

LONG BEACH AFFORDABLE HOUSING, JOBS, AND HOMELESSNESS MEASURE

Tuesday, January 7, 2020

Councilmember Rex Richardson, Ninth Council District

RECOMMENDATION

Direct the City Attorney to prepare a Resolution, and any related documents, for the November 3, 2020 ballot for voters to consider a \$298 million housing bond at \$25 per \$100,000 assessed valuation for the creation of affordable housing in Long Beach, with funds available for extremely low, very low, low, moderate, and workforce housing, crisis shelters and homeless services facilities, motel conversion programs, and other solutions to address the housing and homelessness crisis in Long Beach.

Direct the City Manager to prepare a report on affordable housing needs in Long Beach, strategies to address housing affordability and homelessness, potential types of projects that could be funded with a housing bond, estimates on the number of units that could be constructed with a revenue source dedicated to affordable housing, and report back to the City Council within 90 days.



CONTEXT

- Long Beach remains a leader in the creation of affordable housing and efforts to address homelessness.
- Since 2016, City Council and Staff have conducted studies on the present housing crisis, exploring ways to:
 - Increase the supply of affordable and workforce housing,
 - Provide new pathways into housing for people experiencing homelessness, and
 - Prevent others from falling into homelessness.
- Recommendations to create a Housing Bond have been brought before the Council 5 times in the last 3 years.



AFFORDABLE HOUSING & HOMELESSNESS: AN ONGOING CONVERSATION

May 2017

- City Council adopted 29 recommendations to support the production of affordable and workforce housing

Sept. 2017

- City Staff reports back to Council on the costs and benefits of a local housing bond

Nov. 2017

- City launches the 'Everyone In' Economic Inclusion Initiative

Jul. 2018

- City Council requested a report on Revenue Options to Address the Local Homelessness and Housing Shortage

Aug. 2018

- City Council allocated \$50k from the FY19 budget to continue research on funding solutions

Dec. 2018

- City Council adopts the Everyone Home Long Beach Report

Jan. 2020

- City Council asks Staff to prepare draft language and conduct an analysis for a potential Housing Measure

THE NEED

4,000 people experience homelessness each year

1,275 people unsheltered
2019 PIT Count

58,700 people are precariously housed

Affordable Units

Goal: **2,839** units
Per RHNA

In the Pipeline: **806** units

Shelter Beds

Goal: **500** beds

In the Pipeline: **125** beds

Additional Units

350 Permanent Supportive Housing units

450 Rapid rehousing units

Capital

\$217m in capital costs for **2000** low-income units and buildings for shelter operations

PROJECTS THE BOND CAN FUND



- Construction loans for affordable ownership housing developments
- Construction loans for affordable rental and supportive housing developments
- Rental acquisition and rehabilitation loans
- Preservation of affordable housing with expiring affordability covenants
- Acquisition of motel and other sites for housing purposes
- Land purchase loans
- Adaptive reuse for affordable housing purposes
- Homeless projects (must be used for property, not services)
- Housing or facilities for mental health programs, substance abuse programs etc.
- Homebuyer down payment and second mortgage assistance programs

COMPARING PREVIOUS LONG BEACH BOND MEASURES

Measures	Measure K (2008)	Measure E (2016)	Measure LB (2016)	Proposed Housing Bond
Agency/ Institution	Long Beach Unified School District	Long Beach Community College District	Long Beach Community College District	City of Long Beach
Purpose	To build, renovate, and improve schools.	To repair school infrastructure and improve access to student services.	To upgrade infrastructure within LBCCD.	To build affordable and workforce housing, crisis shelters, and homeless service facilities.
Total Cost	\$1.2 billion	\$1.5 billion	\$850 million	\$298 million

ACCOUNTABILITY & ENHANCEMENTS

- Opt-Out for seniors and differently-abled
- Establish a Bond Oversight Committee
- Mandatory audits
- Project-Labor Agreement for all construction projects
- Explore partnerships with LA County to add capacity for addressing homelessness
- Performance Measurements

