

Item #4: Housing Legislation Proposals

Overview: 2021 Housing Legislation

Registered positions

- Housing legislative positions: 4
 - Positions indicated with * in following slides.

Housing legislation tracked

- City prioritizes tracking 67 housing bills
- State lobbyist tracking over 100 housing bills

Details: Housing Legislation Proposals

AB 491 (Ward and Gonzalez) *Housing: Affordable and Market Rate Units**

- Proposes to require housing developments built after January 1, 2022 to provide equal access to common spaces from affordable units as market rate units and not consolidate affordable units to one area or floor of the development.

AB 989 (Gabriel) *Housing Accountability Act: Office of Housing Appeals*

- Proposes to establish an Office of Housing Appeals within the Department of Housing and Community Development to review housing development projects that are alleged to have been denied or subject to conditions in violation of the Housing Accountability Act.

Housing Legislation Proposals

ACA 1 (Aguiar-Curry) *Local Government Financing**

- Proposes to allow local governments to levy an ad valorem tax to fund public infrastructure, affordable housing, permanent supportive housing, or the acquisition of real property with 55% approval by voters.

SB 679 (Kamlager) *Los Angeles County: Affordable Housing**

- Proposes to establish the Los Angeles County Affordable Housing Solutions Agency to increase affordable housing in Los Angeles County by providing enhanced funding for renter protections and affordable housing production.

SB 15 (Portantino) *Housing Development: Rezoning of Idle Retail Sites**

- Proposes to provide grants to local governments that rezone idle retail sites to allow the development of housing.

Housing Production Proposals: SB 9 and SB 10

On July 20, City Council voted to direct staff to report back to the State Legislation Committee with information regarding the potential impacts of SB 9 and SB 10, including:

- Areas of potential impact
- Parameters and provisions of the legislation
- How the legislation related to ADUs
- Advocacy efforts

- Authorizes a city or county to pass an ordinance to zone any parcel for up to ten units of residential density, notwithstanding any local or voter-mandated restrictions on zoning ordinances, as long as the parcel meets the following geographic parameters:
 - Located in a transit-rich area or urban infill site
 - Not located in a high- or very-high fire hazard zone
 - Not subject to a local restriction enacted or approved by a local initiative that designates publicly owned land as open-space land or for park/recreational purposes
- Advances local control–voluntary program where Cities can choose to adopt flexibility and streamlining allowed by SB 10

Main Provisions: allows for ministerial approval of duplex and subdivision under specific conditions, for a total of 4 units in limited circumstances.

Shared Restrictions	Duplex Requirements	Subdivision Requirements
<ul style="list-style-type: none"> • Demolition or alteration not permitted for: <ul style="list-style-type: none"> ○ Covenant properties for lower income ○ Rent-controlled properties ○ Housing occupied by tenant within last 3 years • Historic districts exempt 	<ul style="list-style-type: none"> • Demolition of more than 25 percent of the existing exterior structural walls not allowed, unless a local ordinance allows, or the property has not been occupied for more than 3 years 	<ul style="list-style-type: none"> • New parcels approximately equal lot size: between 40-60%, both parcels no smaller than 1,200 square feet • Does not require additional lot splits on parcels that have been subdivided through this provision • Does not require subdivision for adjacent parcels by owner of the parcel being subdivided nor any person acting in concert with the owner

Local Control Provisions in SB 9

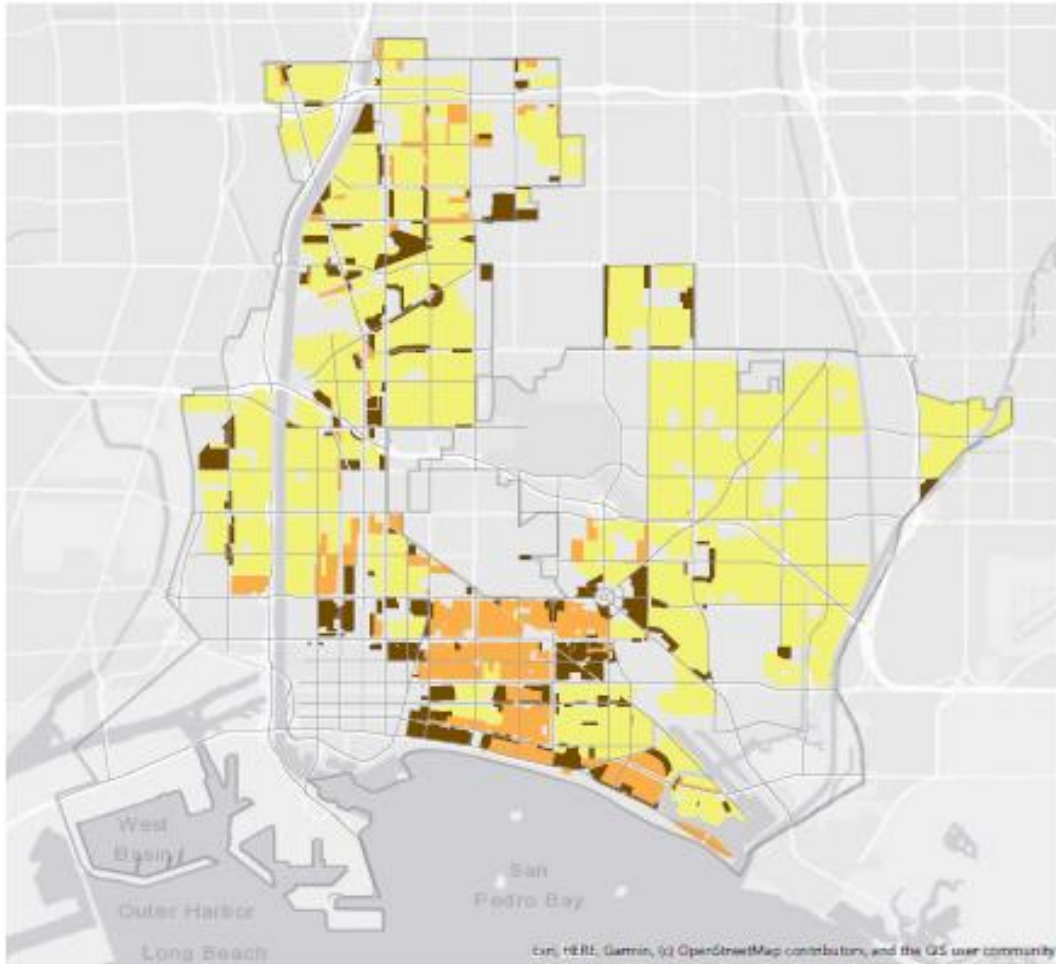
- Local objective zoning, subdivision, and design standards apply, so long as they don't preclude the development of a duplex
- Local agencies can impose 4-foot setback on side and rear
- Rental shall be for more than 30 days (no short-term rentals)

Advocacy on SB 9

- Language added to 2021 Adopted State Legislation Agenda:
 - Support policies, legislation and financial resources to impose reasonable requirements of single-family homes developed into multi-unit housing.
- Advocated for affordability requirements and owner-occupancy options for local agencies
- SB 9 was amended to include owner-occupancy requirement for lot split:
 - Applicant must sign an affidavit stating they intend to occupy one of the housing units as their principal residence for a minimum of three years
 - This requirements does not apply for a qualified nonprofit that uses properties for low-income families or community land trust

Long Beach Impact Considerations

Residential Zoning Locations and Statistics City of Long Beach, CA



Zoning Districts

- Single-Family Residential | R-1-L; R-1-M; R-1-N; R-1-S; R-1-T | 31% of total parcel area
- Two-Family Residential | R-2-A; R-2-I; R-2-L; R-2-N; R-2-S | 5% of total parcel area
- Multi-Family Residential | R-3-S, R-3-4, R-3-T, R-4-R, R-4-N, R-4-H, RM | 5% of total parcel area

Residentially Zoned Lots with 1 Existing Residential Unit

Lot Size (sq.ft.)	Number of Lots by Council District Residentially Zoned with 1 Existing Residential Unit																		Total Lots	% Total Lots
	1		2		3		4		5		6		7		8		9			
	# lots	%	# lots	%	# lots	%	# lots	%	# lots	%	# lots	%	# lots	%	# lots	%	# lots	%		
≤ 4,799	440	60%	632	47%	4999	52%	858	15%	90	1%	875	34%	1172	13%	1828	28%	1846	25%	12740	21%
4,800-5,299	82	11%	149	11%	327	3%	92	2%	2765	16%	297	11%	1316	14%	635	10%	1585	22%	7248	12%
5,300-5,500	8	1%	50	4%	184	2%	93	2%	2277	13%	197	8%	561	6%	329	5%	426	6%	4125	7%
5,501-6,000	24	3%	96	7%	509	5%	1230	22%	5540	33%	154	6%	1558	17%	691	10%	1243	17%	11045	18%
6,001-6,500	30	4%	88	7%	1087	11%	1890	33%	2628	16%	423	16%	2260	25%	628	10%	1232	17%	10266	17%
6,501-7,000	19	3%	266	20%	838	9%	804	14%	986	6%	551	21%	1161	13%	399	6%	422	6%	5446	9%
7,001-8,000	88	12%	36	3%	496	5%	468	8%	1446	9%	53	2%	622	7%	849	13%	266	4%	4324	7%
8,001-8,500	3	0%	6	0%	264	3%	77	1%	496	3%	13	0%	133	1%	290	4%	72	1%	1354	2%
8,501-9,000	6	1%	6	0%	165	2%	53	1%	230	1%	2	0%	81	1%	129	2%	35	0%	707	1%
9,001-10,000	9	1%	2	0%	294	3%	48	1%	243	1%	14	1%	86	1%	222	3%	72	1%	990	2%
10,000+	26	4%	20	1%	415	4%	52	1%	228	1%	22	1%	143	2%	584	9%	68	1%	1558	3%
Total	735	1%	1,351	2%	9,578	16%	5,665	9%	16,929	28%	2,601	4%	9,093	15%	6,584	11%	7,267	12%	59,803	100%

Putting in Context: ADU Development Trends

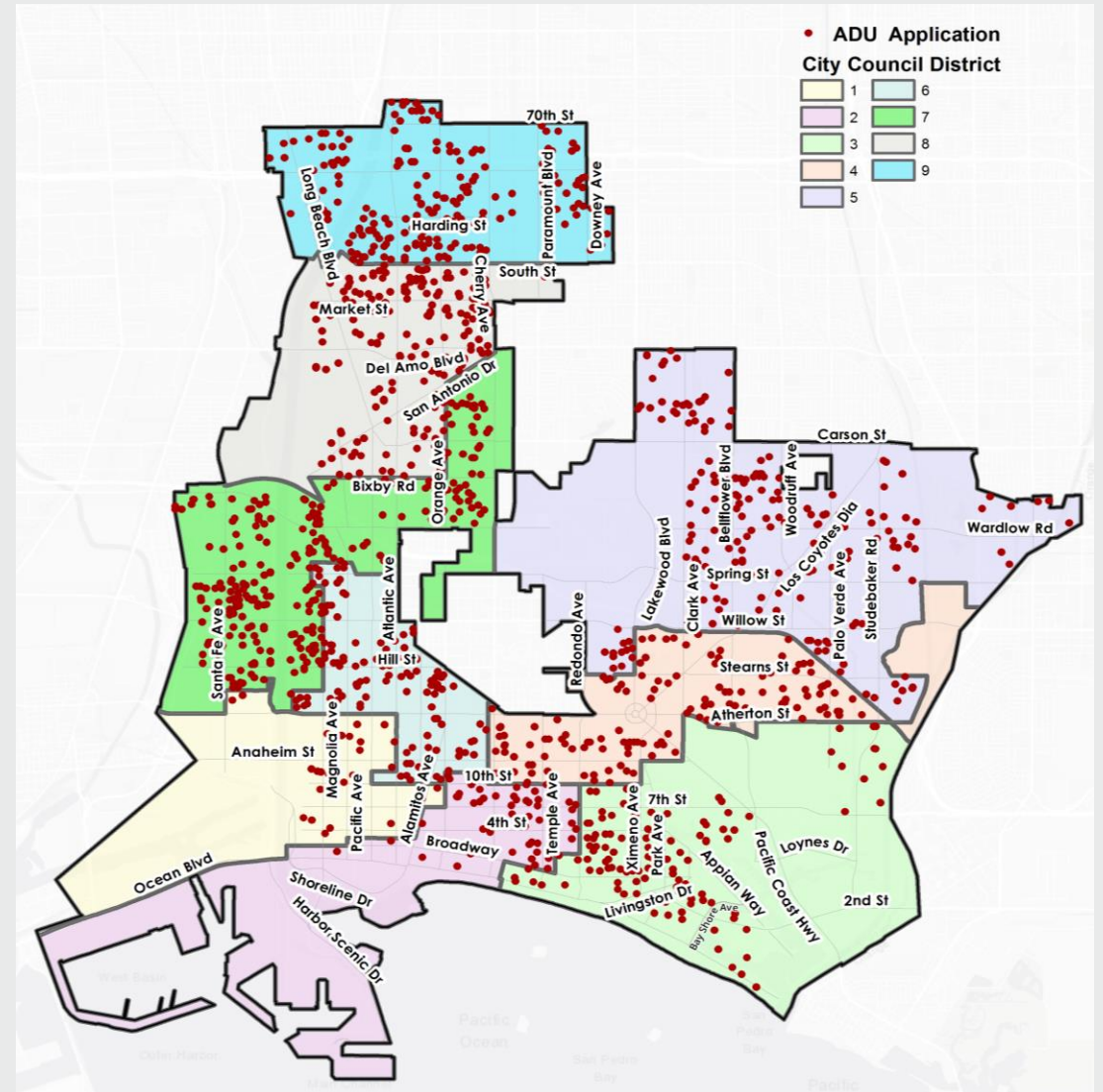
ADU Production: 2018-2020

- 2018: 144 ADUs
- 2019: 219 ADUs
- 2020: 485 ADUs

Annual average over 3-year period (2018-2020):
283 units per year citywide

Anticipated Future Trends:

Housing Element Assumptions for ADU
Development through 2029:
350 ADUs per year citywide
=2,800 ADUs between 2021-2029

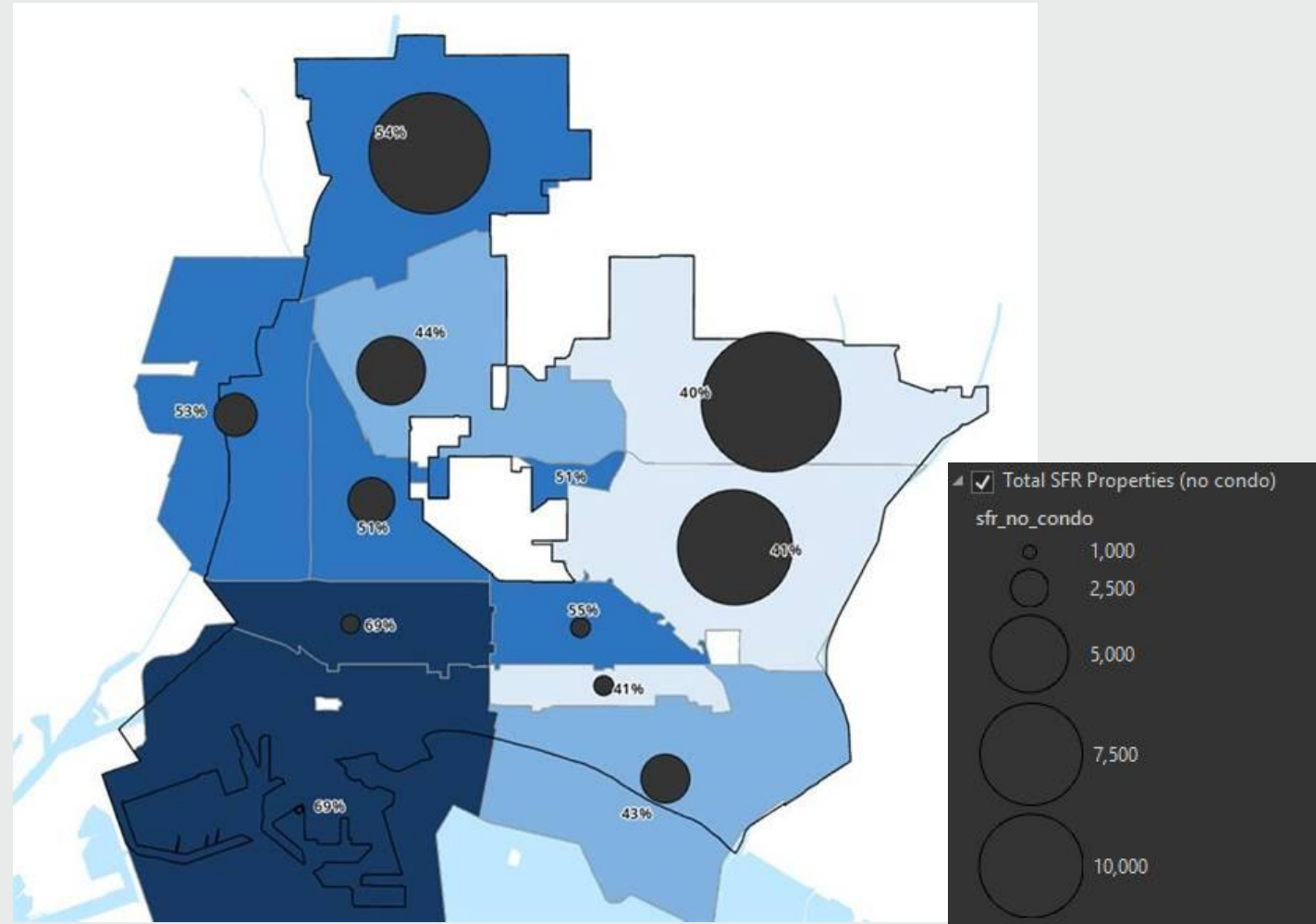


Putting in Context: ADU Development Trends

Council District	Number of ADU Applications	% Total ADU Applications Citywide	% of Lots residentially zoned with 1 existing residential unit
1	27	2%	1%
2	56	5%	2%
3	117	10%	16%
4	127	10%	9%
5	185	15%	28%
6	111	9%	4%
7	252	21%	15%
8	179	15%	11%
9	201	16%	12%
TOTAL	1,228 applications		59,803 lots

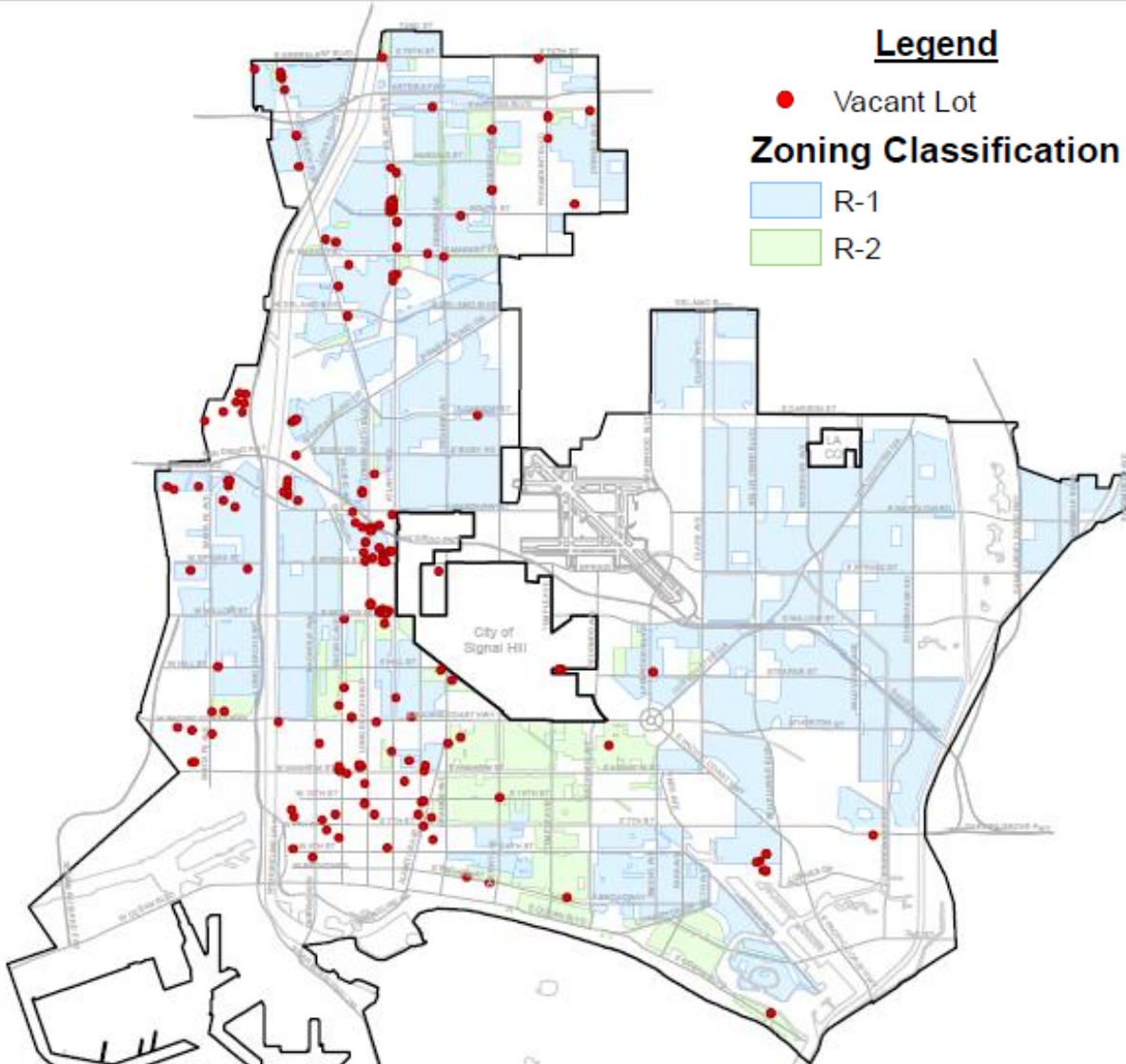
Properties with Renter-Occupied Units are not Eligible for SB 9

- SB 9 does not allow demolition for a lot split on any property that has been rented out to a tenant in the last 3 years
- 61% of all Long Beach residents are renters
- Somewhere between 28% (census data estimate) and 47% (LA County assessor data estimate) of all single-family homes in the City are rented out



Percent Renter-Occupied Single Family Homes
source: LA County Assessor

Vacant Lots



Vacant Lots

Council District	# of Vacant Lots	R-1 Zone	R-2 Zone
1	37	0	1
2	4	0	0
3	11	4	1
4	7	0	1
5	0	0	0
6	29	4	1
7	53	22	0
8	29	7	0
9	50	2	0
Total	220	39	4

Conclusions - Potential Impacts of SB 9

- The Turner Center and others have described the impact of SB 9 as modest, and this is particularly true in Long Beach.
- Lot-split provisions are unlikely to be widely used due to economic factors, the need to approximately evenly split the lot, driveway location, parking, rental restrictions and owner preference.
- There may, however, be a small number of lots where the owner may utilize SB 9. These are most likely to be vacant or larger lots. Very few of these lots are available in Long Beach, but the number is not zero. The development of vacant lots, otherwise subject to blight, is a positive outcome.
- The most likely outcome of SB 9 may be slightly larger second units. Whereas ADUs are limited to 800 square-feet in many circumstances, SB 9 would allow for creation of two-units of a larger size, more suitable to families.
- Any SB 9 created units would likely decrease the number of ADUs created in the City, with minimal impact on the net number of units.

A nighttime photograph of a city skyline reflected in water. The scene is illuminated by various city lights, including streetlights and building lights. The water in the foreground is dark, creating a clear reflection of the lights and buildings above. The sky is dark, and the overall atmosphere is vibrant and urban.

Thank you!