City was Puvungna, a large settlement and important ceremonial site that was probably located in the area historically occupied by Rancho Los Alamitos and currently occupied by California State University, Long Beach.<sup>3</sup>

##### *Paleontological Resources*

Previous paleontological analysis indicates that the City of Long Beach's bedrock is made up of Quaternary (recent) Alluvium and Quaternary (Pleistocene) nonmarine terrace deposits. Beneath the soil and thin veneer of Quaternary Alluvium, areas contain surficial deposits of older Quaternary terrace deposits, which are terrestrial and marine.<sup>4</sup>

##### *Historic Resources*

The City of Long Beach adopted a Historic Preservation Element of the General Plan on June 22, 2010, which promotes the preservation and rehabilitation of historic resources in the City.<sup>5</sup> Previously, a Historic Context Statement for the City was written, which aided the development of the Historic Preservation Element.<sup>6</sup>

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<sup>1</sup> Sapphos Environmental, Inc. 2009. *Long Beach Historic Context Statement*. Prepared for: City of Long Beach, CA. Pasadena, CA.

<sup>2</sup> Grenda, D.R., and J.H. Atschul. 2002. "A Moveable Feast: Isolation and Mobility among Southern California Hunter Gatherers." In *Islands and Mainlanders: Prehistoric Context for the Southern California Bight*, eds. J.H. Atschul and D.R. Grenda. Tucson, AZ: SRI Press, pp. 143–144.

<sup>3</sup> McCawley, William. 1996. *The First Angelinos: The Gabrielino Indians of Los Angeles*. Banning, CA: Malki Museum Press, p. 71.

<sup>4</sup> Sapphos Environmental, Inc. 20 August 2004. *Initial Study: Long Beach Memorial Medical Center Expansion*. Prepared for: City of Long Beach, Department of Planning and Building, Long Beach, CA. Pasadena, CA.

<sup>5</sup> City of Long Beach, Department of Development Services. June 2010. *Historic Preservation Element*. Long Beach, CA.

<sup>6</sup> Sapphos Environmental, Inc. 2009. *Long Beach Historic Context Statement*. Prepared for: City of Long Beach, CA. Pasadena, CA.

### 3.5.2 Impact Analysis

State CEQA Guidelines recommend the consideration of four questions when addressing the potential for significant impacts to cultural resources:

Would the project have any of the following effects:

- (a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

The proposed project is not expected to result in impacts to cultural resources related to a substantial adverse change in the significance of a historical resource. The proposed project is a policy document that does not propose any specific development projects or alterations to any specific properties. Future development proposals consistent with the Housing Element will be subject to environmental review in accordance with CEQA. Therefore, there are no expected impacts to cultural resources related to a substantial adverse change in the significance of a historical resource, and no further analysis is warranted.

- (b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?

The proposed project is not expected to result in impacts to cultural resources related to a substantial adverse change in the significance of an archeological resource. The proposed project is a policy document that does not propose any specific development projects or alterations to any specific properties. Future development proposals consistent with the Housing Element will be subject to environmental review in accordance with CEQA. Therefore, there are no expected impacts to cultural resources related to a substantial adverse change in the significance of an archeological resource, and no further analysis is warranted.

- (c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The proposed project is not expected to result in impacts to cultural resources related directly or indirectly to the destruction of a unique paleontological resource or unique geologic feature. The proposed project is a policy document that does not propose any specific development projects or alterations to any specific properties. Future development proposals consistent with the Housing Element will be subject to environmental review in accordance with CEQA. Therefore, there are no expected impacts to cultural resources related to the destruction of a unique paleontological resource or unique geologic feature, and no further analysis is warranted.

- (d) Disturb any human remains, including those interred outside of formal cemeteries?

The proposed project is not expected to disturb any human remains, including those interred outside of formal cemeteries. The proposed project is a policy document that does not propose any specific development projects or alterations to any specific properties. Future development proposals consistent with the Housing Element will be subject to environmental review in accordance with CEQA. Therefore, the proposed project is not expected to disturb any human remains, including those interred outside of formal cemeteries, and no further analysis is warranted.

## 3.6 GEOLOGY AND SOILS

This analysis was undertaken to determine if the 2013–2021 Housing Element update (proposed project) to the City of Long Beach (City) General Plan would have a significant impact to geology and soils, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines.<sup>1</sup> The assessment of geology and soils considers all phases of the project planning, implementation, and operation in addressing the environmental checklist form. The conclusions rely on expert opinion supported by facts, published maps and studies,<sup>2,3,4,5,6,7</sup> the General Plan Safety Element,<sup>8</sup> and the General Plan Seismic Safety Element.<sup>9</sup> Information obtained from these sources address whether the proposed project would result in potential environmental impacts for the technical areas discussed below.

### 3.6.1 Affected Environment

#### ***Fault Rupture***

Where earthquakes are large enough, or shallow enough, surface rupture can occur along a fault plane where it intersects the earth's surface. The City is crossed by one known Alquist-Priolo Earthquake Fault Zoning Act (APEFZ) fault.<sup>10</sup> The Newport-Inglewood fault trends northwest through the center of the city, and is responsible for creating topographic features such as Signal Hill.<sup>11</sup> Other potentially active faults may extend beneath the City and could pose a substantial threat.

#### ***Ground Shaking***

Ground shaking is a potential seismic danger resulting from earthquakes that may occur in the region. Several factors contribute to the significance of ground shaking during an earthquake, including the proximity of the area to a fault or fault system, the depth of earthquake, the location of the epicenter, and the magnitude of the earthquake. There are areas within the City that are

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<sup>1</sup> California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

<sup>2</sup> California Geological Survey. 1986. *State of California Special Studies Zones, Long Beach Quadrangle*. Sacramento, CA.

<sup>3</sup> California Geological Survey. 1998. *Seismic Hazard Zone Report for the Long Beach 7.5-Minute Quadrangle, Los Angeles County, California*. Sacramento, CA.

<sup>4</sup> California Geological Survey. Revised 1999. *Fault-Rupture Hazard Zones in California*. Special Publication 42. Sacramento, CA.

<sup>5</sup> California Geological Survey. 1999. *Seismic Shaking Hazard Maps of California*. Map Sheet 48. Sacramento, CA.

<sup>6</sup> California Geological Survey. 1999. *State of California Seismic Hazard Zones, Long Beach Quadrangle*. Sacramento, CA.

<sup>7</sup> U.S. Geological Survey. 1989. *Map Showing Late Quaternary Faults and 1978–84 Seismicity of the Los Angeles Region, California*. Reston, VA.

<sup>8</sup> City of Long Beach, City Planning Department. 1975. *General Plan Program, Safety Element*. Long Beach, CA.

<sup>9</sup> City of Long Beach, Department of Planning and Building. 1988. *General Plan Program, Safety Element*. Long Beach, CA.

<sup>10</sup> California Geological Survey. 1986. *State of California Special Studies Zones, Long Beach Quadrangle*. Sacramento, CA.

<sup>11</sup> California Geological Survey. 1998. *Seismic Hazard Zone Report for the Long Beach 7.5-Minute Quadrangle, Los Angeles County, California*. Sacramento, CA.

susceptible to strong ground shaking from severe earthquakes. Earthquakes on faults, such as the Newport-Inglewood fault (capable of 7.1 magnitude), can generate seismic shaking.<sup>12</sup>

### ***Landslides***

Landslides result from unstable slopes that lose cohesion and collapse. Contributing factors to landslides include weakened bedrock, soil erosion, heavy and consistent rainfall, ground shaking from earthquake activity, and fire, as well as by human alteration of the surrounding environment. Very few portions of the City are located in "areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical, and subsurface water conditions indicate a potential for permanent ground displacements."<sup>13</sup> These areas, such as the slope northeast of Reservoir Drive East, pose a potential hazard to housing structures in the area.

### ***Liquefaction***

Liquefaction occurs when saturated, cohesionless (low relative density) materials (usually sand or silty sand) are transformed from a solid to a near-liquid state due to the increase in pore water pressure that can be caused by moderate to severe seismic ground shaking. In order for liquefaction to occur, the groundwater table must be relatively close to the surface, the soil must be loosely packed, and ground shaking needs to be powerful enough to cause the soil to liquefy. Large areas of the City are located in "areas where historic occurrence of liquefaction, or local geological, geotechnical and groundwater conditions, indicate a potential for permanent ground displacement."<sup>14</sup> The liquefaction zone in much of the City is widespread due to shallow ground water and abundant young alluvium.<sup>15</sup>

### ***Soil Erosion***

Soil erosion is the removal and transport of soils through geomorphic processes. The materials most susceptible to erosion are poorly consolidated sediments such as artificial fill, natural soil, and younger alluvium, all of which exist in various concentrations throughout the City.<sup>16</sup> Most susceptible areas are typically steeper slopes and along drainage courses.

### ***Unstable and Expansive Soils***

Subsidence is the gradual sinking of the earth's surface in a particular region. Subsidence hazard is found in areas with active groundwater or petroleum production. Petroleum activity is present within the City; however, reserves have been depleted.<sup>17</sup><sup>18</sup><sup>19</sup> Soils that expand and contract in

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<sup>12</sup> California Geological Survey. 1998. *Seismic Hazard Zone Report for the Long Beach 7.5-Minute Quadrangle, Los Angeles County, California*. Sacramento, CA.

<sup>13</sup> California Geological Survey. 1999. *State of California Seismic Hazard Zones, Long Beach Quadrangle*. Sacramento, CA.

<sup>14</sup> California Geological Survey. 1999. *State of California Seismic Hazard Zones, Long Beach Quadrangle*. Sacramento, CA.

<sup>15</sup> California Geological Survey. 1998. *Seismic Hazard Zone Report for the Long Beach 7.5-Minute Quadrangle, Los Angeles County, California*. Sacramento, CA.

<sup>16</sup> California Geological Survey. 1998. *Seismic Hazard Zone Report for the Long Beach 7.5-Minute Quadrangle, Los Angeles County, California*. Sacramento, CA.

<sup>17</sup> California Department of Conservation, Division of Oil, Gas, and Geothermal Resources. 1994. *California Oil and Gas Fields, Volume II, Southern, Central Coastal, and Offshore California Oil and Gas Fields*. Available at: [http://www.conservation.ca.gov/dog/pubs\\_stats/Pages/technical\\_reports.aspx](http://www.conservation.ca.gov/dog/pubs_stats/Pages/technical_reports.aspx)

volume ("shrink-swell" pattern) are considered to be expansive and may cause damage to aboveground structures as a result of density changes that shift overlying materials. Expansive soils have relatively high clay mineral content and are usually found in areas where underlying formations contain an abundance of clay minerals or where coarse-grained materials are weathered and break down into clay-rich materials. Holocene alluvial soft clay of distal fan deposits associated with the Los Angeles River, Rio Hondo, and San Gabriel River alluvial systems is present within the City and may have expansive properties.

### 3.6.2 Impact Analysis

The State CEQA Guidelines recommend the consideration of five questions when addressing the potential for significant impact to geology and soils:

Would the project have any of the following effects:

- (a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - (i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

The proposed project is expected to result in less than significant impacts from exposing people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault. Potential impacts associated with fault surface rupture will be addressed and evaluated through building new housing structures and updating existing housing structures in accordance with Chapter 18.68 of the Long Beach Building Standards Code.<sup>20</sup> The Housing Element is a policy statement consistent with the provisions of the land use designation in the City General Plan<sup>21</sup> and the City Zoning Ordinance.<sup>22</sup> Any development undertaken under the Housing Element would be subject to separate environmental review pursuant to CEQA. Therefore, the proposed project is not expected to result in significant impacts from exposing people or structures to potential substantial adverse effects involving rupture of a known earthquake fault. No further analysis is warranted.

- (ii) Strong seismic ground shaking?

There are areas within the City that are susceptible to strong ground shaking from severe earthquakes. Earthquakes on faults, such as the Newport-Inglewood fault (capable of 7.1 magnitude), can generate seismic shaking.<sup>23</sup> There are also a number of other active and potentially

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<sup>18</sup> California Department of Conservation, Division of Oil, Gas, and Geothermal Resources. 2009. *2008 Preliminary Report of California Oil and Gas Production Statistics*. Available at: [ftp://ftp.consrv.ca.gov/pub/oil/annual\\_reports/2008/PR03\\_2008.pdf](ftp://ftp.consrv.ca.gov/pub/oil/annual_reports/2008/PR03_2008.pdf)

<sup>19</sup> City of Long Beach. 2011. *Long Beach Building Standards Code*. Long Beach, CA.

<sup>20</sup> City of Long Beach. 2011. *Long Beach Building Standards Code*. Long Beach, CA.

<sup>21</sup> City of Long Beach, City Planning Department. 1989. *General Plan Program, Land Use Element*. Long Beach, CA.

<sup>22</sup> City of Long Beach and Municipal Code Corporation. 2012. *Long Beach Municipal Code, Volume 3, Title 21: "Zoning."* Available at: <http://library.municode.com/HTML/16115/book.html>

<sup>23</sup> California Geological Survey. 1998. *Seismic Hazard Zone Report for the Long Beach 7.5-Minute Quadrangle, Los Angeles County, California*. Sacramento, CA.

active faults within 60 miles of the City, any of which could cause significant ground shaking at the site. Potential impacts associated with seismic ground shaking will be addressed and evaluated through building new housing structures and updating existing housing structures in accordance with Chapter 18.68 of the Long Beach Building Standards Code.<sup>24</sup> The Housing Element is a policy statement consistent with the provisions of the land use designation in the City General Plan and the City Zoning Ordinance. Any development undertaken under the Housing Element would be subject to separate environmental review pursuant to CEQA. Therefore, the proposed project is not expected to result in significant impacts from exposing people or structures to strong seismic ground shaking. No further analysis is warranted.

(iii) Seismic-related ground failure, including liquefaction?

Potential impacts associated with seismic-related ground failure, including liquefaction, will be addressed and evaluated through building new housing structures and updating existing housing structures in accordance with applicable city, county, and state building codes. The Housing Element is a policy statement consistent with the provisions of the land use designation in the City General Plan and the City Zoning Ordinance. Any development undertaken under the Housing Element would be subject to separate environmental review pursuant to CEQA. Therefore, the proposed project is not expected to result in significant impacts from exposing people or structures to potential substantial adverse effects involving seismic-related ground failure, including liquefaction. No further analysis is warranted.

(iv) Landslides?

Potential impacts associated with landslides in these areas will be addressed and evaluated through building new housing structures and updating existing housing structures in accordance with applicable city, county, and state building codes. The Housing Element is a policy statement consistent with the provisions of the land use designation in the City General Plan and the City Zoning Ordinance. Any development undertaken under the Housing Element would be subject to separate environmental review pursuant to CEQA. Therefore, the proposed project is not expected to result in significant impacts from exposing people or structures to potential substantial adverse effects involving landslides. No further analysis is warranted.

(b) Result in substantial soil erosion or the loss of topsoil?

Due to the relatively flat nature of the City, erosion is not a major concern. The largest threat from erosion is uncontrolled drainage, especially during construction. The building of any new housing structures or updating of existing housing structures will be done in accordance with applicable city, county, and state building codes to limit and control erosion during site grading, earth moving, and other construction activities. The Housing Element is a policy statement consistent with the provisions of the land use designation in the City General Plan and the City Zoning Ordinance. Any development undertaken under the Housing Element would be subject to separate environmental review pursuant to CEQA. Therefore, the proposed project is not expected to result in significant impacts resulting from substantial soil erosion or the loss of topsoil. No further analysis is warranted.

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<sup>24</sup> City of Long Beach. 2011. *Long Beach Building Standards Code*. Long Beach, CA.

- (c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Liquefaction is discussed above. Because soil type is variable throughout the city, soil will be analyzed on an individual basis for any new housing structures or updates to existing housing structures in accordance with applicable city, county, and state building codes. The Housing Element is a policy statement consistent with the provisions of the land use designation in the City General Plan and the City Zoning Ordinance. Any development undertaken under the Housing Element would be subject to separate environmental review pursuant to CEQA. Therefore, the proposed project is not expected to result in significant impacts resulting from unstable soils. No further analysis is warranted.

- (d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

New housing structures or existing housing structures undergoing updates would be built in accordance with local, county, and state codes to reduce impacts from expansive soils to below the level of significance.<sup>25</sup> The Housing Element is a policy statement consistent with the provisions of the land use designation in the City General Plan and the City Zoning Ordinance. Any development undertaken under the Housing Element would be subject to separate environmental review pursuant to CEQA. Therefore, the proposed project is not expected to result in significant impacts resulting from expansive soils. No further analysis is warranted.

- (e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

The City is serviced by the Long Beach Water Department and has over 765 miles of sanitary sewer lines.<sup>26</sup> The Housing Element is currently served by the city sewer system. Additionally, the Housing Element is a policy statement consistent with the provisions of the land use designation in the City General Plan and the City Zoning Ordinance. Any development undertaken under the Housing Element would be subject to separate environmental review pursuant to CEQA. Therefore, the proposed project is not expected to result in significant impacts resulting from soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water. No further analysis is warranted.

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<sup>25</sup> California Geological Survey. 1998. *Seismic Hazard Zone Report for the Long Beach 7.5-Minute Quadrangle, Los Angeles County, California*. Sacramento, CA.

<sup>26</sup> Long Beach Water Department. n.d. "Sewage Treatment." Available at: <http://www.lbwater.org/sewage-treatment>

### 3.7 GREENHOUSE GAS EMISSIONS

This analysis is undertaken to determine if the City of Long Beach (City) 2013–2021 Housing Element (proposed project) may have a significant impact to greenhouse gas (GHG) emissions, thus requiring the consideration of mitigation measures or alternatives in accordance with Section 15063 of the State of California Environmental Quality Act Guidelines (State CEQA Guidelines).<sup>1</sup>

#### 3.7.1 Affected Environment

##### ***Assembly Bill 32***

Assembly Bill 32 (AB 32), also known as the Global Warming Solutions Act of 2006, is a California state law that addresses climate change by establishing a comprehensive program to reduce GHG emissions from all sources throughout the state. AB 32 requires that the California Air Resources Board (ARB) develop regulations and market mechanisms to reduce California's GHG emissions to 1990 levels by 2020. To achieve this goal, AB 32 mandates that the California ARB establish a quantified emissions cap; institute a schedule to meet the cap; implement regulations to reduce statewide GHG emissions from stationary sources; and develop tracking, reporting, and enforcement mechanisms to ensure that reductions are achieved.

##### ***Senate Bill 375***

Senate Bill 375 (SB 375), also known as the Sustainable Communities Protection Act of 2008, outlines strategies for achieving the goals set forth in AB 32. Pursuant to SB 375, the Southern California Association of Governments (SCAG) developed a Regional Transportation Plan (RTP) as part of its Sustainable Communities Strategy. As a way to significantly reduce GHG emissions in the future, the RTP focuses the majority of new housing and job growth in high quality transit areas and other opportunity areas in existing main streets, downtowns, and commercial corridors, resulting in an improved jobs/housing balance and more opportunity for transit-oriented development.

##### ***Southern California Association of Governments***

SCAG is the largest metropolitan planning area in the U.S., encompassing 38,000 square miles, and has one of the largest concentrations of population, employment, income, business, industry, and finance in the world. SCAG forecasts reveal that the region's population is projected to increase by almost 5.1 million people from 2008 to 2035, employment by 2.2 million jobs, and the number of households by 1.8 million<sup>2</sup>. As was discussed in Section 3.3, *Air Quality*, of this document, SCAG prepared a Regional Comprehensive Plan (RCP) to address important issues like housing, traffic/transportation, water, and air quality. In addition, SCAG updated its Regional Housing Needs Assessment (RHNA) in 2012 based on forecasts contained in its RTP. The RHNA is mandated by state housing law as part of the periodic process of updating local housing elements of the General Plan. These documents serve as advisory documents to local agencies in the Southern California region for their information and voluntary use for preparing local plans and handling local issues of regional significance. Within these documents, SCAG set forth various

<sup>1</sup> *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

<sup>2</sup> Southern California Association of Governments (SCAG). n.d. *Growth forecast for 2008 Regional Transportation Plan*. Available at: <http://www.scag.ca.gov/forecast/index.htm>

strategies and objectives to reduce GHG emissions and air quality impacts including, but not limited to:

- Reverse current trends in GHG emissions to support sustainability goals for energy, water supply, agriculture, and other resource areas
- Expand green building practices to reduce energy-related emissions from developments to increase economic benefits to business and residents
- Focus growth in existing and emerging centers and along major transportation corridors
- Target growth in housing, employment, and commercial development within walking distance and existing and planned transit stations
- Reduce vehicle miles traveled by concentrating new housing in highly developed areas serviced by public transit

### ***Long Beach Sustainable City Action Plan***

The City Council adopted the Long Beach Sustainable City Action Plan (SCAP) in 2010 to guide operational, policy, and financial decisions to create a more sustainable Long Beach. The SCAP includes measureable goals and actions that are intended to be challenging, yet realistic. The chapters include: (1) Buildings & Neighborhoods, (2) Energy, (3) Green Economy & Lifestyle, (4) Transportation, (5) Urban Nature, (6) Waste Reduction, and (7) Water. The SCAP indicates the City's commitment to reducing GHG emissions through strategic and sustainable planning initiatives.

### ***Long Beach Office of Sustainability***

The Long Beach Office of Sustainability was created to facilitate the process of developing and implementing model sustainability programs for the City. The Office of Sustainability delivers policy and programs that integrate efforts related to buildings and neighborhoods, urban nature, transportation, water, energy, waste reduction, and eco-products and services. Within its Buildings & Neighborhood elements, the Office of Sustainability emphasizes the importance of creating walkable neighborhoods as a means of reducing GHG emissions. Walkable neighborhoods help reduce the cities GHG emissions by locating housing near grocery and retail stores, schools, libraries, parks, businesses, and other local amenities within an easy and safe walking distance.

### **3.7.2 Impact Analysis**

Over the last decade, California's gross emissions of GHGs decreased 2.9 percent from 465.2 million tons of carbon dioxide equivalent (CO<sub>2</sub>e) in 2000 to 451.6 million in 2010.<sup>3</sup> According to the SCAP adopted by the City Council in 2010, the City's operations emitted a total of 51,754 tons of carbon dioxide in 2007.<sup>4</sup> Indirect emissions (buildings, electricity) accounted for 59.8 percent of total carbon emissions; stationary sources (buildings, natural gas) accounted for 7.4 percent of carbon emissions; and mobile sources (vehicles) accounted for 32.9 percent of total carbon emissions.

<sup>3</sup> Air Resources Board. March 2013. *California Greenhouse Gas Emissions for 2000 to 2010 – Trends by Emissions and Other Indicators*. Available at: [http://www.arb.ca.gov/cc/inventory/data/tables/ghg\\_inventory\\_trends\\_00-10\\_2013-03-04.pdf](http://www.arb.ca.gov/cc/inventory/data/tables/ghg_inventory_trends_00-10_2013-03-04.pdf)

<sup>4</sup> City of Long Beach Office of Sustainability. February 2010. *Sustainable City Action Plan*. Available at: <http://www.longbeach.gov/civica/filebank/blobdload.asp?BlobID=26498>

In addition to tracking and monitoring GHG emissions, the City emphasizes the importance of establishing a balance of jobs and housing within the City as a way to plan future housing developments and lower emissions through the reduction of vehicle miles traveled. According to an analysis of regional jobs/housing balance issues conducted by SCAG, the City is designated as "Gain Many Jobs" with regards to the change in the jobs/housing ratio from 1997 to 2025, suggesting a further need to balance housing with jobs.<sup>5</sup> As mentioned above, SCAG set forth various strategies for reaching the desired jobs/housing balance including targeting growth in housing, employment, and commercial developments within walking distance and existing and planned transit stations. According to the City SCAP, only 33 percent of Long Beach residents work in the City, with the remaining 66 percent commuting outside of the City. Furthermore, only 3.3 percent of Long Beach residents bike or walk to work, while 6.6 percent ride public transportation.<sup>6</sup>

State CEQA Guidelines recommend the consideration of two questions when addressing the potential for significant impacts to greenhouse gas emissions.

Would the proposed project have any of the following effects:

- (a) Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?

The proposed project would be expected to result in less than significant impacts to GHG emissions. According to the City's 2008 Annual Emissions Report, the City emitted 49,216 tons of carbon, down from 51,754 tons of carbon in 2007.<sup>7</sup> Future housing will generate some emissions of GHG during both project construction, primarily through construction vehicle and equipment exhaust emissions, and operations, primarily through passenger vehicle emissions. However, the Housing Element is a policy document that does not propose any specific development projects. The Housing Element demonstrates the feasibility of accommodating forecast housing demand through the capacity of five Planned Development (PD) districts to accommodate housing development, consistent with the existing land use designations for residential development and the adopting zoning ordinance. Thus, the Housing Element does induce growth beyond the levels anticipated in the adopted general plan. Residential development proposals will be subject to environmental review in accordance with the provisions of CEQA. Any new, ongoing emissions associated with the Housing Element could be reduced by decreasing vehicle miles traveled through the development of walkable neighborhoods. By targeting five PD districts in areas serviced by multiple bus routes and a Metro light rail, the proposed project's generation of GHG emissions would be less than significant. Therefore, no further analysis is warranted.

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<sup>5</sup> Southern California Association of Government. April 2001. *Change in Jobs/Housing Ratios between 1997 and 2025 in the SCAG Region by Regional Statistical Area*. Los Angeles, CA.

<sup>6</sup> City of Long Beach Office of Sustainability. February 2010. *Sustainable City Action Plan*. Available at: <http://www.longbeach.gov/civica/filebank/blobdload.asp?BlobID=26498>

<sup>7</sup> California Climate Action Registry. 2010. *Annual Emissions Report: City of Long Beach*. Available at: <http://www.longbeach.gov/civica/filebank/blobdload.asp?BlobID=27243>

- (b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs?

The Housing Element considers the development of housing consistent with the seven land use designations that allow for residential development ranging from 7 units to 249 units per acre.<sup>8</sup> A review of existing residential developments indicates that there is capacity for additional development in most of the planned development districts within the City. Therefore, the Housing Element is consistent with the objectives of the General Plan and encourages residential development in the appropriate locations. In addition, the Housing Element is consistent with the City of Long Beach Zoning Ordinance and the Long Beach SCAP. Thus, there would be no anticipated conflicts with the existing state and City plans, policies, or regulations established for the purpose of reducing GHG emissions. No further analysis is warranted.

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<sup>8</sup> City of Long Beach Department of Planning and Building. April 1997. *Land Use Element of the City of Long Beach General Plan*. Long Beach, CA.

### 3.8 HAZARDS AND HAZARDOUS MATERIALS

This analysis is undertaken to determine if the 2013–2021 Housing Element update (proposed project) to the City of Long Beach (City) General Plan would have a significant impact to hazards and hazardous materials, thus requiring the consideration of mitigation measures or alternatives in accordance with Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines.<sup>1</sup> Hazardous wastes are by-products of society that can pose a substantial risk or potential hazard to human health or the environment when improperly managed. Hazardous wastes possess at least one of four characteristics (ignitability, corrosivity, reactivity, or toxicity) or appear on special Environmental Protection Agency (EPA) lists.<sup>2</sup>

Hazards and hazardous materials within the City site were evaluated based on expert opinion supported by facts and the Public Safety and Seismic Safety Elements of the City General Plan.

#### 3.8.1 Affected Environment

##### *Hazards and Hazardous Materials*

According to Plate 12 of the Public Safety Element of the City General Plan, the City has 1,684 acres of industrial land use. For the most part, the industrial areas are concentrated in five locations of the City: the harbor area, the Westside Industrial Area (just north of the harbor), in and surrounding the airport, in north Long Beach, and on the east side at the conjunction of Westminster and Studebaker Road. From a public safety standpoint, the greatest threat is that of encroachment of industrial activities into other areas of the City. This mixing of incompatible land uses presents itself in west Long Beach and north Long Beach.

##### *Transportation Routes for Hazardous Materials*

The California Department of Transportation (Caltrans) sets forth regulations and restrictions upon the transportation of dangerous fluids, chemicals, or explosives. In the City, designated truck routes are established. These routes are delineated on Plate 13 of the Public Safety Element of the City General Plan, along with freeways and railroads.<sup>3</sup>

##### *Public Airports*

The Long Beach Airport is located within the City, just north of the 405 freeway between Cherry Avenue and Lakewood Boulevard (Figure 1.4-1, *Local Vicinity Map*).

##### *Private Airports*

The nearest private airstrip is the Los Angeles County Compton/Woodley Airport located approximately 5.5 miles northwest of the city of Long Beach.

<sup>1</sup> *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

<sup>2</sup> *Code of Federal Regulations*. Title 40, Chapter 1, Part 261.

<sup>3</sup> Long Beach Planning Department. May 1975. *Long Beach General Plan Program. Public Safety Element*. Available at: <http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=2545>

### ***Emergency Response Plans***

The City has collected data and compiled research on five hazards: earthquakes, flooding, earth movements, windstorms, and tsunamis. Research materials came from the City's General Plan, Threat Assessment contained in the Multi-Hazard Functional Plan, and state agencies including the California Governor's Office of Emergency Services and the California Department of Forestry and Fire Protection. The City has identified current mitigation activities, resources and programs, and potential action items from research materials and stakeholder interviews.<sup>4</sup>

The Long Beach City Council is responsible for adopting the Natural Hazards Mitigation Plan. This governing body has the authority to promote sound public policy regarding natural hazards. Once the plan has been adopted, the City's Hazard Mitigation Coordinator will be responsible for submitting it to the State Hazard Mitigation Officer at the Governor's Office of Emergency Services. The Governor's Office of Emergency Services will then submit the plan to the Federal Emergency Management Agency (FEMA) for review. This review will address the federal criteria outlined in FEMA Interim Final Rule 44 CFR Part 201. Upon acceptance by FEMA, the City will gain eligibility for Hazard Mitigation Grant Program funds.

### ***Wildlands***

The City of Long Beach is located in an area mapped as being at very low risk for wildland hazard.<sup>5</sup>

### **3.8.2 Impact Analysis**

The State CEQA Guidelines recommend the consideration of eight questions when addressing the potential for significant impact to hazards and hazardous materials:

Would the project have any of the following effects:

- (a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

The proposed project is not expected to result in impacts from hazards and hazardous materials with respect to creating a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials as defined by the Hazardous Materials Transportation Uniform Safety Act.<sup>6</sup> The Housing Element identifies 31 specific sites suitable for future housing development. The Housing Element is a policy document that does not propose any specific development projects or alterations of any specific properties. The development and occupation of residential land uses do not normally involve the routine transport, use, or disposal of hazardous materials. Redevelopment of building and structures constructed prior to 1979 may require remediation of building materials contaminated with arsenic, asbestos or lead. The Housing Element would not relieve private- or public-sector developers of the requirement for appropriate remediation and disposal of such materials consistent with applicable federal, state, and local statutes and regulations. In addition, hazardous materials handling associated with housing maintenance and construction activities would be limited to asbestos removal/disposal and

<sup>4</sup> City of Long Beach. 19 October 2004. *City of Long Beach Natural Hazards Mitigation Plan, Final Working Document*. Prepared by: Emergency Planning Consultants, San Diego, CA. Long Beach, CA.

<sup>5</sup> See <http://nfpa.typepad.com/.a/6a00d8351b9f3453ef017d41943e0c970c-popup>

<sup>6</sup> *Code of Federal Regulations*. Title 40, Chapter 1, Parts 106–180.

common household materials such as paints and insecticides. The handling and disposal of any hazardous or potentially hazardous materials would be in full compliance with Long Beach Municipal Code Sections 8.86 through 8.88, as well as all existing state safety regulations. Future development proposals will be subject to separate environmental review in accordance with CEQA. Therefore, there are no expected impacts from hazards and hazardous materials related to creating a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. No further analysis is warranted.

- (b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous material?

The proposed project is not expected to result in impacts from hazards and hazardous materials with respect to creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous material. The Housing Element is a policy document that does not propose any specific development projects or alterations of any specific properties. Future development proposals will be subject to separate environmental review in accordance with CEQA. In addition, hazardous materials handling associated with housing maintenance and construction activities would be limited to asbestos removal/disposal and common household materials such as paints and insecticides. The handling and disposal of any hazardous or potentially hazardous materials would be in full compliance with Long Beach Municipal Code Sections 8.86 through 8.88 as well as all existing state safety regulations. Therefore, there are no expected impacts from hazards and hazardous materials related to the creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous material. No further analysis is warranted.

- (c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

The proposed project is not expected to result in impacts from hazards and hazardous materials with respect to the emission of hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The Housing Element does identify 31 specific sites suitable for future housing developments to encourage special needs housing production. The Housing Element is a policy document that does not propose any specific development projects or alterations of any specific properties. Residential housing is a land use that does not normally involve emissions of hazardous emissions or the handling of acutely hazardous materials. Handling of hazardous materials associated with housing construction, rehabilitation, and maintenance activities would be limited to asbestos removal/disposal and common household materials such as paints and insecticides. Parties engaged in the handling and disposal of any hazardous or potentially hazardous materials are required to comply to undertake such activities in compliance with Long Beach Municipal Code Sections 8.86 through 8.88 as well as all existing state safety regulations. Future development proposals will be subject to separate environmental review in accordance with CEQA. Therefore, there are no expected impacts from hazards and hazardous materials with respect to the emission of hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No further analysis is warranted.

- (d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to the Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?

The proposed project is not expected to result in impacts from hazards and hazardous materials such that residential housing developed to provide the anticipated capacity associated with the Housing Element would not be proposed on a site, which is included on a list of hazardous materials site, unless a "no further action" was obtained from the appropriate regulatory oversight agency, the State Environmental Protection Agency Department of Toxic Substances Control for contaminated soil or the Regional Water Quality Control Board for contaminated surface or groundwater. The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the state and local agencies and developers to comply with CEQA requirements in providing information about the location of hazardous materials release sites. All future residential development projects would be subject to separate CEQA review that would include analysis of information from the Cortese List. Therefore, there are no expected impacts from hazards and hazardous materials related to location on a hazardous materials site. No further analysis is warranted.

- (e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

The proposed project is not expected to result in impacts from hazards and hazardous materials in relation to the proximity from an airport and the safety hazard for people residing or working in the project area. The Housing Element would not alter air traffic patterns or encourage housing developments that could conflict with established Federal Aviation Administration (FAA) flight protection zones. Therefore, there are no expected impacts from hazards and hazardous materials in relation to the proximity from an airport and the safety hazard for people residing or working in the project area. No further analysis is warranted.

- (f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

The proposed project is not expected to result in impacts from hazards and hazardous materials due to the project vicinity within a private airstrip and the potential for safety hazards for people residing or working in the project area. There are no private airstrips located within or adjacent to the City. Therefore, there are no expected impacts from hazards and hazardous materials due to the project vicinity within a private airstrip and the potential for safety hazards for people residing or working in the project area and no further analysis is warranted.

- (g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The proposed project is not expected to result in impacts from hazards and hazardous materials impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The Housing Element would be consistent with all chapters of the General Plan, including the Public Safety Element. The Housing Element would not encourage or otherwise set forth any policies or recommendations that could potentially impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

Therefore, there are no expected impacts from hazards and hazardous materials from impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No further analysis is warranted.

- (h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

The proposed project is not expected to result in impacts from hazards and hazardous materials from exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.<sup>7</sup> The City is a highly urbanized community and there are no residential properties located adjacent to wildlands and there is no risk of exposing people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, there are no expected impacts from exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. No further analysis is warranted.

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<sup>7</sup> California Department of Forestry and Fire Protection, Fire Resources Assessment Program. 11 November 2007. *Fire Hazard Severity Zones in State Responsibility Area – Los Angeles County*. Sacramento, CA.

### 3.9 HYDROLOGY AND WATER QUALITY

This analysis is undertaken to determine if the City of Long Beach (City) 2013–2021 Housing Element update (proposed project) may have a significant impact to hydrology and water quality, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State California Environmental Quality Act Guidelines (State CEQA Guidelines).<sup>1</sup> Hydrology and water quality at the proposed project site were evaluated with regard to the applicable City of Long Beach General Plan;<sup>2</sup> State of California Regional Water Quality Control Board (RWQCB) Basin Plan<sup>3</sup> for the Los Angeles RWQCB's Water Quality Control Plan: Los Angeles Region Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties Region; National Flood Insurance Program Flood Insurance Rate Maps (FIRMs)<sup>4</sup> for the appropriate Los Angeles County; and the USGS 7.5-minute series topographic quadrangles for the proposed project area.<sup>5</sup>

#### 3.9.1 Affected Environment

##### ***Water Quality and Waste Discharge Requirements***

The municipal storm water National Pollution Discharge Elimination System (NPDES) Order No. 99-060 issued to the City by the California RWQCB, Los Angeles Region, in 1999 requires the development and implementation of a program addressing storm water pollution issues in development planning for private projects. As part of the NPDES permit, the Storm Water Management Program in the City requires new developments to meet the permit requirements through best management practices (BMPs) to reduce or eliminate non-storm discharges to the storm water system.

##### ***Groundwater***

The City is located within the area regulated by the Los Angeles Region 4 of the California RWQCB.<sup>6</sup> The City is a highly urbanized community with the water system infrastructure fully in place to accommodate future development. Potable water supplies are provided by the City.

##### ***Drainage Patterns***

Because of the coastal setting of the City, the open space resources include both land and water areas. There are approximately 11,600 water (surface) acres that are subject to the jurisdiction of the U.S. Army Corps of Engineers (USACOE) pursuant to Section 404 of the Clean Water Act, most of which would also be subject to the jurisdiction of the California Department of Fish and Wildlife (CDFW) pursuant to Section 1600 of the State Fish and Game Code. Wetland and riparian

<sup>1</sup> California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

<sup>2</sup> City of Long Beach. n.d. *General Plan*. Long Beach, CA. Available at: [http://www.lbds.info/planning/advance\\_planning/general\\_plan.asp](http://www.lbds.info/planning/advance_planning/general_plan.asp)

<sup>3</sup> California Regional Water Quality Control Board, Los Angeles Region. 1994. *Water Quality Control Plan, Los Angeles Region, Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties*. Monterey Park, CA.

<sup>4</sup> Federal Emergency Management Agency. 26 September 2008. *Flood Insurance Rate Map, Long Beach, Los Angeles County, California*. Map Number 06037C1960F. Washington, DC.

<sup>5</sup> U.S. Geological Survey. 2012. *7.5-Minute Series, Long Beach, California, Topographical Quadrangle*. Reston, VA.

<sup>6</sup> California Regional Water Quality Control Board, Los Angeles Region, 1994. *Water Quality Control Plan, Los Angeles Region, Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties*. Monterey Park, CA.

resources within the City include bays, rivers, creeks, channels and canals, lagoons, lakes and ponds, and wetlands.

### **100-Year Flood Hazard Zone**

According to the Federal Emergency Management Agency (FEMA), the City is located in Zone X, which is outside of the 100-year flood hazard area.<sup>7</sup>

### **Areas Subject to Seiche, Tsunami, and Mudflows**

A seiche is another earthquake or slide-induced wave that can be generated in an enclosed body of water of any size from a swimming pool to a harbor or lake. Historically, seiches have not caused as much damage as tsunamis. According to the Seismic Element of the City General Plan, seiche hazards are primarily limited areas that are less than 10 feet above mean sea level in elevation and within 100 feet of the beach.

A tsunami is a sea wave generated by a submarine earthquake, landslide, or volcanic action. According to the Seismic Element of the City General Plan, a major tsunami from either a landslide or volcanic event is considered extremely remote for the City. The most likely tsunami source is a submarine earthquake. Submarine earthquakes are common around the edges of the Pacific Ocean. Therefore, all of the Pacific Coastal areas are subject to this potential hazard to a greater or lesser degree.

A mudflow is a downhill movement of soft wet earth and debris, made fluid by rain or melted snow and often building up great speed. The relatively flat nature of areas designated for residential land uses in the Land Use Element of the City General Plan are largely not at risk for mudflows.

### **3.9.2 Impact Analysis**

The State CEQA Guidelines recommend the consideration of ten questions when addressing the potential for significant impacts to hydrology and water quality:

Would the project have any of the following effects?

- (a) Violate any water quality standards or waste discharge requirements?

The Storm Water Management Program in the City requires new developments to meet the permit requirements through BMPs to reduce or eliminate non-storm water discharges to the storm water system. These requirements meet the water quality standards as set forth by the responsible agencies and address storm runoff quantity and flow rate, suspended solids (primarily from erosion), and contaminants such as phosphorus (primarily from landscaping) and hydrocarbons (primarily from automobiles).

The Housing Element of the City General Plan is a policy document and does not propose any specific development projects. The Housing Element is not expected to result in impacts to hydrology and water quality in relation to water quality standards or waste discharge requirements.

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<sup>7</sup> Federal Emergency Management Agency. Effective 26 September 2008. *City of Long Beach, California Flood Zones*. Washington, DC.

Therefore, there are no expected impacts to hydrology and water quality related to violation of any water quality standards or waste discharge requirement. No further analysis is warranted.

- (b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?

The Housing Element of the Long Beach General Plan is not expected to result in impacts to hydrology and water quality in relation to groundwater supplies or groundwater recharge. No wells will be proposed for groundwater extraction. Irrigation of landscape areas would fully utilize existing available supplies of reclaimed water. Therefore, there are no expected impacts to hydrology and water quality related to groundwater supplies or groundwater recharge and no further analysis is warranted.

The Housing Element of the City General Plan is a policy document and does not propose any specific development projects. Therefore, there would be no anticipated impact on groundwater supplies due to interference with groundwater recharge. No further is warranted.

- (c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on or off site?

The Housing Element is not be expected to result in impacts to hydrology and water quality in relation to alteration of existing drainage patterns in a manner that would result in substantial erosion or siltation on or off site. There are substantial areas within the City of Long Beach that include natural and man-made drainages. The USACOE and CDFW discourage the filling or alteration of existing drainage patterns. Where such impacts cannot be avoided, a permit is likely to be required pursuant to Section 404 of the Clean Water Act and a Streambed Alteration Agreement (SAA) is likely to be required pursuant to Section 1600 of the State Fish and Game Code. The Housing Element is a policy document that does not propose any specific development project. The Housing Element considers opportunities for increasing housing supply consistent with existing land use designations that allow for residential development and consistent with the zoning ordinance. The Housing Element does not encourage any alterations to existing drainage patterns with the potential for impacts to hydrology and water quality in relation to alteration of existing drainage patterns in a manner that would result in substantial erosion or siltation on or off site. A project to develop new housing or rehabilitate existing structures to accommodate housing would be subject to environmental review pursuant to CEQA and would be required to obtain necessary permits and agreements to alter any existing drainage. Therefore, there are no expected impacts to hydrology and water quality related to alteration of existing drainage patterns in a manner that would result in substantial erosion or siltation on or off site. No further analysis is warranted.

- (d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on site or off site?

The proposed project is not expected to result in impacts to hydrology and water quality in relation to alteration of existing drainage patterns in a manner that would result in flooding on site or off site. USACOE and CDFW discourage the filling or alteration of existing drainage patterns. Where such impacts cannot be avoided, a permit is likely to be required pursuant to Section 404 of the Clean Water Act and a SAA is likely to be required pursuant to Section 1600 of the State Fish and Game Code. The Housing Element is a policy document that does not propose any specific development project. The Housing Element considers opportunities for increasing housing supply consistent with existing land use designations that allow for residential development and consistent with the zoning ordinance. The Housing Element does not encourage any alterations to existing drainage patterns with the potential for impacts to hydrology and water quality in relation to alteration of existing drainage patterns in a manner that would result in substantial erosion or siltation on or offsite. A project to develop new housing or rehabilitate existing structures to accommodate housing would be subject to environmental review pursuant to CEQA and would be required to obtain necessary permits and agreements to alter any existing drainage. Therefore, there are no significant impacts to hydrology and water quality related to alteration of existing drainage patterns in a manner that would result in flooding on site or off site. No further analysis is warranted.

- (e) Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or providing substantial additional sources of polluted runoff?

The proposed project is not expected to result in impacts to hydrology and water quality in relation to exceeding the capacity of existing or planned storm water drainage systems or providing substantial additional sources of polluted runoff. The Housing Element is a policy document and does not encourage the potential for impacts to hydrology and water quality in relation to exceeding the capacity of existing or planned storm water drainage systems or providing substantial additional sources of polluted runoff. The City storm water drainage system is adequate to accommodate runoff from future development projects. All future residential developments would be subject to separate environmental analysis in accordance with CEQA. Therefore, there are no impacts to hydrology and water quality related to exceeding the capacity of existing or planned storm water drainage systems or providing substantial additional sources of polluted runoff. No further analysis is warranted.

- (f) Otherwise substantially degrade water quality?

The proposed project is not expected to result in impacts to hydrology and water quality in relation to substantial degradation of water quality. The Housing Element is a policy document and does not encourage the potential for impacts to hydrology and water quality in relation to substantial degradation of water quality. All future residential developments would be subject to separate environmental analysis in accordance with CEQA. Therefore, there are no expected impacts to hydrology and water quality in relation to substantial degradation of water quality. No further analysis is warranted.

- (g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

The proposed project is not expected to result in impacts to hydrology and water quality in relation to placement of housing within a 100-year flood hazard area. According to FEMA, most of the City is located in Zone X, which is outside of the 100-year flood hazard area and there is no potential for impacts to hydrology and water quality in relation to placement of housing within a 100-year flood hazard area. Therefore, there are no expected impacts to hydrology and water quality related to placement of housing within a 100-year flood hazard area. No further analysis is warranted.

- (h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?

The proposed project is not expected to result in impacts to hydrology and water quality in relation to placement of structures (other than housing) within a 100-year flood hazard area.<sup>8,9</sup> The Housing Element is a policy document that does not propose any specific development projects; however, it does include a list of specific sites considered suitable for new housing development and according to FEMA, since most of the City, including all of these identified sites, is located in Zone X, which is outside of the 100-year flood hazard area. There is no potential for impacts to hydrology and water quality in relation to placement of structures (other than housing) within a 100-year flood hazard area. Therefore, there are no expected impacts to hydrology and water quality related to placement of structures (other than housing) within a 100-year flood hazard area. No further analysis is warranted.

- (i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?

The proposed project is not expected to result in impacts to hydrology and water quality in relation to the failure of a levee or dam. The City is not located in the proximity of a levee or a dam and no potential exists for impacts to hydrology and water quality in relation to the failure of a levee or dam. Therefore, there are no expected impacts to hydrology and water quality related to the failure of a levee or dam. No further analysis is warranted.

- (j) Inundation by seiche, tsunami, or mudflow?

The proposed project is expected to result in less than significant impacts to hydrology and water quality in relation to the inundation by seiche, tsunami, or mudflow. The Seismic Safety Element of the City General Plan identifies areas that are subject to seiche, tsunami, and mudflow and provides guidelines for remediating the attendant risks. The Housing Element of the Long Beach General Plan is a policy document and does not propose any specific development projects. Based on the review of the current Seismic Safety Element<sup>10</sup> of the City General Plan, the proposed project is not expected to result in significant impacts to hydrology and water quality related to inundation by seiche, tsunami, or mudflow. No further analysis is warranted.

<sup>8</sup> Federal Emergency Management Agency. 1996. *Compliant Metadata for Q3 Flood Data Coverage for Los Angeles, California*. Washington, DC.

<sup>9</sup> City of Long Beach, Department of Planning and Building. April 1997. "Flood Hazards Areas Map." In *Land Use Element of the Long Beach General Plan*. Available at: [http://www.lbds.info/planning/advance\\_planning/general\\_plan.asp](http://www.lbds.info/planning/advance_planning/general_plan.asp)

<sup>10</sup> City of Long Beach, Department of Planning and Building. July 1988. "Plate 11 – Tsunami and Seiche Influence Areas." In *Seismic Safety Element of the Long Beach General Plan*. Available at: [http://www.lbds.info/planning/advance\\_planning/general\\_plan.asp](http://www.lbds.info/planning/advance_planning/general_plan.asp)

### 3.10 LAND USE AND PLANNING

This analysis is undertaken by the City of Long Beach (City) to determine if the City's 2013–2021 Housing Element (proposed project) might have a significant impact to land use and planning, thus requiring the consideration of mitigation measures or alternatives in accordance with Section 15063 of the State California Environmental Quality Act Guidelines (State CEQA Guidelines).<sup>1</sup> Land use and planning at the proposed project site was evaluated in light of the adopted published maps, adopted plans, and in coordination with U.S. Fish and Wildlife (USFWS) and California Department of Fish and Wildlife (CDFW) with regard to the applicable proposed or adopted land use plans and regulations.

#### 3.10.1 Affected Environment

As described in Section 1.0, the City was incorporated into Los Angeles County in 1897 and is a highly diverse community of 462,257 residents with no ethnic majority. Located in the South Bay region of Los Angeles County, adjacent to the Pacific Ocean, the City encompasses approximately 51 square miles and is a fully urbanized community with a major port; regional airport; passenger rail to Los Angeles; a branch of California State University; and over 60 residential neighborhoods, including 17 historic districts. There are 173,932 housing units in the City to house 160,972 households. The Land Use Element of the City General Plan (General Plan) was last revised in 1997 and the Housing Element was last updated in 2009. Table 3.10.1-1, *General Plan Land Use Districts*, outlines the allowable densities for residential land use districts (LUDs) pursuant to the Land Use Element of the General Plan.

**TABLE 3.10.1-1  
GENERAL PLAN LAND USE DISTRICTS**

<b>Land Use District (LUD)</b>	<b>Maximum Density (per acre)</b>
LUD1 – Single-Family District	7 units
LUD2 – Mixed Style Home District	14 units
LUD3A – Townhomes	25 units
LUD3B – Moderate Density Residential District	30 units
LUD4 – High Density Residential District	44 units
LUD5 – Urban High Density Residential District	108 units
LUD6 – High-Rise Residential District	249 units

**SOURCE:** City of Long Beach Department of Planning and Building, April 1997. *Land Use Element of the City of Long Beach General Plan*. Long Beach, CA.

#### **Regional Housing Needs Assessment**

In 2012, the Southern California Association of Governments (SCAG) updated its Regional Housing Needs Assessment (RHNA) based on forecasts contained in its Regional Transportation Plan (RTP). The RHNA is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. For the 2013 Housing Element update, the City is allocated a RHNA of 7,048 units. The RHNA for this planning period commences on January 1, 2014 and covers through October 31, 2021. The RHNA for the City is allocated as follows:

<sup>1</sup> *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

- Extremely Low Income (up to 30 percent of AMI): 886 units (12 percent)
- Very Low Income (31 to 50 percent of AMI): 887 units (13 percent)
- Low Income (51 to 80 percent of AMI): 1,066 units (15 percent)
- Moderate Income (81 to 120 percent AMI): 1,170 units (17 percent)
- Above Moderate Income (more than 120 percent of AMI): 3,039 units (43 percent)

### ***Planned Development Districts***

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. Many of the PD districts have provided the primary opportunities for infill development during the past decade, specifically in PDs 5, 6, 25, 29, and 30. Since 2006, at least 824 housing units have been constructed within the various PD districts, including 207 affordable units for lower and moderate income households. Although all PDs were evaluated for their potential to accommodate additional housing units, a combination of five districts was used to demonstrate the feasibility of attaining the required number of housing units in relation to SCAG's 2012 RHNA forecast. PD districts identified in the Housing Element as having significant potential for residential development are noted below:

- **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 11 sub-areas, each with unique standards and guidelines for development. Though housing is not permitted in some subareas of PD-6, sub-area 9 permits residential density up to 250 units per acre.
- **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, including R-4-N uses with residential densities up to 109 units per acre, are permitted in sub-areas 1 and 3, and R-4-U uses are allowed in sub-areas 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 range from 31 to 54 dwelling units (du) per acre, with unlimited higher densities available to high-rise buildings in the Downtown Core.

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 PD zoning, flexibility in development standards is built into the PD regulations.

### 3.10.2 Impact Analysis

The State CEQA Guidelines recommend the consideration of three questions when addressing the potential for significant impact to land use and planning:

Would the project have any of the following effects:

- (a) Physically divide an established community?

The proposed project is not expected to result in impacts to land use and planning through the physical division of an established community. In conformance with the General Plan, Title 21 of the City of Long Beach Municipal Code, Zoning Regulations,<sup>2</sup> 32 PD districts were established to allow flexible development plans to be prepared for areas of the City that may benefit from the formal recognition of unique or special land uses and the definitions of special design policies and standards not otherwise possible under conventional zoning districts. The five PD districts in which the Housing Element is concentrating its efforts (PDs 5, 6, 25, 29, 30) are located in highly developed, dense areas that are compatible with the existing community and would not cause a physical division within the established community. Therefore, there are no expected impacts to land use and planning resulting in a physical division to the established community and no further analysis is warranted.

<sup>2</sup> City of Long Beach Municipal Code, Title 21, Chapter 21.37, "Planned Development Districts." Available at: [http://library.municode.com/HTML/16115/level3/voii\\_tit21zo\\_ch21.37pldedi.html](http://library.municode.com/HTML/16115/level3/voii_tit21zo_ch21.37pldedi.html)

- (b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

The proposed project is not expected to result in impacts to land use and planning in relation to a conflict with adopted or proposed land use plans, policies, or regulations. The proposed project area is owned by the City and falls within the jurisdiction of the City of Long Beach General Plan. The Housing Element does not propose any changes to the Land Use Element or Zoning Ordinances of the General Plan, and is consistent with the City of Long Beach Local Coastal Program (LCP).

The entirety of PD-5 falls within the City of Long Beach Coastal Zone established by the City of Long Beach LCP pursuant of the California Coastal Act.<sup>3</sup> PD-5 is located immediately south of Ocean Boulevard, between Alamitos Avenue and Cherry Avenue, and is completely located within a designated Appealable Area. PD-30 is located immediately north of Ocean Boulevard, between the Los Angeles Flood Control Channel and Alamitos Avenue, with the southern boundary along Ocean Boulevard being designated as an Appealable Area.

According to Chapter 7, Article 1, Section 30603 of the California Coastal Act (CCA),<sup>4</sup> once an LCP is approved by the California Coastal Commission (CCC), a local government may appeal to the CCC for the following types of coastal developments:

1. Developments approved by the local government between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tideline of the sea where there is no beach, whichever is the greater distance
2. Developments approved by the local government not included within paragraph (1) that are located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff
3. Developments approved by the local government not included within paragraph (1) or (2) that are located in a sensitive coastal resource area
4. Any development approved by a coastal county that is not designated as the principal permitted use under the zoning ordinance or zoning district map approved pursuant to Chapter 6 (commencing with Section 30500)
5. Any development which constitutes a major public works project or a major energy facility

If developed in PD-5 or PD-30, the proposed project would satisfy paragraph (1) and thus be in compliance with the CCA.

<sup>3</sup> City of Long Beach. 2007. *City of Long Beach Coastal Zone*. Long Beach, CA. Available at: <http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=2555>

<sup>4</sup> *California Public Resources Code*, Division 20, Chapter 7, Article 1, Section 30603.

PD-6 is located entirely within the City Coastal Zone, as well. The area encompassing PD-6 is designated as State Permit Jurisdiction. According to Chapter 3, Article 6, Section 30250 of the CCA,<sup>5</sup> new residential, commercial, or industrial development shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coast resources. Section 30253<sup>6</sup> states that new development shall do all of the following:

1. Minimize risks to life and property in areas of high geologic, flood, and fire hazard
2. Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs
3. Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development
4. Minimize energy consumption and vehicle miles traveled
5. Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visit destination points for recreational use

If developed in PD-6, the proposed project would be consistent with the provisions outlined in sections 30250 and 30253, and thus be in compliance with the CCA.

Additionally, a small portion of PD-30 is located in the Drake Park / Willmore City Historic Landmark District designated in Chapter 16.52, *Public Facilities and Historic Landmarks*, of the City of Long Beach Municipal Code.<sup>7</sup> If developed in the Drake Park / Willmore City Historic Landmark District, the proposed project shall be undertaken consistent with the guidance provided in the Historical Element (last updated in 2010) of the City General Plan and related ordinances discussed in Chapter 2.63, *Cultural Heritage Commission*; Chapter 16.52, *Historic Landmarks*; and Chapter 21.27, *Nonconformities*, of the City of Long Beach Municipal Code. Individual projects that are proposed in a manner that is inconsistent with the established City Zoning and Ordinances would be subject to a separate analysis pursuant to CEQA that is beyond the scope of the Housing Element.

Therefore, there are no expected impacts to land use and planning related to a conflict with adopted or proposed land use plans, policies, or regulations, and no further analysis is warranted.

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<sup>5</sup> California Public Resources Code, Division 20, Chapter 3, Article 6, Section 30250.

<sup>6</sup> California Public Resources Code, Division 20, Chapter 3, Article 6, Section 30253.

<sup>7</sup> City of Long Beach Municipal Code. Title 15, Chapter 16.52, "Public Facilities and Historic Landmarks."

- (c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

The proposed project is not expected to result in impacts to land use and planning in relation to a conflict with any applicable Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP). An HCP is a tool by which the USFWS can ensure long-term conservation of land critical to the survival of endangered and threatened species of wildlife and plants. An NCCP is a similar tool used by the CDFW to provide for regional or area-wide protection of plants, animals, and their habitats, while allowing for compatible and appropriate economic activity. The proposed project area is not located in an area proposed or adopted as part of an HCP.<sup>8</sup> The proposed project area is not located in an area proposed or adopted as part of an NCCP.<sup>9</sup> Therefore, there are no expected impacts to land use and planning related to a conflict with any adopted habitat conservation plan or natural community conservation plan and no further analysis is warranted.

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<sup>8</sup> Snyder, Jonathon, U.S. Fish and Wildlife Service, Carlsbad Fish and Wildlife Office, Carlsbad, CA. 22 April 2013. Personal communication to Adam Furman, Sapphos Environmental, Inc. Pasadena, CA.

<sup>9</sup> Chirton, Matt, California Department of Fish and Wildlife, South Coast Region Office, San Diego, CA. 22 April 2013. Personal communication to Adam Furman, Sapphos Environmental, Inc. Pasadena, CA.

### 3.11 MINERAL RESOURCES

This analysis is undertaken to determine if the proposed 2013–2021 Housing Element update (proposed project) of the City of Long Beach (City) General Plan would have a significant impact to mineral resources, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines.<sup>1</sup> Mineral resources at the proposed project site were evaluated with regard to California Geological Survey publications<sup>2,3</sup> and the City of Long Beach General Plan.<sup>4</sup>

#### 3.11.1 Affected Environment

##### ***State-Designated Mineral Resources***

According to the California Geological Survey, there are 25 active mines located in the County of Los Angeles including active sand and gravel, dimension stone, clay, decorative rock, and tungsten producers.<sup>5</sup> However, there are no mining districts or active mines located in the City.

##### ***Locally Designated Mineral Resources***

There are no areas designated for mining in the City Zoning Ordinance.<sup>6</sup> The City has designated areas for oil drilling.<sup>7</sup> The Long Beach Oil Field is situated beneath the City and remains one of the most active oil fields in the state, producing over 1.5 million barrels in 2008.<sup>8,9</sup>

#### 3.11.2 Impact Analysis

State CEQA Guidelines recommend the consideration of two questions when addressing the potential for significant impact to mineral resources. Would the proposed project:

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<sup>1</sup> California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

<sup>2</sup> California Geological Survey. [1966] Reprinted 13 March 2008. *Bulletin 189: Minerals of California*. Centennial Volume (1866–1966). Los Angeles, CA.

<sup>3</sup> California Geological Survey. Revised 1999. *Mines and Mineral Producers Active in California (1997–1998)*. Special Publication 103. Los Angeles, CA.

<sup>4</sup> City of Long Beach, City Planning Department. 1989. *General Plan Program, Land Use Element*. Long Beach, CA.

<sup>5</sup> California Geological Survey. Revised 1999. *Mines and Mineral Producers Active in California (1997–1998)*. Special Publication 103. Los Angeles, CA.

<sup>6</sup> City of Long Beach and Municipal Code Corporation. 2012. *Long Beach Municipal Code*, Volume 3, Title 21: "Zoning." Available at: <http://library.municode.com/HTML/16115/book.html>

<sup>7</sup> City of Long Beach and Municipal Code Corporation. 2012. *Long Beach Municipal Code*, Volume 1, Title 12: "Oil Production Areas." Available at: <http://library.municode.com/HTML/16115/book.html>

<sup>8</sup> California Department of Conservation, Division of Oil, Gas, and Geothermal Resources. 1994. *California Oil and Gas Fields*, Volume II, *Southern, Central Coastal, and Offshore California Oil and Gas Fields*. Available at: [http://www.conservation.ca.gov/dog/pubs\\_stats/Pages/technical\\_reports.aspx](http://www.conservation.ca.gov/dog/pubs_stats/Pages/technical_reports.aspx)

<sup>9</sup> California Department of Conservation, Division of Oil, Gas, and Geothermal Resources. 2009. *2008 Preliminary Report of California Oil and Gas Production Statistics*. Available at: [ftp://ftp.consrv.ca.gov/pub/oil/annual\\_reports/2008/PR03\\_2008.pdf](ftp://ftp.consrv.ca.gov/pub/oil/annual_reports/2008/PR03_2008.pdf)

- (a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

The proposed project would not be expected to result in impacts to mineral resources in relation to the loss of availability of a known mineral resource. There are no known non-fuel mineral resources of statewide or regional importance located within the proposed project site.<sup>10</sup> The City is situated above a large oil field; however, the remaining oil is quickly vanishing as the field has been drilled for nearly a hundred years.

The proposed project would not interfere with any petroleum extraction operations as activities associated with the proposed project would not occur in areas zoned for petroleum operations by the City's Municipal Code. Therefore, the proposed project would not result in significant impacts to mineral resources related to the loss of availability of a known mineral resource. No further analysis is warranted.

- (b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

The proposed project would not be expected to result in impacts to mineral resources in relation to the loss of availability of a known mineral resource recovery site. Based on a review of the Land Use Element and the Safety Element of the City's General Plan and the Zoning Ordinance, there are no locally important non-fuel mineral resource recovery sites delineated in the City.<sup>11,12,13</sup> The proposed project would not interfere with any petroleum extraction operations, as activities associated with the proposed project would not occur in areas zoned for petroleum operations by the City's Municipal Code. Therefore, there would be no impacts to mineral resources related to the loss of availability of a known locally important mineral resource recovery site. No further analysis is warranted.

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<sup>10</sup> California Department of Conservation, Division of Oil, Gas, and Geothermal Resources. n.d. Website. [ftp://ftp.consrv.ca.gov/pub/oil/history/History\\_of\\_Calif.pdf](ftp://ftp.consrv.ca.gov/pub/oil/history/History_of_Calif.pdf)

<sup>11</sup> Department of Development Services, Planning Bureau, Advance Planning Division. n.d. *2014-2021 Safety Element*. Available at: [http://www.lbds.info/planning/advance\\_planning/](http://www.lbds.info/planning/advance_planning/)

<sup>12</sup> California Division of Conservation, Division of Mines and Geology. 1966. *Minerals of California Volume (1866-1966)*: Bulletin 189. Los Angeles, CA.

<sup>13</sup> California Division of Conservation, Division of Mines and Geology. 1990. *Mines and Mineral Producers Active in California (1988-1989)*. Special Publication 103. Los Angeles, CA.

### 3.12 NOISE

This analysis is undertaken by the City of Long Beach (City) to determine if the City 2013–2021 Housing Element (proposed project) may have a significant impact to noise, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State California Environmental Quality Act Guidelines (State CEQA Guidelines).<sup>1</sup> Noise at the proposed project site was evaluated with regard to the Noise Element of the City of Long Beach General Plan<sup>2</sup> and the City of Long Beach Community Noise Ordinance.<sup>3</sup>

#### 3.12.1 Affected Environment

##### *Noise Definition*

Noise is defined as unwanted sound. The human response to environmental noise is subjective and varies considerably from individual to individual. Sensitive receptors, such as residential areas, convalescent homes, schools, auditoriums, and other similar land uses, may be affected to a greater degree by increased noise levels than industrial, manufacturing, or commercial facilities. The effects of noise can range from interference with sleep, concentration, and communication to the causation of physiological and psychological stress and, at the highest intensity levels, hearing loss.

The method commonly used to quantify environmental noise involves evaluation of all frequencies of sound, with an adjustment to reflect the constraints of human hearing. Since the human ear is less sensitive to low and high frequencies than to midrange frequencies, noise measurements are weighted more heavily within those frequencies of maximum human sensitivity in a process called "A-weighting," written as dBA. In practice, environmental noise is measured using a sound level meter that includes an electronic filter corresponding to the A-weighted (Table 3.12.1-1, *A-Weighted Sound Levels*).

**TABLE 3.12.1-1  
A-WEIGHTED SOUND LEVELS**

Noise Source	A-Weighted Sound Level (in dBA)	Subjective Loudness	Effect of Noise
Near jet engine	130	Intolerable or deafening	Hearing loss
Loud auto horn	100	Very noisy	Hearing loss
Normal conversation at 5–10 feet	60	Loud	Speech interference
Bird calls	40	Moderate	Sleep disturbance
Whisper	30	Faint	No effect
Rustling leaves	10	Very faint	No effect

KEY: dBA = decibels in A-weighted sound levels.

<sup>1</sup> California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

<sup>2</sup> City of Long Beach, Department Development Services, 1975. *Noise Element of the General Plan*. Prepared by: City of Long Beach, Department of Development Services, Long Beach, CA. Available at: <http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=3051>

<sup>3</sup> City of Long Beach. *Community Noise Ordinance*, Section 8.80.010. Long Beach, CA.

There are several statistical tools used to evaluate and compare noise level measurements. To account for the fluctuation in noise levels over time, noise impacts are commonly evaluated using time-averaged noise levels. Equivalent Levels ( $L_{eq}$ ) are used to represent the noise level experienced over a stated period of time averaged as a single noise level. Because community receptors are more sensitive to unwanted noise intrusion during the evening and at night, an artificial decibel increment is added to quiet-time noise levels to create a 24-hour noise descriptor, or a 24-hour  $L_{eq}$ , called the Community Noise Equivalent Level (CNEL). This equivalent level is also known as the Day-Night Level ( $L_{dn}$ ).

Another measure used to characterize noise exposure is the variation in sound levels over time, measured by the percentage exceedance level.  $L_{10}$  is the A-weighted sound level that is exceeded for 10 percent of the measurement period, and  $L_{90}$  is the level that is exceeded for 90 percent of the measurement period.  $L_{50}$  is the median sound level. Additional statistical measures include  $L_{min}$  and  $L_{max}$ , the minimum and maximum sound levels, respectively, measured during a stated measurement period.

These descriptions of noise are based on the sound level at the point of measurement. When determining potential impacts to the environment, the noise level at the receptor is considered. Noise is attenuated as it propagates from the source to the receiver. Attenuation is the reduction in the level of sound resulting from absorption by the topography, the atmosphere, distance, barriers, and other factors. Attenuation is also logarithmic, rather than linear, so that for stationary sources like the proposed project, noise levels decrease approximately 6 dBA for every doubling of distance.

### **Groundborne Vibration Definition**

Vibration is an oscillatory motion, which can be described in terms of displacement, velocity, or acceleration. Because motion is oscillatory and there is no net movement of the vibrating element, the average of any of the motion descriptors is zero. Displacement is the easiest descriptor to understand. For a vibrating floor, the displacement is simply the distance that a point on the floor moves away from its static position. The velocity represents the instantaneous speed of the movement and the acceleration represents the rate of change in the speed.

Although displacement is easier to understand than velocity and acceleration, it is rarely used for describing groundborne vibration. This is because most transducers used to measure groundborne vibration use either velocity or acceleration. Even more important, the response of humans, buildings, and equipment to vibration is more accurately described using velocity or acceleration. Therefore, groundborne vibration is measured as a velocity level in  $10^{-6}$  inches per second.

The effects of groundborne vibration include striking movements of the building floors, rattling of windows, or shaking of items on shelves or hangings on walls. The rumble is the noise radiated from the motion and contact of room surfaces. In essence, the room surfaces act like a loudspeaker. This is called groundborne noise. In extreme cases, vibrations can cause damage to buildings.

### **State**

California Senate Bill 860, which became effective January 1, 1976, directed the California Office of Noise Control within the State Department of Health Services to prepare "Guidelines for the

Preparation and Content of Noise Elements of the General Plan."<sup>4</sup> One purpose of these guidelines was to provide sufficient information concerning the noise environment in the community so that noise could be considered in the land use planning process. As part of this publication, Land Use Compatibility Standards were developed in four categories: Normally Acceptable, Conditionally Acceptable, Normally Unacceptable, and Clearly Unacceptable. These categories were based on earlier work done by the U.S. Department of Housing and Urban Development (HUD). The interpretation of the four categories is as follows:

- Normally Acceptable: Specified land use is satisfactory without special insulation.
- Conditionally Acceptable: New development requires detailed analysis of noise insulation requirements.
- Normally Unacceptable: New development is discouraged and requires a detailed analysis of insulation features.
- Clearly Unacceptable: New development should not be undertaken.

The State of California has developed a Land Use Compatibility Matrix for community noise environments that further defines the four categories of acceptance and assigns CNEL values to them. In addition, the State Building Code (Title 24, California Code of Regulations [CCR], Part 2) establishes uniform minimum noise insulation performance standards to protect persons within new hotels, motels, dormitories, long-term care facilities, apartment houses, and residential units other than detached single-family residences from the effects of excessive noise, including, but not limited to, hearing loss or impairment and interference with speech and sleep. Residential structures to be located where the CNEL or  $L_{dn}$  is 60 dBA or greater are required to provide sound insulation to limit the interior CNEL to a maximum of 45 dBA. An acoustic, or noise, analysis report prepared by an experienced acoustic engineer is required for the issuance of a building permit for these structures. Conversely, land use changes that result in increased noise levels at residences of 60 dBA or greater must be considered in the evaluation of impacts to ambient noise levels. Table 3.12.1-2, *Land Use Compatibility for Community Noise Environments*; and Table 3.12.1-3, *Normally Acceptable Noise Levels for Residential Land Use*, depict noise levels for a variety of uses.

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<sup>4</sup> California Department of Health Services, Office of Noise Control. 1976. *Guidelines for the Preparation and Content of Noise Elements of the General Plan*. Sacramento, CA.

**TABLE 3.12.1-2  
LAND USE COMPATIBILITY FOR COMMUNITY NOISE ENVIRONMENTS**

Land Use Category	Community Noise Exposure L <sub>dn</sub> or CNEL (dBA)					
	55	60	65	70	75	80
Residential—low-density single-family, duplex, mobile homes	■	■	■	■	■	■
Residential—multiple family	■	■	■	■	■	■
Transient lodging—motels, hotels	■	■	■	■	■	■
Schools, libraries, churches, hospitals, nursing homes	■	■	■	■	■	■
Auditoriums, concert halls, amphitheaters	■	■	■	■	■	■
Sports area, outdoor spectator sports	■	■	■	■	■	■
Playgrounds, neighborhood parks	■	■	■	■	■	■
Golf courses, riding stables, water recreation, cemeteries	■	■	■	■	■	■
Office buildings, business commercial and professional	■	■	■	■	■	■
Industrial, manufacturing, utilities, agriculture	■	■	■	■	■	■
<b>INTERPRETATION:</b>						
<input checked="" type="checkbox"/> <b>Normally acceptable</b> Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.	<input checked="" type="checkbox"/> <b>Normally unacceptable</b> New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.					
<input type="checkbox"/> <b>Conditionally acceptable</b> New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are included in the design. Conventional construction with closed windows and fresh air supply systems or air conditioning will normally suffice.	<input checked="" type="checkbox"/> <b>Clearly unacceptable</b> New construction or development should not be undertaken.					

**NOTES:**

L<sub>dn</sub> = Day-Night Level  
 CNEL = Community Noise Equivalent Level  
 dBA = decibels in A-weighted sound levels

**SOURCE:**

California Department of Health Services, Office of Noise Control. February 1976. *Guidelines for the Preparation and Content of Noise Elements of the General Plan*. Sacramento, CA.

**TABLE 3.12.1-3  
NORMALLY ACCEPTABLE NOISE LEVELS FOR RESIDENTIAL LAND USE**

Land Use	Acceptable Range (dBA)
Residential – low density single-family, duplex, mobile homes	50–60
Residential – multiple family	50–65

**Local**

The Noise Element of the City of Long Beach General Plan was last updated in 1975 and includes a number of regulations and planning objectives for noise. The Noise Element suggests the following acceptable construction noise levels, where an average maximum noise level at the window outside the nearest building of an occupied room closest to the site boundary should not exceed:

- 70 dBA in areas away from main roads and sources of industrial noise
- 75 dBA in areas near main roads and heavy industries

Additionally, the City Municipal Code, Chapter 8.80, *Noise*, outlines additional policies and regulations for controlling unnecessary and excessive noise. Sections 8.80.150 and 8.80.170 provide exterior/interior noise standards and specific noise restrictions, exemptions, and variances for noise sources. Table 3.12.1-4, *Exterior Noise Limits*; and Table 3.12.1-5, *Interior Noise Limits*, provide these regulations in more detail.

Section 8.80.150, *Exterior Noise Limits – Sound Levels by Receiving Land Use District*, states that no person shall operate or cause to be operated any source of sound at any location within the incorporated limits of the City or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, which causes the noise level when measured from any other property, either incorporated or unincorporated, to exceed:<sup>5</sup>

- The noise standard for that land use district as specified in Table 3.12.1-4 for a cumulative period of more than 30 minutes in any hour
- The noise standard plus five (5) decibels for a cumulative period of more than fifteen (15) minutes in any hour
- The noise standard plus ten (10) decibels for a cumulative period of more than five (5) minutes in any hour
- The noise standard plus fifteen (15) decibels for a cumulative period of more than one (1) minute in any hour
- The noise standard plus twenty (20) decibels or the maximum measured ambient, for any period of time

<sup>5</sup> *City of Long Beach Municipal Code*, Title 8, Chapter 8.80, Section 8.80.150, "Exterior Noise Limits – Sound Levels by Receiving Land Use District."

**TABLE 3.12.1-4  
EXTERIOR NOISE LIMITS**

Receiving Land Use District*	Time Period	Noise Level**(dBA)
District One	Night: 10 p.m. to 7 a.m. Day: 7 a.m. to 10 p.m.	45 50
District Two	Night: 10 p.m. to 7 a.m. Day: 7 a.m. to 10 p.m.	55 60
District Three	Anytime	65
District Four	Anytime	70
District Five	Regulated by other agencies and laws	

**NOTE:**

- \* = District One: Predominantly residential with other land use types also present.  
District Two: Predominantly commercial with other land use types also present.  
District Three and Four: Predominantly industrial with other land types use also present.  
District Five: Airport, freeways and waterways regulated by other agencies

\*\* = Districts Three and Four limits are intended primarily for use at their boundaries rather than for noise control within those districts.

**Background Noise Correction**

Difference between total noise and Background noise alone (decibels)	Amount to be subtracted from
6-8	1
9-10	0.5

In the event that alleged offensive noise contains a steady audible tone such as a whine, screech, or hum, or is a repetitive noise such as hammering or riveting or contains music or speech conveying informational content, the standard limits set forth in this table shall be reduced by 5 dB.

**SOURCE:** City of Long Beach Municipal Code, Title 8, Chapter 8.80, Section 8.80.160, "Exterior Noise Limits – Correction for Character of Sound."

Section 8.80.170, Interior Noise Limits – Maximum Sound Levels, states that no person shall operate, or cause to be operated, any source of sound indoors at any location within the incorporated limits of the City or allow the creation of any indoor noise that causes the noise level when measured inside the receiving dwelling unit to exceed:<sup>6</sup>

- The noise standard for that land use district as specified in Table 3.12.1-5 for a cumulative period of more than five (5) minutes in any hour
- The noise standard plus five decibels (5 dB) for a cumulative period of more than one (1) minute in any hour
- The noise standard plus ten decibels (10 dB) or the maximum measured ambient, for any period of time

<sup>6</sup> City of Long Beach Municipal Code, Title 8, Chapter 8.80, Section 8.80.170, "Interior Noise Limits – Maximum Sound Levels."

**TABLE 3.12.1-5  
INTERIOR NOISE LIMITS**

Receiving Land Use District	Type of Land Use	Time Interval	Allowable Interior Noise Level (dBA)
All	Residential	10:00 p.m. – 7:00 a.m.	35
		7:00 a.m. – 10:00 p.m.	45
All	School	7:00 a.m. – 10:00 p.m. (While school is in session)	45
Hospital, designated quiet zones and noise sensitive zones		Any Time	40

**NOTE:** If the measured indoor ambient level exceeds that permissible within any of the first two (2) noise limit categories in this Section, the allowable noise exposure standard shall be increased in five decibel (5 dB) increments in each category as appropriate to reflect the indoor ambient noise level. In the event the indoor ambient noise level exceeds the third noise limit category, the maximum allowable indoor noise level under said category shall be increased to reflect the maximum indoor ambient noise level.

**SOURCE:** City of Long Beach Municipal Code, Title 8, Chapter 8.80, Section 8.80.170, "Interior Noise Limits – Maximum Sound Levels."

Section 8.80.202, Construction Activities – Noise Regulations, states that the following regulations shall apply only to construction activities where a building or other related permit is required or was issued by the Building Official and shall not apply to any construction activities within the Long Beach harbor district as established pursuant to Section 201 of the City Charter:<sup>7</sup>

- *Weekdays and federal holidays:* No person shall operate or permit the operation of any tools or equipment used for construction, alteration, repair, remodeling, drilling, demolition or any other related building activity which produce loud or unusual noise which annoys or disturbs a reasonable person of normal sensitivity between the hours of 7 p.m. and 7 a.m. the following day on weekdays, except for emergency work authorized by the Building Official. For purposes of this Section, a federal holiday shall be considered a weekday.
- *Saturdays:* No person shall operate or permit the operation of any tools or equipment used for construction, alteration, repair, remodeling, drilling, demolition or any other related building activity which produce loud or unusual noise which annoys or disturbs a reasonable person of normal sensitivity between the hours of 7 p.m. on Friday and 9 a.m. on Saturday and after 6 p.m. on Saturday, except for emergency work authorized by the Building Official.
- *Sundays:* No person shall operate or permit the operation of any tools or equipment used for construction, alteration, repair, remodeling, drilling, demolition or any other related building activity at any time on Sunday, except for emergency work authorized by the Building Official or except for work authorized by permit issued by the Noise Control Officer.

<sup>7</sup> City of Long Beach Municipal Code, Title 8, Chapter 8.80, Section 8.80.202, "Construction Activity – Noise Regulations."

### 3.12.2 Impact Analysis

The State CEQA Guidelines recommend the consideration of six questions when addressing the potential for significant impact to noise.

Would the project have any of the following effects:

- (a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

The proposed project is expected to result in less than significant impacts to noise in relation to exposure or generation of noise levels in excess of established standards. The proposed project is a Housing Element update for the City of Long Beach General Plan and, therefore, must be evaluated on a development by development basis to determine the impact of noise on the environment. While residential land uses are not typically associated with the types of operational noises of nonresidential land uses, the construction of residential developments will involve various short-term noise impacts. Additionally, the Housing Element identified potential areas for development situated in highly urbanized, dense communities that would result in minimal growth-inducing elements that could potentially increase population or vehicular trips, on-site construction, and any other source of temporary or permanent noise. All construction activities must be done in compliance with the Noise Element of the City of Long Beach General Plan and the City of Long Beach Community Noise Ordinance discussed in Section 3.12.1 of this document.

The Housing Element will be consistent with all aspects of the General Plan, including the Noise Element. While the Housing Element does identify four PD districts suitable for new housing development and encourages the production of new housing units, it does not set forth any specific housing development proposals. The Housing Element does not alter the nature of construction activities, and all future housing developments would involve the same type of short-term noise producing actions and equipment. The local Noise Ordinance discussed in Section 3.12.1 of this document would continue to regulate all future land use construction and operational noise levels. In addition, all future housing projects would be subject to separate environmental review in accordance with CEQA. Therefore, the proposed project is not expected to result in significant impacts to noise, and no further analysis related to exposure or generation of noise levels in excess of established standards and no further analysis is warranted.

- (b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

The proposed project is expected to result in less than significant impacts to noise in relation to generation of excessive groundborne vibration or groundborne noise. Groundborne vibrations and groundborne noise associated with residential developments would be typical for a construction site and, thus, be regulated by the local Noise Ordinance discussed in Section 3.12.1 of this document. Future residential developments have the potential to generate short-term and periodic groundborne vibrations and groundborne noise during phases of construction and demolition; however, the operation of the proposed project would not require use of heavy equipment or earth-moving activities and, therefore, would not be expected to generate impacts related to groundborne vibrations or groundborne noise. Therefore, the proposed project is not expected to result in significant impacts to noise, and no further analysis related to groundborne vibrations or groundborne noise is warranted.

- (c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

The proposed project is expected to result in less than significant impacts to noise in relation to permanent increases in ambient noise levels. The City of Long Beach Noise Ordinance discussed in Section 3.12.1 of this document would regulate all future ambient noise associated with the proposed project. While the Housing Element encourages new residential developments and identifies specific site suitable for development, it does not set forth any specific development proposals or alter the nature of residential land uses. Permanent ambient noise levels for future residential developments would be similar to noise levels found in existing residential land uses. Even though conversion of a vacant site to residential uses would cause a permanent increase in ambient noise levels due to activation of a previously unused and/or unoccupied site, the increase in noise levels would not be considered significant and the Housing Element goals, policies, and objectives would not encourage noise levels any higher than typically associated with residential land uses. Therefore, the proposed project is not expected to result in significant impacts to noise, and no further analysis related to permanent increases in ambient noise levels is warranted.

- (d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity about levels existing without the project?

The proposed project is expected to result in less than significant impacts to noise in relation to temporary or periodic increases in ambient noise levels. The City of Long Beach Noise Ordinance discussed in Section 3.12.1 of this document would regulate all future ambient noise associated with the proposed project. As discussed in Section 3.11(c), the Housing Element does not set forth any specific development proposals that would alter the nature of residential land uses. Temporary or periodic increases in ambient noise levels for future residential developments would be similar to noise levels found in existing residential land uses. Therefore, the proposed project is not expected to result in significant impacts to noise, and no further analysis related to temporary or periodic increases in ambient noise levels is warranted.

- (e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The proposed project is not expected to result in impacts to noise in relation to public airports. Pursuant of the California State Aeronautics Act, the Los Angeles Airport Land Use Commission (ALUC) is responsible for coordinating airport land use compatibility planning efforts at the state, regional, and local levels; prepare and adopt an Airport Land Use Compatibility Plan (ALUCP) for each public-use airport in its jurisdiction; and review plans, regulations, and other actions of local agencies and airport operators. It is required that once an ALUC has adopted or amended an ALUCP, general plans and any applicable specific plans be amended, as necessary, in order to be consistent with the ALUCP.<sup>8</sup>

The nearest public airport/public use airport is the Long Beach Airport (LGB) located approximately 1.5 miles northeast of the nearest PD districts (PD-25 and PD-29) specified for potential residential development in the Housing Element. The Housing Element would not alter noise levels emanating

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<sup>8</sup> California Government Code. Section 65302.3 (a)-(b). Available at: [http://www.leginfo.ca.gov/html/gov\\_table\\_of\\_contents.html](http://www.leginfo.ca.gov/html/gov_table_of_contents.html)

from any future housing construction or residential land use operations. Future residential development must be in compliance with all applicable regulation discussed in Section 3.12.1 of this document, as well as Federal Aviation Administration (FAA) regulations. The Housing Element would not alter air traffic patterns or encourage housing developments that could conflict with established FAA flight protection zones. Therefore, there are no expected impacts to noise related to public airports, and no further analysis is warranted.

- (f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

The proposed project is not expected to result in impacts to noise in relation to private airstrips. The City of Long Beach Housing Element does not specify any locations for potential residential development within the vicinity of a private airstrip. The nearest private airstrip is the Compton/Woodley Airport in the City of Los Angeles, located approximately 6.5 miles northwest of the PD districts discussed in the Housing Element. Therefore, there are no expected impacts to noise related to private airstrips and no further analysis is warranted.

### 3.13 POPULATION AND HOUSING

This analysis is undertaken to determine if the Long Beach Housing Element (proposed project) may have a significant impact to population and housing, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State CEQA Guidelines.<sup>1</sup> Population and housing at the proposed project site were evaluated with regard to state, regional, and local data and forecasts for population and housing, and the proximity of the proposed project to existing and planned utility infrastructure.

#### 3.13.1 Affected Environment

##### *Population*

The City of Long Beach (City) is made up of a highly diverse society of 462,257 residents, with no ethnic majority.<sup>2</sup> The City is the second largest in Los Angeles County, fifth largest in the state of California and is fully urbanized.

##### *Housing*

Housing in the City is organized into more than 60 residential neighborhoods, including 17 historic districts. There are 173,932 housing units in the City to house 160,972 households. The Southern California Association of Governments (SCAG) projects the 2020 population to rise to 491,000 people in 175,600 households.<sup>3</sup>

#### 3.13.2 Impact Analysis

The State CEQA Guidelines recommend the consideration of three questions when addressing the potential for significant impacts to population and housing:

Would the project have any of the following effects:

- (a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

The proposed project is not expected to result in impacts to population and housing in relation to inducing substantial direct or indirect population growth. The Housing Element encourages new housing production and identifies 31 sites suitable for new housing within 5 planning districts for the development of 7,261 housing units, but it does not set forth any specific development proposals or alter the nature of residential land uses. The Housing Element is in compliance with the housing densities that are currently allowed by the land use designations in the Land Use Element of the City of Long Beach General Plan and the Zoning Ordinance. Further, State Housing Element law requires local jurisdictions to accommodate a share of the region's projected housing needs for a specific planning period, which is referred to as the Regional Housing Needs Allocation

<sup>1</sup> California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

<sup>2</sup> U.S. Census Bureau. 2010 U.S. Census. Washington, DC.

<sup>3</sup> Southern California Association of Governments. 2012. *Local Housing Element Assistance: Existing Housing Data Needs Report*. Los Angeles, CA.

(RHNA). For this 2013–2021 Housing Element update, the City is allocated a RHNA of 7,048 housing units as follows:

- Extremely Low Income (up to 30 percent of average median income): 886 units (12 percent)
- Very Low Income (31 to 50 percent of average median income): 887 units (13 percent)
- Low Income (51 to 80 percent of average median income): 1,066 units (15 percent)
- Moderate Income (81 to 120 percent of average median income): 1,170 units (17 percent)
- Above Moderate Income (more than 120 percent of average median income): 3,039 units (43 percent)

The RHNA for this planning period begins on January 1, 2014 and extends through October 31, 2021. Because the RHNA for the Housing Element commences on January 1, 2014, housing developments that have been entitled but are not expected to issue building permits until January 2014 can be credited toward the RHNA. Two affordable housing projects have been entitled to provide a total of 66 very low-income units. Two other apartment-building projects have been entitled that are expected to provide 289 moderate-income units. Additionally, another 2,096 upper-income units have been entitled and another 194 upper-income units have been proposed. Therefore, 2,645 units in the City qualify for the RHNA credit. Another 4,403 units can be authorized during this planning period. The City has identified 58.38 acres, which can accommodate 7,261 units without any rezoning in 5 planning districts (PD 6, PD 25, PD 29, PD 30, and PD 31). Therefore, there are no expected impacts to population and housing related to inducing substantial direct or indirect population growth, and no further analysis is warranted.

- (b) Displace substantial amounts of existing housing, necessitating the construction of replacement housing elsewhere?

The proposed project is not expected to result in impacts to population and housing in relation to the displacement of substantial amounts of existing housing, necessitating the construction of replacement housing elsewhere. The Housing Element is intended to address a number of housing issues, including ensuring the quality and affordability of the housing stock, ensuring that suitable housing is available for persons of all economic levels, assisting individuals and families with special needs housing, and meeting the needs of a diverse community. The Housing Element does not set forth or encourage any policies or programs that would directly or indirectly displace existing housing units in the City. Further, the City has established a policy that requires a one-to-one replacement of affordable housing in the coastal zone. Therefore, there are no expected impacts to population and housing related to the displacement of substantial amounts of existing housing.

- (c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

The proposed project is not expected to result in impacts to population and housing in relation to the displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere. The Housing Element is intended to address a number of housing issues, including ensuring the quality and affordability of the housing stock, ensuring that suitable housing is available for persons of all economic levels, assisting individuals and families with special needs housing, and meeting the needs of a diverse community. The Housing Element does not set forth

or encourage any policies or programs that would directly or indirectly displace existing housing units in the City. Further, the City has established a policy that requires a one-to-one replacement of affordable housing in the coastal zone. Therefore, there are no expected impacts to population and housing related to the displacement of substantial numbers of people, and no further analysis is warranted.

### **3.14 PUBLIC SERVICES**

This analysis is undertaken to determine if the 2013–2021 Housing Element update (proposed project) to the City of Long Beach (City) General Plan may have a significant impact to public services, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines.<sup>1</sup>

#### **3.14.1 Affected Environment**

##### ***Fire***

Fire protection is provided by the Long Beach Fire Department, which has 23 stations in the City. The Fire Department is divided into bureaus of Fire Prevention, Fire Suppression, the Bureau of Instruction, and the Bureau of Technical Services. The Fire Department provides medical, paramedic, and other first-aid rescue calls to the community.

##### ***Police***

Police protection is provided by the Long Beach Police Department, which is divided into bureaus of Administration, Investigation, and Patrol. There are four Patrol Divisions within the City: East, West, North, and South.

##### ***Public Schools***

The Long Beach Unified School District serves the City of Long Beach along with the City of Signal Hill, Catalina Island, and a large portion of the City of Lakewood.

##### ***Parks***

More than 3,100 acres within the City's 50 square miles are developed for recreation. Long Beach Parks, Recreation and Marine (LBPRM) provides programs and services at 162 parks with 26 community centers, two historic sites, two major tennis centers, and five municipal golf courses; the largest municipally operated marina system in the nation with 3,677 boat slips; and six miles of beaches.<sup>2</sup>

#### **3.14.2 Impact Analysis**

State CEQA Guidelines recommend the consideration of the following question when addressing the potential for significant impact to public services:

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

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<sup>1</sup> California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

<sup>2</sup> About Long Beach Parks, Recreation and Marine. n.d. Website. <http://admin.longbeach.gov/park/about/default.asp>

1) Fire protection?

The proposed project is expected to result in less than significant impacts to public services in relation to fire protection. The Housing Element encourages future housing development on 31 sites that have been identified for their capacity and suitability for residential projects, consistent with existing land use designations for residential density in the Land Use Element of the City's General Plan and the Zoning Ordinance. For the proposed project, the City is allocated a Regional Housing Needs Allocation (RHNA) of 7,048 housing units, equivalent to less than 5 percent of the existing residential units in the City. The Housing Element is a policy document that conforms to the City's General Plan and does not propose any specific development projects. The density and intensity of planned growth set forth in the Housing Element would not be of a magnitude to substantially affect the provision of fire protection services. Any future housing developments resulting from the implementation of the Housing Element will undergo environmental review. Therefore, the proposed project is not expected to result in significant impacts to public services, and no further analysis related to fire protection is warranted.

2) Police protection?

The proposed project is expected to result in less than significant impacts to public services in relation to police protection. The Housing Element encourages future housing development on 31 sites that have been identified for their capacity and suitability for residential projects, consistent with existing land use designations for residential density in the Land Use Element of the City's General Plan and the Zoning Ordinance. For the proposed project, the City is allocated an RHNA of 7,048 housing units, equivalent to less than 5 percent of the existing residential units in the City. The Housing Element is a policy document that conforms to the City's General Plan and does not propose any specific development projects. The density and intensity of planned growth set forth in the Housing Element would not be of a magnitude to substantially affect the provision of police protection services. Any future housing developments resulting from the implementation of the Housing Element will undergo environmental review. Therefore, the proposed project is not expected to result in significant impacts to public services, and no further analysis related to police protection is warranted.

3) Schools?

The proposed project is expected to result in less than significant impacts to public services in relation to schools. The Housing Element encourages future housing development on 31 sites that have been identified for their capacity and suitability for residential projects, consistent with existing land use designations for residential density in the Land Use Element of the City's General Plan and the Zoning Ordinance. For the proposed project, the City is allocated an RHNA of 7,048 housing units, equivalent to less than 5 percent of the existing residential units in the City. The Housing Element is a policy document that conforms to the City's General Plan and does not propose any specific development projects. The density and intensity of planned growth set forth in the Housing Element would not be of a magnitude to substantially affect the provision of schools. Any future housing developments resulting from the implementation of the Housing Element will undergo environmental review and will be subject to development fees paid to the school district to mitigate the impacts of these future projects. Therefore, the proposed project is not expected to result in significant impacts to public services, and no further analysis related to schools is warranted.

4) Parks?

The proposed project is expected to result in less than significant impacts to public services in relation to parks. The Housing Element encourages future housing development on 31 sites that have been identified for their capacity and suitability for residential projects, consistent with existing land use designations for residential density in the Land Use Element of the City's General Plan and the Zoning Ordinance. For the proposed project, the City is allocated an RHNA of 7,048 housing units, equivalent to less than 5 percent of the existing residential units in the City. The Housing Element is a policy document that conforms to the City's General Plan and does not propose any specific development projects. The density and intensity of planned growth set forth in the Housing Element would not be of a magnitude to substantially affect the provision of fire protection services. Any future housing developments resulting from the implementation of the Housing Element will undergo environmental review and will be subject to park impact fees paid to the City to mitigate the impacts of these future projects. Therefore, the proposed project is not expected to result in significant impacts to public services, and no further analysis related to parks is warranted.

5) Other public facilities?

The proposed project is not expected to result in impacts to public services in relation to other public facilities. No other impacts have been identified that would require the provision of new or physically altered municipal facilities. The Housing Element encourages future housing development on 31 sites that have been identified for their capacity and suitability for residential projects. The Housing Element is a policy document that conforms to the City's General Plan and does not propose any specific development projects. Any future housing developments resulting from the implementation of the Housing Element will undergo environmental review. Therefore, there are no expected impacts to public services related to other public facilities, and no further analysis is warranted.

### 3.15 RECREATION

This analysis is undertaken to determine if the City of Long Beach 2013–2021 Housing Element (proposed project) may have a significant impact to recreation, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines.<sup>1</sup> Recreation at the proposed project site was evaluated with regard to expert opinion, technical studies, and other substantial evidence.

#### 3.15.1 Affected Environment

##### *Neighborhood and Regional Parks*

More than 3,100 acres within the City of Long Beach's (City's) 50 square miles are developed for recreation. Long Beach Parks, Recreation and Marine (LBPRM) provides programs and services at 162 parks with 26 community centers, two historic sites, two major tennis centers, and five municipal golf courses; the largest municipally operated marina system in the nation with 3,677 boat slips; and 6 miles of beaches.<sup>2</sup>

#### 3.15.2 Impact Analysis

State CEQA Guidelines recommend the consideration of two questions when addressing the potential for significant impact to recreation:

Would the proposed project have any of the following effects:

- (a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

The proposed project would be expected to result in less than significant impacts to recreation in relation to increased use of existing neighborhood and regional parks or other recreational facilities that would contribute to their physical deterioration. The Housing Element encourages future housing development on 31 sites that have been identified for their capacity and suitability for residential projects, consistent with existing land use designations for residential density in the Land Use Element of the City's General Plan and the Zoning Ordinance. For the 2013–2021 Housing Element update, the City is allocated a Regional Housing Needs Allocation (RHNA) of 7,048 housing units, roughly equivalent to less than 5 percent of the existing residential units in the City. The Housing Element is a policy document that conforms to the City's General Plan and the City's Dedication of Parks in Perpetuity Ordinance and does not propose any specific development projects. Any future housing developments resulting from the implementation of the proposed project will undergo environmental review and are subject to park impact fees paid to the City, except in the case of low and very low income units. Therefore, the proposed project would not be expected to result in significant impacts to recreation related to increased use of existing neighborhood and regional parks or other recreational facilities that would contribute to their physical deterioration. No further analysis is warranted.

<sup>1</sup> California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

<sup>2</sup> About Long Beach Parks, Recreation and Marine. n.d. Website. <http://admin.longbeach.gov/park/about/default.asp>

- (b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The proposed project would not be expected to result in adverse physical effects on the environment as a result of existing recreational facilities or proposed construction or expansion of recreational facilities. The Housing Element encourages future housing development on 31 sites that have been identified for their capacity and suitability for residential projects, consistent with existing land use designations for residential density in the Land Use Element of the City's General Plan and the Zoning Ordinance. For the 2013–2021 Housing Element update, the City is allocated an RHNA of 7,048 housing units, roughly equivalent to less than 5 percent of the existing residential units in the City. The Housing Element is a policy document that conforms to the City's General Plan and the City's Dedication of Parks in Perpetuity Ordinance and does not propose any specific development projects. The planned growth set forth in the Housing Element would not create significant increases in demand for parks or other recreational facilities. Any future housing developments resulting from the implementation of the proposed project will undergo environmental review and are subject to park impact fees paid to the City, except in the case of low and very low income units. Therefore, there would be no expected impacts to recreation related to adverse physical effects on the environment as a result of existing recreational facilities or proposed construction or expansion of recreational facilities. No further analysis is warranted.

### 3.16 TRANSPORTATION/TRAFFIC

This analysis was undertaken to determine if the City of Long Beach 2013–2021 Housing Element (proposed project) may have a significant impact to transportation/traffic, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State California Environmental Quality Act Guidelines (State CEQA Guidelines).<sup>1</sup> Transportation/traffic at the proposed project site was evaluated with regard to the Transportation Element of the adopted General Plan,<sup>2</sup> the adopted Congestion Management Plan,<sup>3</sup> the Thomas Guide®, and maps available from the Automobile Association of America.

#### 3.16.1 Affected Environment

The City of Long Beach (City) encompasses approximately 51 square miles and is a fully-urbanized community with a major port; regional airport; passenger rail to Los Angeles; a branch of California State University; and over 60 residential neighborhoods, including 17 historic districts. Primary access to the City is via I-405, I-710, and I-605. The City is also served by several public transit lines, including the free downtown Passport shuttle, the Metro Blue Line light-rail train that connects the City with downtown Los Angeles, and the Long Beach Transit bus system. The City has installed bike lanes and instituted Bikestation, which allows users to travel by bike, rent a bike, plan trips, and conveniently park bikes.<sup>4</sup>

#### 3.16.2 Impact Analysis

The State CEQA Guidelines recommend the consideration of seven questions when addressing the potential for significant impact to transportation/traffic:

Would the project have any of the following effects:

- (a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

The Housing Element is expected to result in less than significant impacts to transportation/traffic in relation to creating a substantial increase in traffic in relation to the existing traffic and capacity of the street system. The Housing Element is a policy document that does not propose any specific development projects. The Housing Element would be consistent with all other chapters of the General Plan, including the Mobility (Circulation) Element. The Housing Element would not encourage population growth beyond the planned growth set forth in the General Plan. All future projects would be subject to separate CEQA review and, except for low and very low income units, would be required to pay transportation developer fees. Therefore, the Housing Element

<sup>1</sup> *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

<sup>2</sup> City of Long Beach. December 1991. *Transportation Element of the General Plan*. Available at: <http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=2542>

<sup>3</sup> City of Long Beach, Department of Development Services. 16 August 2011. "Resolution to Certify the 2010-2011, Local Development Report Conformance with the State Congestion Management Plan." Available at: <http://longbeach.legistar.com/LegislationDetail.aspx?ID=937829&GUID=CF9D34CE-D23E-4541-AE6F-49FD77C43ED7>

<sup>4</sup> City of Long Beach, Office of Sustainability. Accessed 22 May 2013. "Transportation." Available at: <http://www.longbeach.gov/citymanager/sustainability/transportation/>

goals, policies and programs would not result in traffic growth beyond the levels planned for in the General Plan. No further analysis related to creating a substantial increase in traffic is warranted.

- (b) Exceed, either individually or cumulatively, a level of service (LOS) standard established by the county congestion management agency for designated roads or highways?

The Housing Element is expected to result in less than significant impacts to transportation/traffic in relation to exceeding, either individually or cumulatively, an LOS standard established by the county congestion management agency for designated roads or highways. The Housing Element would not alter land use patterns or encourage population growth beyond the levels set forth in the General Plan. Since the Housing Element would not result in traffic growth beyond General Plan levels, there would be no significant impacts on LOS. Therefore, the Housing Element is not expected to result in significant impacts to transportation/traffic, and no further analysis related to exceeding an LOS standard established by the county congestion management agency for designated roads or highways is warranted.

- (c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

The Housing Element is not expected to result in impacts to transportation/traffic in relation to a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. All future development in the vicinity of the Long Beach Airport would be in compliance with all applicable local and Federal Aviation Administration (FAA) requirement. Therefore, there are no expected impacts to transportation/traffic related to a change in air traffic patterns that results in substantial safety risks and no further analysis is warranted.

- (d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The Housing Element would have no impacts on transportation and traffic related increasing hazards due to a design feature or incompatible uses. The Housing Element is a policy document that does not propose any specific development projects and, therefore, would not create or encourage any transportation related design features is not expected to result in impacts to transportation/traffic in relation to substantially increasing hazards due to a design feature or incompatible uses. The Housing Element relies on the use of properties within the City that have been designated for residential land use in the Land Use Element of the General Plan and or in the Zoning Ordinance but have not yet been developed to the allowable capacity. As such, there are no proposed changes to the existing circulation system for vehicular or alternative modes of travel. Similarly, areas designated for residential land use have already been determined to be compatible for such uses through the City's adoption of the General Plan. Therefore, there are no expected impacts to transportation/traffic related to substantially increasing hazards due to a design feature and no further analysis is warranted.

- (e) Result in inadequate emergency access?

The Housing Element would not propose any specific development projects and, therefore, is not expected to result in impacts to transportation/traffic in relation to inadequate emergency access. There are no expected impacts to transportation/traffic related to inadequate emergency access and no further analysis is warranted.

(f) Result in inadequate parking capacity?

The Housing Element is not expected to result in impacts to transportation/traffic in relation to inadequate parking capacity. The Housing Element would not encourage housing growth beyond levels planned for in the General Plan. The Housing Element would be consistent with all other chapters of the General Plan, including the Land Use and Mobility Elements. The Housing Element would not alter any local development standards related to parking or exempt any specific development projects from such parking standards. Therefore, there are no expected impacts to transportation/traffic related to inadequate parking capacity and no further analysis is warranted.

(g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

The Housing Element is not expected to result in impacts to transportation/traffic in relation to conflict with adopted policies, plans, or programs supporting alternative transportation. The Housing Element is a policy document that would be consistent with all other chapters of the General Plan, including the Mobility Element. The Housing Element would not set forth or encourage any proposals or projects that would conflict with any adopted alternative transportation policies. Therefore, there are no expected impacts to transportation/traffic related to inadequate parking capacity and no further analysis is warranted.

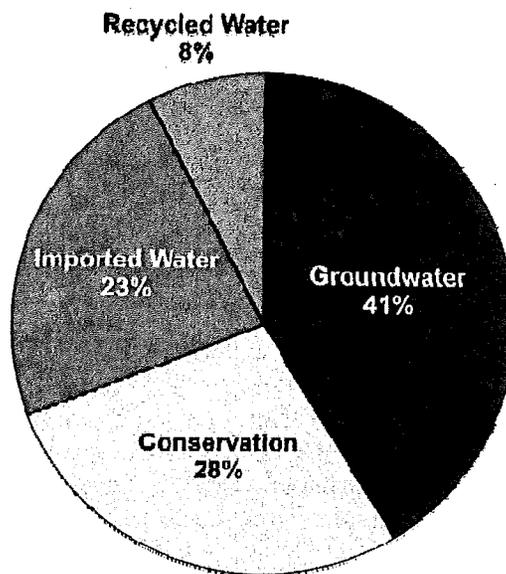
### 3.17 UTILITIES AND SERVICE SYSTEMS

This analysis is undertaken to determine if the 2013–2021 Housing Element update (proposed project) to the City of Long Beach (City) General Plan would have a significant impact to utilities and service systems, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines.<sup>1</sup> Utilities and service systems at the proposed project site were evaluated with regard to water, wastewater, solid waste, and sewage systems; their current capacities; and the projected future demand for these services. Conclusions rely primarily on consultation with the utility and service system providers. The Waste Facilities section of the Land Use and Open Space Elements of the City General Plan<sup>2,3</sup> and applicable municipal codes were also consulted.

#### 3.17.1 Affected Environment

##### Water

The Long Beach Water Department (LBWD) oversees a large network of water infrastructure that provides water to City residents through more than 900 miles of pipeline. Currently, City residents use an average of 109 gallons of water per person per day.<sup>4</sup> To meet this demand, the LBWD manages a diverse Water Supply Portfolio represented in the pie chart below:



SOURCE: Long Beach Water Department. 2013. *Water Supply Portfolio*. Available at: <http://www.lbwater.org/water-supply-portfolio>

<sup>1</sup> California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

<sup>2</sup> City of Long Beach, Department of Development Services. 1989. *Land Use Element of the Long Beach General Plan*. Long Beach, CA.

<sup>3</sup> City of Long Beach, Department of Development Services. 1989. *Open Space Element of the Long Beach General Plan*. Long Beach, CA.

<sup>4</sup> Long Beach Water Department. 2013. *Water Services*. Available at: <http://www.lbwater.org/water-services>

## **Groundwater**

The LBWD treats groundwater pumped from 30 wells at the Long Beach Groundwater Treatment Plant. This is the largest groundwater treatment plant in the U.S. and has the capacity to treat up to 62.5 million gallons of groundwater each day. In 2012, the treatment plant processed over 10.2 billion gallons of drinking water. Overall, more than 19.1 billion gallons of high-quality drinking water were delivered to the City.<sup>5</sup>

## **Wastewater**

The LBWD operates and maintains nearly 765 miles of sanitary sewer lines that deliver over 40 million gallons per day to Los Angeles County Sanitation District (LACSD) facilities located on the north and south sides of the City. A majority of the City's wastewater is delivered to the Joint Water Pollution Control Plant (JWPCP) of the LACSD. The remaining portion of the City's wastewater is delivered to the Long Beach Water Reclamation Plant (LBWRP). The JWPCP is the largest of the LACSD's wastewater treatment plants, providing primary and secondary treatment for 350 million gallons of wastewater a day. The plant serves approximately 3.5 million people, including 460,000 residents of the City. The LBWRP provides primary, secondary, and tertiary treatment for 25 million gallons of wastewater per day, serving approximately 250,000 people, including a portion of the 460,000 residents of the City. Almost 6 million gallons per day of reclaimed water are reused at over 60 reuse sites. The LBWD's recycled water expansion, when complete, will more than double recycled water use in the City, eventually meeting 12 percent of the City's total water demand.<sup>6</sup>

## **Solid Waste**

Each year, the residents and businesses of the City dispose of approximately 368,000 tons of residential, commercial, and industrial waste. The primary means of waste disposal for the City is through the Southeast Resource Recovery Center (SERRF), where the waste is incinerated and converted to electricity. SERRF processes an average of 1,290 tons of municipal solid waste each day, but has a maximum capacity of 2,240 tons of solid waste per day.

The remainder of waste is taken to the Puente Hills Landfill in the City of Whittier. According to the Puente Hills Landfill Annual Report, the Puente Hills Landfill disposed more than 1.8 million tons of waste from July 2011 to June 2012. The associated remaining capacity under the current Conditional Use Permit for the Puente Hills Landfill is 26.4 million cubic yards or 14.5 million tons.<sup>7</sup> In addition to SERRF and the Puente Hills Landfill, the City sends recycled waste to one of two transfer stations, the Bel Art Transfer Station located in north Long Beach or the EDCO Recycling and Transfer station located in Signal Hill. Both the Bel Art Transfer Station and the EDCO Recycling and Transfer station have the capacity to handle up to 1,500 tons of waste per day.<sup>8,9</sup>

<sup>5</sup> Long Beach Water Department. 2013. *Groundwater Treatment Plant*. Available at: <http://www.lbwater.org/groundwater-treatment-plant>

<sup>6</sup> Long Beach Water Department. 2013. *Sewage Treatment*. Available at: <http://www.lbwater.org/sewage-treatment>

<sup>7</sup> County Sanitation Districts of Los Angeles County. November 2012. *Puente Hills Landfill Annual Report*. Available at: <http://www.lacsd.org/civica/filebank/blobdload.asp?BlobID=7695>

<sup>8</sup> Anthony, Marilyn, Bel Art Transfer Station, Long Beach, CA. 9 May 2013. Personal communication to Adam Furman, Sapphos Environmental, Inc., Pasadena, CA.

<sup>9</sup> Sanchez, Carlos, EDCO Recycling and Transfer, Long Beach, CA. 9 May 2013. Personal communication to Adam Furman, Sapphos Environmental, Inc., Pasadena, CA.

### 3.17.2 Impact Analysis

The State CEQA Guidelines recommend the consideration of seven questions when addressing the potential for significant impact to utilities and service systems:

Would the project have any of the following effects:

- (a) Exceed wastewater treatment requirements of the applicable regional water quality control board?

The proposed project would not result in impacts to utilities and service systems in relation to exceeding wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board. The proposed project is a policy document and does not set forth any specific developments, and all future housing development projects will be subject to separate environmental review in accordance with CEQA. The Housing Element encourages housing development to accommodate the anticipated level of population growth consistent with the requirements of the State Housing Element law that requires local jurisdictions to accommodate a share of the region's projected housing needs for a specific planning period, which is referred to as the Regional Housing Needs Allocation (RHNA). For the proposed project, the City is allocated an RHNA of 7,048 housing units on sites that have been identified for their capacity and suitability for residential projects, consistent with existing land use designations for residential density in the Land Use Element of the City's General Plan and the Zoning Ordinance. The RHNA of 7,048 housing units is equivalent to less than 5 percent of the existing residential units in the City. The proposed project is consistent with total allowable residential development in the City's General Plan and Zoning Ordinance. The LBWD manages municipal water supplies consistent with the adopted General Plan. Therefore, there are no expected impacts to utilities and service systems related to exceeding wastewater treatment requirements of the applicable regional water quality control board. No further analysis is warranted.

- (b) Require or result in the construction of new water or wastewater treatment facilities, the construction of which could cause significant environmental effects?

The proposed project would not result in impacts to utilities and service systems in relation to the construction of new water or wastewater treatment facilities or expansion of facilities, causing significant environmental effects. The Housing Element encourages housing development to accommodate the anticipated level of population growth consistent with the requirements of the State Housing Element law that requires local jurisdictions to accommodate a share of the region's projected housing needs for a specific planning period. For the proposed project, the City is allocated an RHNA of 7,048 housing units on sites that have been identified for their capacity and suitability for residential projects, consistent with existing land use designations for residential density in the Land Use Element of the City's General Plan and the Zoning Ordinance. The RHNA of 7,048 housing units is equivalent to less than 5 percent of the existing residential units in the City. The proposed project is consistent with total allowable residential development in the City's General Plan and Zoning Ordinance. The LACSD has wastewater facilities located on the north and south sides of the City. The majority of the City's wastewater is delivered to the JWPCP, with the remaining portion delivered to LBWRP. The JWPCP is the largest of the LACSD's wastewater treatment plants, providing primary and secondary treatment for 350 million gallons of wastewater a day. The plant serves approximately 3.5 million people, including 460,000 residents of the City, and has the capacity to accommodate residential land uses consistent with the City's General Plan. The proposed project is a policy document and does not set forth any specific developments, and

all future housing development projects will be subject to separate environmental review in accordance with CEQA. In the event that the RHNA is fully implemented by 2021, the current water and wastewater treatment facilities would be sufficient to support the proposed developments.<sup>10</sup> Therefore, there would be no impacts to utilities and service systems related to the construction of new water or wastewater treatment facilities or expansion of facilities, causing significant environmental effects. No further analysis is warranted.

- (c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?

The proposed project would not result in impacts to utilities and service systems in relation to the construction of new storm water drainage facilities or expansion of existing facilities, which could cause significant environmental impacts. The Housing Element encourages housing development to accommodate the anticipated level of population growth, on sites that have sufficient capacity and suitability for residential projects, consistent with existing land use designations for residential density in the Land Use Element of the City's General Plan and the Zoning Ordinance. The five Planned Development Districts in the City are served by storm water drainage facilities. Increased housing density of up to 5 percent would not necessitate the construction of new storm water drainage facilities or expansion of existing facilities that would cause significant environmental impacts. Therefore, there would be no expected impacts to utilities and service systems related to the construction of new storm water drainage facilities or expansion of existing facilities, which could cause significant environmental impacts, and no further analysis is warranted.

- (d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

The proposed project would not result in impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project from existing entitlements and resources. Implementation of the proposed project would utilize existing potable water supplies. The proposed project is consistent with residential densities allowed by the Land Use Element of the City's General Plan and Zoning Ordinance. Potable water would be supplied by the LBWD. The LBWD plans for water supply based on the General Plan. According to the 2011 Water Quality Report of the LBWD, approximately 30 percent of potable water serving the City is supplied by groundwater (closer to 40 percent today as a result of conservation efforts), with the remaining 70 percent supplied by purchased, imported surface water.<sup>11</sup> The sources of drinking water (for both tap and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. The LBWD purchases treated surface water from the Metropolitan Water District of Southern California and treats groundwater from 30 wells around the City at the Long Beach Groundwater Treatment Plant. The LBWD manages water supply to support allowable land uses as specified in the General Plan. The proposed project is a policy document and does not set forth any specific developments, and all future housing development projects will be subject to separate environmental review in accordance with CEQA. Therefore, there would be no expected impacts to utilities and service systems related to having sufficient water supplies available to serve the project from existing entitlements and resources, or new expanded entitlements. No further analysis is warranted.

<sup>10</sup> Verceles, Robert, Long Beach Water Department, Long Beach, CA. 17 May 2013. Personal communication to Adam Furman, Sapphos Environmental, Inc., Pasadena, CA.

<sup>11</sup> Long Beach Water Department. 2012. *Annual Water Quality Report, Reporting Year 2011*. Available at: [http://www.lbwater.org/sites/default/files/file\\_attach/pdf/CA000282\\_2011\\_1.pdf](http://www.lbwater.org/sites/default/files/file_attach/pdf/CA000282_2011_1.pdf)

- (e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing conditions ?

The proposed project is not expected to result in impacts to utilities and service systems in relation to resulting in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. The Housing Element encourages housing development to accommodate the anticipated level of population growth consistent with existing land use designations for residential density in the Land Use Element of the City's General Plan and the Zoning Ordinance. For the proposed project, the City is allocated an RHNA of 7,048 housing units, equivalent to less than 5 percent of the existing residential units in the City. The proposed project is consistent with total allowable residential development in the City's General Plan and Zoning Ordinance. The LBWD operates and maintains nearly 765 miles of sanitary sewer lines that deliver over 40 million gallons per day to the LACSD facilities located on the north and south sides of the City, with the remaining portion of the City's wastewater being delivered to LBWRP. The JWPCP is the largest of the LACSD's wastewater treatment plants, providing primary and secondary treatment for 350 million gallons of wastewater a day. The plant serves approximately 3.5 million people, including 460,000 residents of the City, and has the capacity to accommodate residential land uses consistent with the City's General Plan. The proposed project is a policy document and does not set forth any specific developments, and all future housing development projects will be subject to separate environmental review in accordance with CEQA. In the event that the RHNA is fully implemented by 2021, the current water and wastewater treatment facilities would be sufficient to support the proposed developments.<sup>12</sup> Therefore, there would be no impacts to utilities and service systems related to the determination by the wastewater treatment providers that serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing conditions. No further analysis is warranted.

- (f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

The proposed project is not expected to result in impacts to utilities and service systems in relation to being served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. The Housing Element encourages housing development to accommodate that anticipated level of population growth consistent with the requirements of the State Housing Element law that requires local jurisdictions to accommodate a share of the region's projected housing needs for a specific planning period. For the proposed project, the City is allocated an RHNA of 7,048 housing units on sites that have been identified for their capacity and suitability for residential projects, consistent with existing land use designations for residential density in the Land Use Element of the City's General Plan and the Zoning Ordinance. The RHNA of 7,048 housing units is equivalent to less than 5 percent of the existing residential units in the City. The proposed project is consistent with total allowable residential development in the City's General Plan and Zoning Ordinance.

The City's primary means of disposal is the SERFF, which has a maximum processing capacity of 2,240 tons of solid waste per day, far in excess of the 2,016 tons of solid waste per day that would

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<sup>12</sup> Verceles, Robert, Long Beach Water Department, Long Beach, CA. 17 May 2013. Personal communication to Adam Furman, Sapphos Environmental, Inc., Pasadena, CA.

occur if the City were able to accommodate 7,048 housing units between 2013 and 2021. The remainder of waste for the City is sent to the Puente Hills Landfill, with a remaining capacity of 14.5 million tons of solid waste. In addition to SERFF and the Puente Hills Landfill, the City sends recycled waste to one of two transfer stations, the Bel Art Transfer Station located in north Long Beach or the EDCO Recycling and Transfer station located in Signal Hill. Both the Bel Art Transfer Station and the EDCO Recycling and Transfer station have a capacity to handle up to 1,500 tons of waste per day. As of 2008, the City requires that for construction projects totaling a minimum of \$50,000, 60 percent of project-related construction and demolition materials be diverted.<sup>13</sup> Based on the daily capacities for the City's solid waste facilities, including the Puente Hills Landfill, and the City's requirement of diverting 60 percent of project-related solid waste, the existing means of solid waste disposal for the City are sufficient to support the proposed project. No further analysis is warranted.

(g) Comply with Federal, State, and Local statutes and regulations related to solid waste?

The proposed project is not expected to result in impacts to utilities and service systems in relation to compliance with federal, state, and local statutes and regulations related to solid waste. While the Housing Element does identify five Planned Development Districts for new housing development, the Housing Element does not set forth any specific development project proposals. All future residential development proposals will be subject to separate environmental review in accordance with the provisions of CEQA and would be required to demonstrate the ability to comply with federal, state, and local statutes and regulations related to solid waste. Therefore, there are no expected impacts to utilities and service systems. No further analysis is warranted.

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<sup>13</sup> City of Long Beach Municipal Code, Title 18, Chapter 67: "Construction and Demolition Recycling Program."

### 3.18 MANDATORY FINDINGS OF SIGNIFICANCE

This analysis is undertaken to determine if the 2013–2021 Housing Element update (proposed project) to the City of Long Beach (City) General Plan would have a significant impact to Mandatory Findings of Significance, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines.<sup>1</sup> Mandatory Findings of Significance at the proposed project site were evaluated with regard to cultural resources, listed species, and hazards and hazardous materials.

#### 3.18.1 Affected Environment

As described in Section 1.0, the City was incorporated into Los Angeles County in 1897 and is a highly diverse community of 462,257 residents with no ethnic majority. Located in the South Bay region of Los Angeles County, adjacent to the Pacific Ocean, the City encompasses approximately 51 square miles and is a fully urbanized community with a major port; regional airport; passenger rail to Los Angeles; a branch of the California State University; and over 60 residential neighborhoods, including 17 historic districts. There are 173,932 housing units in the City that house 160,972 households.

#### 3.18.2 Impact Analysis

The State CEQA Guidelines recommend the consideration of three questions when addressing the potential for significant impact to Mandatory Findings of Significance:

- (a) Does the project has the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The proposed project is expected to result in organized development of housing to support the Southern California Association of Governments (SCAG) forecast for population growth in a manner that conforms to the City General Plan and Zoning Ordinance. The provisions for orderly growth avoid the potential for degradation of the quality of the environment, or reductions in habitat for fish or wildlife species, or elimination of important examples of the major periods of California history or prehistory. The Housing Element has determined that it is feasible to accommodate the Regional Housing Needs Allocation (RHNA) of 7,048 housing units consistent with the land use designations and densities specified in the Land Use Element of the City General Plan; thus, such use would be consistent with the City's overall goals and objectives related to planned and orderly growth and the legislative intent of Section 21001 (d) of CEQA to

Ensure the long-term protection of the environment, consistent with the provisions of a decent home and suitable living environment for every Californian.

Analysis indicates that the proposed project will have no impact or less than significant impacts to biological and cultural resources. The Housing Element is a policy document that does not propose any specific development projects or alterations to any specific properties. Specifically with respect to fish and wildlife habitat; fish and wildlife populations; and rare, threatened, and endangered species, the Housing Element considers the use of existing Planned Development districts that would not

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<sup>1</sup> *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

involve the development or conversion of native plant communities or habitats. Similarly, the City adopted the Historic Preservation Element of the General Plan on June 22, 2010, which promotes the preservation and rehabilitation of historic resources in the City. Future development proposals consistent with the Housing Element will be subject to environmental review in accordance with CEQA, including evaluation for consistency with the Federal and State Endangered Species Acts, the Migratory Bird Treaty Act, Section 404 of the Clean Water Act, and Section 1600 of the State Fish and Game Code. The Housing Element does not negate the requirement for conformance with the Historic Preservation Element. Future development proposals consistent with the Housing Element will be subject to environmental review in accordance with CEQA, which has specific provisions related to the protection of significant and potentially significant historic resources, as well as consideration of the Historic Preservation Element. Therefore, the proposed project is not expected to result in significant impacts related to environmental degradation, including degradation of fish and wildlife habitats, or elimination of important examples of major periods of California history.

- (b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future project)?

The proposed project is not expected to result in impacts that are individually limited, but cumulatively considerable. The Housing Element is a policy document that does not propose or authorize any specific development projects or alterations to any specific properties. Future development proposals consistent with the Housing Element will be subject to environmental review in accordance with CEQA. Therefore, there are no expected impacts to Mandatory Findings of Significance related to cumulative impacts.

- (c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

The proposed project is not expected to result in impacts that will cause substantial adverse effects on human beings, either directly or indirectly. The Housing Element is a policy document that does not propose any specific development projects or alterations to any specific properties. The Housing Element establishes a conceptual framework and demonstrates the feasibility of the framework to accomplish the organized development of housing to support SCAG forecast for population growth. The framework anticipates the development of housing in a manner that conforms to the City General Plan and Zoning Ordinance. The Housing Element has determined that it is feasible to accommodate the RHNA allocation of 7,048 housing units consistent with the land use designations and densities specified in the Land Use Element of the City General Plan; thus, such use would be consistent with the City's overall goals and objectives related to planned and orderly growth and the legislative intent of Section 21001 (d) of CEQA to

Ensure the long-term protection of the environment, consistent with the provisions of a decent home and suitable living environment for every Californian.

The orderly development of housing consistent with the provisions of the General Plan and Zoning Ordinance allows for the provision of housing units in areas designated for such purposes, thus avoiding adverse environmental effects from air emissions, noise, hazards and hazardous materials, and traffic hazards on human beings. Future development proposals consistent with the Housing Element will be subject to environmental review in accordance with CEQA. Therefore, there are no

expected significant impacts related to environmental effects on human beings, either directly or indirectly.

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**SECTION 5.0**  
**REPORT PREPARATION PERSONNEL**

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The following individuals contributed to the preparation of this document.

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**SECTION 6.0  
DISTRIBUTION LIST**

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Sapphos Environmental, Inc.  
P.O. Box 50241  
Pasadena, CA 91115

File: [Project Number]



EDMUND G. BROWN JR.  
GOVERNOR

STATE OF CALIFORNIA  
GOVERNOR'S OFFICE of PLANNING AND RESEARCH  
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX  
DIRECTOR

July 29, 2013

Ashley Atkinson  
City of Long Beach  
333 W. Ocean Boulevard, 3rd Floor  
Long Beach, CA 90802

Subject: Update to the City of Long Beach General Plan Housing Element  
SCH#: 2013061055

Dear Ashley Atkinson:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on July 26, 2013, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Enclosures  
cc: Resources Agency

**Document Details Report**  
**State Clearinghouse Data Base**

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**SCH#** 2013061055  
**Project Title** Update to the City of Long Beach General Plan Housing Element  
**Lead Agency** Long Beach, City of

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**Type** Neg Negative Declaration  
**Description** This Housing Element, an 8-year plan extending from October 15, 2013 through October 15, 2021, is an update of the City's 2008-2014 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 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 constraint to housing development, and 5) promoting equal housing opportunities for Long Beach's population.

---

**Lead Agency Contact**

**Name** Ashley Atkinson  
**Agency** City of Long Beach  
**Phone** (562) 570-6315 **Fax**  
**email**  
**Address** 333 W. Ocean Boulevard, 3rd Floor  
**City** Long Beach **State** CA **Zip** 90802

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**Project Location**

**County** Los Angeles  
**City** Long Beach  
**Region**  
**Lat / Long** 33° 46' 53" N / 118° 12' 27" W  
**Cross Streets**  
**Parcel No.**  
**Township** **Range** **Section** **Base**

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**Proximity to:**

**Highways**  
**Airports**  
**Railways**  
**Waterways**  
**Schools**  
**Land Use** Citywide Policy Document Update

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**Project Issues**

**Reviewing Agencies** Resources Agency; California Coastal Commission; Department of Fish and Wildlife, Region 5; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 7; Department of Housing and Community Development; Regional Water Quality Control Board, Region 4; Native American Heritage Commission; Public Utilities Commission

---

**Date Received** 06/27/2013 **Start of Review** 06/27/2013 **End of Review** 07/26/2013

## PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 500  
LOS ANGELES, CA 90013  
(213) 576-7083



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JUL 19 2013

STATE CLEARING HOUSE

July 19, 2013

Ashley Atkinson  
City of Long Beach  
333 West Ocean Boulevard, 3<sup>rd</sup> Floor  
Long Beach, CA 90802

Dear Ms. Atkinson:

Re: SCH 2013061055 Long Beach General Plan Update DND

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings in California. The Commission Rail Crossings Engineering Section (RCES) is in receipt of the *Draft Negative Declaration (DND)* for the proposed City of Long Beach (City) Update to General Plan Housing Element Project.

The project area includes active railroad tracks. RCES recommends that the City add language to the General Plan Update so that any future development adjacent to or near the railroad/light rail right-of-way (ROW) is planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade crossings. This includes considering pedestrian circulation patterns or destinations with respect to railroad ROW and compliance with the Americans with Disabilities Act. Mitigation measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade crossings due to increase in traffic volumes and continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad ROW.

If you have any questions in this matter, please contact me at (213) 576-7076, [vkcc@cpuc.ca.gov](mailto:vkcc@cpuc.ca.gov).

Sincerely,

Ken Chiang, P.E.  
Utilities Engineer  
Rail Crossings Engineering Section  
Safety and Enforcement Division

C: State Clearinghouse

STATE OF CALIFORNIA

Edmund G. Brown, Jr., Governor

**NATIVE AMERICAN HERITAGE COMMISSION**

1550 Harbor Boulevard  
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JUL 12 2013

July 8, 2013

STATE CLEARING HOUSE

Ms. Ashley Atkinson, Planner

**City of Long Beach Development Services Department**

333 West Ocean Boulevard, Third Floor  
Long Beach, CA 90802

RE: SCH# 2013061055 CEQA Notice of Completion; proposed Negative Declaration) for the "General Plan Amendment, Housing Element Update;" located in the City of Long Beach; Los Angeles County, California

Dear Ms. Atkinson:

The Native American Heritage Commission (NAHC) has reviewed the CEQA Notice regarding the above referenced project. In the 1985 Appellate Court decision (170 Cal App 3<sup>rd</sup> 604), the court held that the NAHC has jurisdiction and special expertise, as a state agency, over affected Native American resources impacted by proposed projects, including archaeological places of religious significance to Native Americans, and to Native American burial sites.

This project is also subject to California Government Code Section 65040.2, *et seq.*

The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA guidelines 15064.5(b)). To adequately comply with this provision and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

Contact the appropriate Information Center for a record search to determine if a part or all of the area of project effect (APE) has been previously surveyed for cultural places(s). The NAHC recommends that known traditional cultural resources recorded on or adjacent to the APE be listed in the draft Environmental Impact Report (DEIR).

If an additional archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey. We suggest that this be coordinated with the NAHC, if possible. The final report containing site forms,

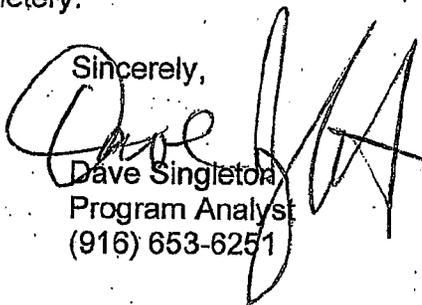
site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure pursuant to California Government Code Section 6254.10.

A list of appropriate Native American Contacts for consultation concerning the project site has been provided and is attached to this letter to determine if the proposed active might impinge on any cultural resources. Lack of surface evidence of archeological resources does not preclude their subsurface existence.

Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, pursuant to California Health & Safety Code Section 7050.5 and California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.

Also, CEQA Guidelines Section 21083.2 require documentation and analysis of archaeological items that meet the standard in Section 15064.5 (a)(b)(f). Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans. Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,



Dave Singleton  
Program Analyst  
(916) 653-6251

CC: State Clearinghouse

Attachment: Native American Contacts list



EDMUND G. BROWN JR.  
GOVERNOR

STATE OF CALIFORNIA  
GOVERNOR'S OFFICE of PLANNING AND RESEARCH  
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KEN ALEX  
DIRECTOR

July 29, 2013

Ashley Atkinson  
City of Long Beach  
333 W. Ocean Boulevard, 3rd Floor  
Long Beach, CA 90802

Subject: Update to the City of Long Beach General Plan Housing Element  
SCH#: 2013061055

Dear Ashley Atkinson:

The enclosed comment (s) on your Negative Declaration was (were) received by the State Clearinghouse after the end of the state review period, which closed on July 26, 2013. We are forwarding these comments to you because they provide information or raise issues that should be addressed in your final environmental document.

The California Environmental Quality Act does not require Lead Agencies to respond to late comments. However, we encourage you to incorporate these additional comments into your final environmental document and to consider them prior to taking final action on the proposed project.

Please contact the State Clearinghouse at (916) 445-0613 if you have any questions concerning the environmental review process. If you have a question regarding the above-named project, please refer to the ten-digit State Clearinghouse number (2013061055) when contacting this office.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Enclosures

cc: Resources Agency

**DEPARTMENT OF TRANSPORTATION**  
 DISTRICT 7, REGIONAL PLANNING  
 IGR/CEQA BRANCH  
 100 MAIN STREET, MS # 16  
 LOS ANGELES, CA 90012-3606  
 PHONE: (213) 897-9140  
 FAX: (213) 897-1337



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July 25, 2013

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JUL 29 2013

STATE CLEARING HOUSE

Ms. Ashley Atkinson  
 City of Long Beach Development Services  
 333 West Ocean Blvd., 3<sup>rd</sup> Floor  
 Long Beach, CA 90802

IGR/CEQA No. 130705AL-NOP  
 City of Long Beach-General Plan Housing Element  
 Vic. City Wide  
 SCH # 2013061055

Dear Ms. Atkinson:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project is a Housing Element Update for the City of Long Beach. The Southern California Association of Government (SCAG), as the regional planning agency, is responsible for allocating the Regional Housing Needs Assessment (RHNA) to individual jurisdictions within its six-county planning region, which includes Los Angeles County. For this 2013-2021 Housing Element update, the City is allocated a RHNA of 7,048 housing units.

Caltrans, as the State agency responsible for planning, operations, and maintenance of State highways, shares similar transportation goals with the City. In the spirit of mutual and collaborative planning, we offer our expertise in the areas of transportation modeling, mainline freeway analysis, system and corridor planning, environmental and community impact assessment, as well as identifying critical operational deficiencies affecting freeway congestion, speed, and delay.

Please see excerpts below from the California Environmental Resource Evaluation System website [http://ceres.ca.gov/planning/genplan/gp\\_chapter3.html#circulation](http://ceres.ca.gov/planning/genplan/gp_chapter3.html#circulation) that provides information regarding General Plans and Housing Element:

Caltrans is particularly interested in the transportation planning roles of local general plans and suggests that the following areas be emphasized.

- Coordination of planning efforts between local agencies and Caltrans districts.
- Preservation of transportation corridors for future system improvements; and
- Development of coordinated transportation system management plans that achieve the maximum use of present and proposed infrastructure."

Ms. Ashley Atkinson

July 25, 2013

Page 2 of 3

Caltrans notes on page 3.16-1 of the Initial Study, "The housing Element is a policy document that does not propose any specific development projects. The Housing Element would be consistent with all other chapters of the General Plan, including the Mobility (Circulation) Element." In the City's Mobility Element on page 27, Table 1: Projected Growth in Population, Households, and Employment Between 2008 and 2035, the household will be growing from 163,500 to 188,900 households from 2008 to 2035. On page 34, "Level of service graded at D is generally considered to be the lowest acceptable level. Levels of service E and F are considered to be in need of improvement." However, the Mobility Element does not disclose the existing freeway conditions within the City boundaries.

Many segments of the freeway I-710 and I-405 are operating at LOS "F" during the peak hours. Cumulatively, Caltrans believes that when all the allowable residential units are built (maximum of 7,048 units), a cumulatively significant traffic impact will occur. The City should forecast this cumulative impact and be prepared to provide mitigation measure.

Caltrans sees the House Element as a "master plan" for housing growth in the City of Long Beach. While the residential developments are entitled by the City, Caltrans would request that the Transportation/Traffic section of the Environmental Impact Report includes a Traffic Impact Study (TIS). Such study should include a discussion of potential regional cumulative traffic impacts to the State facilities and possible mitigation measures. The goal is to mitigate any traffic impacts within the City boundaries on the State facilities for all future projects. To avoid delays and any misunderstandings in the traffic impact analysis, please involve Caltrans early in the process.

Additionally, Caltrans suggests that the City include a policy statement in the Housing Element that reads, "When a specific residential project is identified, the applicant shall work with Caltrans to identify proper traffic impact and provide feasible traffic mitigation on the State facilities."

The thresholds for significance on State highway facilities are different than those applied in the Los Angeles County Management Program (CMP). For State thresholds and guidance on the preparation of acceptable traffic studies, please refer to the Statewide Guide for the preparation of Traffic Impact Studies at:

[http://www.dot.ca.gov/hq/tpp/offices/ocp/igr\\_ceqa\\_files/tisguide.pdf](http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf)

As discussed in your telephone conversation on July 16, 2013 with Alan Lin, Caltrans Project Coordinator, we would like to extend an invitation to meet with the City and the traffic consultant early in the process to discuss potential Housing Element cumulative traffic impacts to the State facilities and possible mitigation measures prior to the preparation of the EIR. The goal is to mitigate any traffic impact within the City boundaries on the State facilities for all future projects.

Caltrans is looking forward to reviewing the traffic study and is expected to receive a copy from the State Clearinghouse when the Draft EIR is completed. However, to expedite the review process, and clarify any misunderstandings, please send a copy in advance to the undersigned.

Ms. Ashley Atkinson

July 25, 2013

Page 3 of 3

If you have any questions, please feel free to contact Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 130705AL.

Sincerely,



DIANNA WATSON  
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse



## NOTICE OF PUBLIC HEARING

### NOTICE OF PUBLIC HEARING BY THE LONG BEACH CITY COUNCIL TO CONSIDER CERTIFICATION OF A NEGATIVE DECLARATION AND APPROVAL OF THE CITY OF LONG BEACH 2013-2021 HOUSING ELEMENT

Notice is hereby given that on January 7, 2014, starting at 5:00 pm, the City of Long Beach City Council will consider certifying a Negative Declaration (ND 03-13) and adopting a Resolution approving the 2013-2021 Housing Element as part of the City's General Plan. At this hearing, all members of the public are invited to attend and provide public testimony. This hearing will be conducted in the City Council Chambers at City Hall, 333 West Ocean Boulevard, Long Beach, California.

The proposed 2013-2021 Housing Element is an update of the City's 2008-2014 Housing Element. The Housing Element is a comprehensive assessment of current and projected housing needs for all economic segments of the City. It is intended to embody policies for providing adequate housing and includes action programs to achieve this purpose.

This 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.

In accordance with State law, the proposed Housing Element contains the following components: 1) an assessment of current and future housing needs; 2) an inventory and analysis of residential sites; 3) a review and analysis of constraints on the production of housing; 4) a set of housing programs to address the housing needs identified; and 5) quantified objectives for development, rehabilitation, and conservation of housing over the Housing Element period.

The City Council will consider all oral and written testimony in support and opposition at this public hearing. If you challenge the action of the City Council in court you may be limited to raising only those issues you or someone else raised at the public hearing, whether given by oral or written testimony. Any portions of this proposed Housing Element affecting the Coastal Zone may be appealed to the California Coastal Commission in accordance with the City's certified Local Coastal Program. Outside of the Coastal Zone, the City Council's decision will be final.

The 2013-2021 Housing Element and Negative Declaration are available for review on the Long Beach Development Services' website at [www.lbds.info](http://www.lbds.info). For more information, contact Craig Chalfant, Planner, at (562) 570-6368 or at [craig.chalfant@longbeach.gov](mailto:craig.chalfant@longbeach.gov).

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
www.hcd.ca.gov



December 27, 2013

Ms. Amy J. Bodek, Director  
Development Services  
City of Long Beach  
333 W. Ocean Blvd., 3rd Floor  
Long Beach, CA 90802

Dear Ms. Bodek:

**RE: Review of the City of Long Beach's 5<sup>th</sup> Cycle (2013-2021) Revised Draft  
Housing Element**

Thank you for submitting Long Beach's revised draft housing element received for review on October 30, 2013 along with revisions received on December 16 and 23, 2013. Pursuant to Government Code Section 65585(b), the Department is reporting the results of its review. In addition, the Department considered comments from Legal Aid Foundation of Los Angeles (LAFLA) pursuant to Government Code Section 65585(c).

The revised draft element addresses the statutory requirements described in the Department's August 26, 2013 review. For example, the element now includes a program to establish additional zoning for emergency shelters. The element also includes programs to assist in the development and conservation of housing affordable to lower income households, including annually pursuing funding opportunities and promoting and preserving homes affordable to lower income households in transit oriented development areas. These programs and others along with implementation to have a beneficial impact in the planning period are essential to meeting statutory requirements. As a result, the element will comply with Article 10.6 of the Government Code once adopted and submitted to the Department, pursuant to Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days of the statutory due date of October 15, 2013 for Southern California Association of Government localities. If adopted after this date, the City will be required to revise the housing element every four years until adopting at least two consecutive revisions by the statutory deadline (Government Code Section 65588(e)(4)). For more information on housing element adoption requirements, please visit the Department's website at:  
[http://www.hcd.ca.gov/hpd/hrc/plan/he/he\\_review\\_adoptionsteps110812.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf)

Ms. Amy J. Bodek, Director

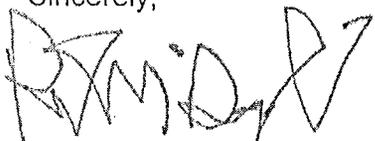
Page 2

The Department is pleased to inform the City the prior 4<sup>th</sup> cycle housing element compliance meets one of the threshold requirements of the Housing Related Parks (HRP) Program which rewards local governments for approving housing affordable to lower-income households. The HRP Program, funded by Proposition 1C, provides grant funds to eligible local governments for every qualifying unit permitted since 2010. Grant awards can be used to fund park-related capital asset projects. Information about the HRP Program is available on the Department's website at <http://www.hcd.ca.gov/hpd/hrpp/>.

Public participation in the development, adoption, and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. For example, the Department received comments from Legal Aid Foundation of Los Angeles (LAFLA) regarding a variety of issues under housing element law. The City must continue to engage the community and LAFLA to address those issues as appropriate through the adoption and implementation of the housing element.

The Department appreciates the City's efforts and cooperation throughout the review of the housing element and looks forward to receiving Long Beach's adopted housing element. If you have any questions or need additional technical assistance, please contact Brett Arriaga, of our staff, at (916) 263-7439.

Sincerely,

A handwritten signature in black ink, appearing to read "Glen A. Campora". The signature is stylized and somewhat cursive. To the right of the signature, the word "for" is written in a simple, sans-serif font.

Glen A. Campora  
Assistant Deputy Director