

HOUSINGelement

City of Long Beach General Plan

Draft September 2021



6th Cycle Housing Element

CITY OF
LONG BEACH



Housing

HOUSINGelement

City of Long Beach General Plan

Adopted by the Long Beach City Council on XXXXX, XX, 2021



Processed by Long Beach Development Services

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This information is available in an alternative format by request at 562.570.3807.
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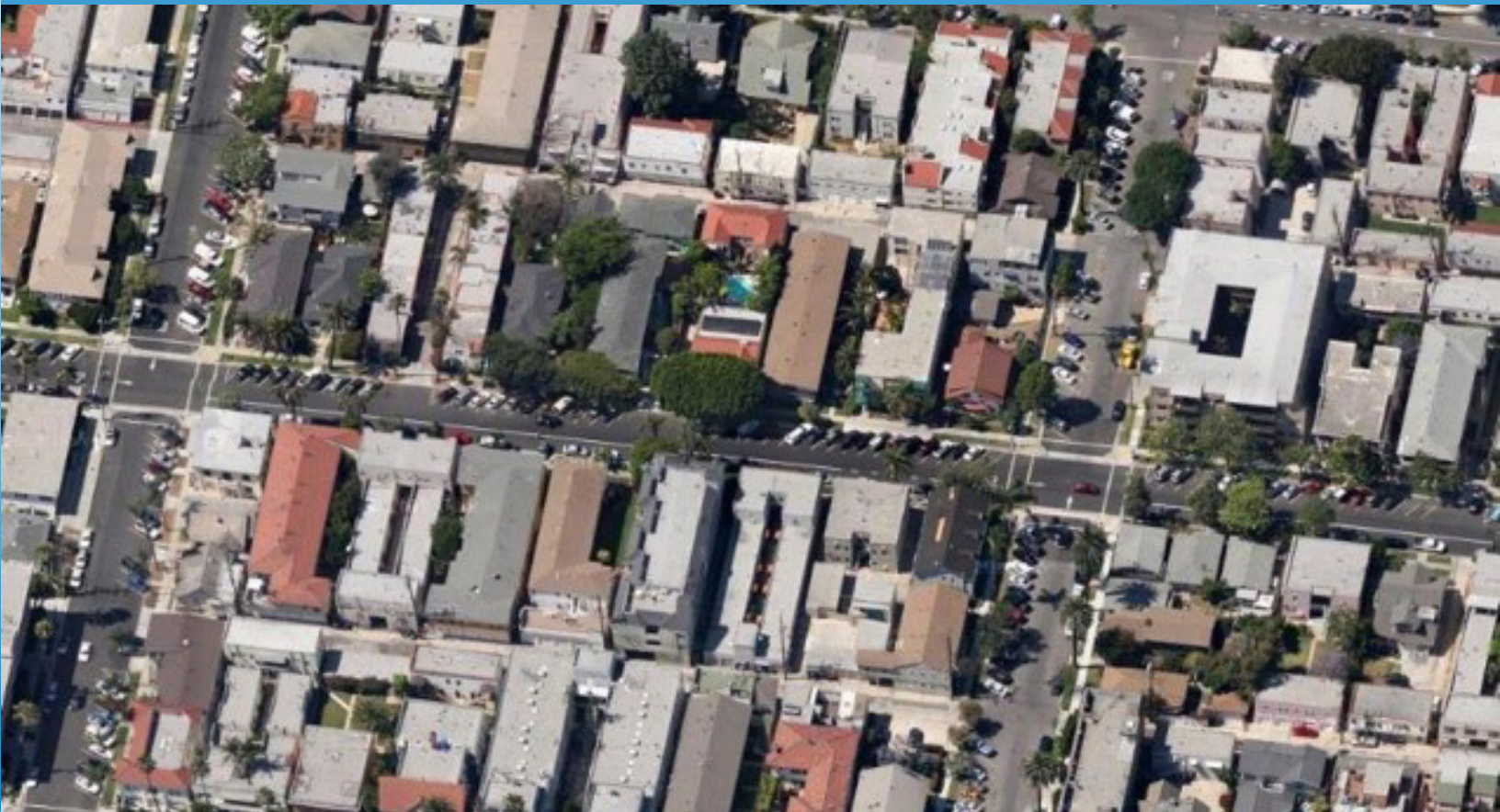
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Executive Summary





Executive Summary

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Executive Summary

Supply and access to adequate and affordable housing continue to be one of the biggest challenges faced by communities across the State of California. Cities across the State, including Long Beach, are currently experiencing record-high housing occupancy costs. Housing affordability has been exacerbated by long-term low levels of production of new housing units and stagnant wages that have made it harder and harder for many to find housing they can afford. High housing costs have made it difficult for many Californians to be able to save or invest enough to take advantage of the long-term financial benefits of homeownership or to receive the social, health, and economic benefits that can come to individuals and families as a result of having access to high-quality, stable, and affordable housing. In addition, this housing crisis does not impact everyone equally – lower-income households and residents of color are disproportionately affected due to lack of financial ability and institutionalized racial discrimination.

The City of Long Beach is one of many cities in the State that is severely impacted by the housing crisis, experiencing high rates of cost-burden, homelessness, overcrowding, and potential displacement of existing residents. This Housing Element describes the current housing conditions in Long Beach and provides data and information on the economic and social stresses that many residents face due to the lack of sufficient access to quality, affordable housing. This plan provides actions that the City will take to address the lack of affordable housing and to help increase the number of new housing units, including affordable housing units, within the city. Working towards these goals helps the City fulfill its obligation to meet its Regional Housing Needs Allocation (RHNA, pronounced “ree-nah”), which demonstrates the City can accommodate its assigned share of new home construction within the region, as required by

state law.

This Housing Element contains housing goals, policies, and programs expected to be implemented or continued during the planning period of 2021-2029. Because housing is a complex issue, the City plans to address these challenges from a variety of angles, including incentivizing the construction of new housing through a comprehensive rezoning to implement the vision set forth by the recently updated Land Use Element; ensuring the City’s regulations and policies allow for a variety of housing types; maintaining housing affordability; and policies to prevent or lessen the impacts of displacement of existing residents when new housing is built in their community. The plan also includes policies and strategies to affirmatively further fair housing by focusing resources on groups that are identified as protected classes under current fair housing laws.

This Housing Element represents a commitment by the City of Long Beach to meet its obligations to provide adequate and affordable housing to its residents and to ensure that it can meet the oncoming demand for new housing in Long Beach over the next eight years.





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Introduction

Housing For All

1

"Housing is important to have a safe place from which to live, plan, play, dream, and be protected."

Long Beach Resident



1



Introduction

Housing For All

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INTRODUCTION

Housing Element Purpose and Content

The State of California has stated that the availability of decent and suitable housing for every California family is “a priority of the highest order”. This objective has become increasingly urgent in recent years as communities across the state, including Long Beach, struggle to meet the housing needs of all of their residents. The State Housing Element Law, established in 1969, recognizes the vital role local governments play in the supply and affordability of housing and requires all cities and counties in California establish a long-range plan to meet their fair share of regional housing needs. Cities are charged with planning for the welfare of their citizens, including ensuring that the existing and projected demands for housing are adequately met. The Housing Element is the primary tool used by the State to ensure local governments are appropriately planning for and accommodating enough housing across all income levels. This Housing Element covers the planning period 2021-2029. The Housing Element is a mandatory part of a jurisdiction’s General Plan but differs from other General Plan elements in two key aspects. The housing element must be updated every eight years for jurisdictions

within a metropolitan planning organization (MPO) on a 4-year regional transportation plan (RTP) cycle, such as the Southern California Association of Governments (SCAG). The housing element must also be reviewed and approved (i.e., certified) by the California Department of Housing and Community Development (HCD) to ensure compliance with statutory requirements.

Though the Housing Element is predominantly a housing planning document, the City of Long Beach recognizes the importance of an aligned, coordinated strategy with other local initiatives to achieve a broader range of City priorities. As such, this document aims to promote housing policies that also further other goals, such as building inclusive and equitable communities, addressing systemic racism, and reversing climate change. Effective housing policy is not concerned solely with providing enough housing but ensuring that it meets diverse needs by considering where and for whom housing is built. Community development has had an ongoing history of racially discriminatory policies and outcomes and this Housing Element update is one of many tools the City is using to move towards the creation of an equitable community for its residents.

Community members planting trees to beautify Long Beach neighborhoods

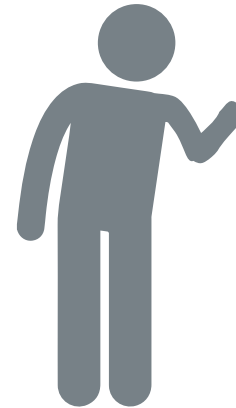




At the time of publication, COVID-19 has impacted Long Beach in significant ways. This has made the issue of housing security even more acute as residents face job loss, housing cost pressures and disparate health impacts from the pandemic. On a practical level, the housing element has had to respond to these conditions by transitioning the public outreach process to reflect the limitations brought on by COVID-19. These actions are detailed in this report. From a policy perspective, the impact on housing security has shown how many of Long Beach's residents have tenuous access to housing and the need to secure more housing alternatives for all members of Long Beach's most vulnerable populations.

"The most important issue is the fairness of housing."

*Century Villages at Cabrillo
Youth Resident*



Cabrillo Gateway revitalized a former military base to provide new housing for homeless veterans and families.



Relationship to Other General Plan Elements

The Housing Element is one of nine mandatory elements of the City's General Plan, a long-range vision document that provides guidance for future development in Long Beach. City Council most recently adopted the Land Use Element (LUE) update and Urban Design Element (UDE) in 2019. For the General Plan to provide effective guidance on land use issues, the goals, policies, and programs of each element must be internally consistent with other elements. This Housing Element builds upon the existing General Plan and is consistent with its goals and policies. In the event an element of the General Plan is amended, the City will consider the impacts of the amendment on the other elements to maintain consistency across all documents.

Senate Bill (SB) 1000 was approved by Governor Jerry Brown on September 24, 2016. SB 1000 amended Government Code Section 65302 to require that both cities and counties that have disadvantaged communities to incorporate environmental justice policies into their general plans, either in a separate environmental justice element or by integrating related goals, policies, and objectives throughout the other elements upon the adoption or next revision of two or more elements concurrently. The City of Long Beach includes Environmental Justice communities, and rather than develop a separate Environmental Justice Element, Long Beach is incorporating environmental justice goals, policies and programs into every other element of the General Plan, including the Housing Element. Environmental justice refers to the fair treatment and meaningful involvement of all people regardless of race, color, religion, origin, income or sexual orientation with respect to the development, implementation and enforcement of environmental laws, regulations, and policies. The purpose of SB 1000 is to identify disadvantaged communities and to put forward strategies to reduce unique or compounded health risks to these communities, identify objectives and policies to promote civil engagement in the public decision-making process, and identify objectives and policies that prioritize improvements and programs that address the needs of disadvantaged communities. Therefore, to comply with Government Code Section 65302(h), environmental justice policies should be incorporated in the Housing Element Update.





Community Context

Long Beach is a coastal city in the South Bay region of Southern California. It is the seventh largest city in the State of California, serving a population of 466,776 as of 2019. The City has a number of local and regional assets that make Long Beach an attractive place to live. The City also has distinctive and culturally diverse neighborhoods many with access to amenities including the beach and parks along with close proximity to jobs and transportation.

Long Beach's economy is anchored by the second-busiest container port in the country, a premier public university, and an active downtown district. The City's economy was originally reliant on defense spending for local manufacturing and aerospace industries, which made up a large portion of the City's economic growth during and after World War II, as well as on growing international trade through the port. As defense contracts wound down, Long Beach has continued to evolve its aerospace economy, working to position itself as a hub for the high tech and space industries. Many employers continue to be attracted to Long Beach due to its close proximity to engineering talent from Cal State University-Long Beach (CSU-LB). While the City grows its specialized workforce, it maintains its commitment to growing and diversifying its employment base by promoting sectors such as education, health services, entertainment, and retail, as well as maritime industries and tourism along the waterfront.

Long Beach is considered to be one of the most ethnically diverse major cities in the country. Almost three quarters of the City are residents of color, with much of this growth coming from the City's Hispanic population. The City does not have a single ethnic majority and one in four residents are foreign born. At the same time, Long Beach remains deeply segregated as a result of longstanding and ongoing political, social, and other factors. The diversity in cultures, languages, and needs combined with longstanding patterns of spatial segregation underscore the greater need for the City to ensure equal and equitable access to opportunity and stability for all residents. This commitment is especially important as the population is expected to grow by 15% through 2035, much more than in the past two decades.

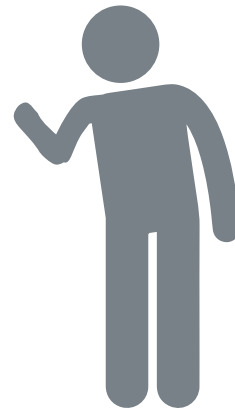
Housing Context

A large share of Long Beach residents are experiencing difficulty paying for housing. Currently, over 4 in 10 residents are housing cost-burdened, which means they pay more than 30% of their income in rent or mortgage payments and may have difficulty affording other basic necessities such as food, medical care, or transportation. This strain is even more evident for lower-income households, in which the majority are cost-burdened. The high cost of living, exacerbated by low incomes, results in the inability to meet basic needs or having to live in substandard, overcrowded housing. Households of color are also disproportionately impacted by these effects.

The City of Long Beach is committed to improving access to safe and high-quality housing for residents across all income levels. Promoting a diversity in housing types, increasing utilization of all usable space, and ensuring that development can occur across all regions of the City are just some of the ways the City plans to meet its housing commitment and continue to affirm that housing is a human right for all residents.

"Housing the most vulnerable is clearly the priority."

Long Beach Resident – Housing Advocates Focus Group Meeting



Long Beach's Guiding Vision for the Community

The updated Land Use Element establishes a vision for “city that thrives”, in which environmental considerations are integral to all planning and development decisions. The LUE envisions a city with:

- » Shared Economic Prosperity.
- » Enhanced Mobility Choices.
- » Healthy and Active Neighborhoods.
- » Housing Opportunities, Housing Quality.
- » Education and Life-long Learning.
- » Responsive Recreational Facilities and Open Space.
- » A City at the Water's Edge.
- » Safe and Secure Living Environments.
- » Environmental Health.

In order to achieve that vision, the LUE seeks to:

- » Target Growth and Mobility.
- » Capitalize on Our Regional Strategic Location and Strengths.
- » Build Up Local Businesses and Educational Institutions.
- » Become a Smarter City.
- » Provide Clean, Renewable Energy.
- » Prioritize Green and Healthy Living Approaches.
- » Address and Adapt to Climate Change.
- » Celebrate and Support Our Diversity.

The Housing Element is one of the ways in which the City will support its growth, providing building blocks for the City to make progress towards its development goals and long-term vision.

To maximize local efforts, this housing element aims to be consistent not only with other elements of the General Plan, but also with other City initiatives that include housing policy recommendations and solutions, such as the Mayor's Taskforce on Workforce & Affordable Housing, the Everyone Home and Everyone In Initiatives, the Climate Action & Adaptation Plan, and the Framework for Reconciliation for addressing systemic racism.

Organization of the Housing Element

Per California Government Code Sections 65580-65589, a housing element must consist of the following components:

- » **Review of the Previous Housing Element:** This section reviews the results of the goals, policies, and programs adopted in the previous Housing Element and compares projected outcomes with actual achieved results.
- » **Housing Needs Assessment:** This section reviews the existing and projected housing needs of the community. It provides a profile of socio-demographic information, such as population characteristics, household information, housing stock, tenure, and housing affordability. The assessment also considers local special housing needs, such as, seniors, farmworkers, homeless, large households, and female-headed households.
- » **Resources and Inventory of Adequate Sites:** This section provides resources an inventory of adequate sites that are suitably zoned and available within the planning period to meet the jurisdiction's fair share of regional housing needs across all income levels.
- » **Governmental and Nongovernmental Constraints:** This section identifies and analyzes impediments to housing production across all income levels.
- » **Housing Plan:** This section provides a statement of the community's goals, quantified objectives, and policies to maintain, preserve, improve, and develop housing, as well as a schedule of implementable actions to be taken during the planning period to achieve the aforementioned goals, objectives, and policies. Quantified objectives for new construction, rehabilitation, and conserved units by income category (i.e. very low, low-moderate, and above-moderate) are included to make sure that both the existing and the projected housing needs are met, consistent with the City's share of the Regional Housing Needs Allocation (RHNA).



Sections II through V of this Housing Element provide a summary of the above technical analyses, and Section VI contains the implementation plan that undergirds the City's housing strategy. The document was supported by comprehensive research and analysis, which are compiled in appendices at the end of the document. These appendices contain the full set of information used to inform the City's goals, policies, and programs. The appendices are as follows:

- Appendix A: Public Participation Report
- Appendix B: Housing Needs Assessment
- Appendix C: Sites Inventory and Analysis
- Appendix D: Housing Constraints Analysis
- Appendix E: Review of the Prior Housing Element
- Appendix F: Fair Housing Assessment

Data Sources and Methods

This Housing Element was updated per HCD guidelines for the 6th Cycle, incorporating additional considerations required under new State housing-related legislation. Specific documents are referenced throughout the Housing Element, including but not limited to the Long Beach 2040 General Plan, Long Beach Uptown Plan, Long Beach Downtown Community Plan, Midtown Specific Plan, and Racial Equity and Reconciliation Report. The analyses and findings in this document relied on data compiled from various sources, including:

- » US Census Bureau (American Community Survey)
- » California Department of Housing and Community Development (HCD)
- » California Department of Finance (DOF)
- » US Department of Housing and Urban Development (HUD)
- » Consumer Financial Protection Bureau (CFPB)
- » SCAG pre-certified data

This document was also informed by information provided by residents, business groups, local institutions, City staff, and elected officials.

Summary of Public Participation

Public participation is crucial in shaping the City of Long Beach's housing strategy. Understanding the needs of the community enables the development of housing strategies that are most appropriate and effective. Public outreach also allows the City to identify concerns unique to certain stakeholders that may not have been initially apparent. To ensure a comprehensive and responsive housing plan, the City reviewed each public comment submitted during the outreach process to determine if and how to best incorporate it into the City's housing strategy during the eight-year planning period.

As part of the development of this Housing Element, the City's public participation program included the following events and meetings (for a more detailed report, please see Appendix A). Additionally, there have been several recent planning processes and community conversations related to housing and homelessness in the City of Long Beach over the past few years. Feedback and policy recommendations, including for the Everyone Home, Everyone In, the Mayor's Affordable and Workforce Housing Taskforce, the Framework for Reconciliation and the Blueprint for Economic Development, have been incorporated and considered as feedback for the Housing Element Update process.

This section will be updated. Public Participation is ongoing as of the publication of this draft and to inform the Housing Element.

Community Events

The City conducted six community-wide events to solicit input on housing needs:

- » English Digital Workshop: Saturday, August 8, 2020, 10:00 a.m. – 12:00 p.m.
- » Community Forum #1: Wednesday, August 12, 2020, 6:00 p.m. – 7:30 p.m.
- » Spanish Digital Workshop: Saturday, August 15, 2020, 10:00 a.m. – 12:00 p.m.
- » Community Forum #2: Wednesday, August 19, 2020, 6:00 p.m. – 7:30 p.m.
- » Community Meeting #1: Wednesday, April 28, 2021, 5:00 p.m. – 7:00 p.m.
- » Community Meeting #2: Saturday, May 1, 2021, 11:00 a.m. – 1:00 p.m.

Due to the ongoing COVID-19 crisis, all community events were held over webinar. Notifications of the community events were distributed through the City's LinkLB notification database and to identified representatives of various stakeholder groups including community based and neighborhood organizations, affordable housing developers and advocates, homeless services representatives, local business representatives and more. In addition, printed brochures with information on the project, meeting time and location, and resources for individuals affected by COVID-19 were mailed to over 25,300 addresses across the City. The mailer brochures were provided in English, Spanish, Tagalog, and Khmer. Comments provided by community members at the 4 events are documented in Appendix A and summarized below.

- » The lasting impacts of COVID-19 are a major concern, with many noting the need for heightened tenant protection measures, such as improved code enforcement, right-to-counsel, and other anti-displacement measures.
- » Availability of affordable housing throughout the City is an issue. Current market rate rents can often cost over 50% of renters' monthly salaries.
- » Many tenants, especially undocumented immigrants, those with criminal records, and other marginalized renters, are affected by rent gouging. This has various negative effects, from exacerbating housing insecurity to putting homeownership out of reach.
- » Systemic racism has impacted the physical form of Long Beach which the City should consider when enacting new policies, such as moving away from exclusionary zoning regulations.
- » Location of affordable housing should be spread throughout the City, not just concentrated in the Downtown.
- » People experiencing homelessness should be prioritized when accessing new housing, including Accessory Dwelling Units (ADUs).
- » Overcrowding is a major issue that could be alleviated with the production of new housing.
- » The availability of parking is a safety concern for low-income residents who may not have access to safe alternative forms of transportation, especially at night and as the City promotes more housing development.
- » In a city that is majority-renter, there should be more programs to assist in first-time homeownership.
- » Community ownership of land, perhaps funded through a dedicated revenue source for affordable housing, could provide affordable housing while preventing displacement in the long-term.
- » There is significant interest in ADUs and micro-units along with other alternative housing typologies.

Focus Group Meetings

The City conducted various focus group meetings with community stakeholders, including:

- » Business Focus Group: Tuesday, October 13, 2020, 9:00 a.m. – 10:30 a.m.
- » Affordable Housing Developers Focus Group: Thursday, October 15, 2020, 9:00 a.m. – 10:30 a.m.
- » Advocates Focus Group: Thursday, October 22, 2020, 9:00 a.m. – 10:30 a.m.
- » Homeless Services Advisory Committee (HSAC) and Continuum of Care: January 6 & 12, 2021
- » Affordable Housing Working Group: February 11, 2021, 11:00 a.m. – 12:00 p.m.
- » Century Villages at Cabrillo Residents Group: March 23, 2021, 3:00 p.m. – 4:00 p.m.
- » Long Beach Aging Services Collaborative: April 7, 2021, 3:00 p.m. – 4:00 p.m.





Due to the ongoing restrictions around gathering in person due to COVID-19, all focus groups were held over webinar. Notifications of the focus group meeting were distributed to key stakeholders identified by the City. Comments received from stakeholders are documented in Appendix A and are summarized below.

- » Homelessness is a major issue. The economic impacts of COVID-19 have made the situation worse. Transitional and supportive housing is needed, as well as exploring other housing types such as tiny homes and the expansion of the Safe Parking program.
- » Long Beach has experienced rapid gentrification. Other underserved populations include low-income households, communities of color, immigrants, seniors, and students, who are more likely to be displaced when their units are redeveloped and leased at market rates.
- » Improved access to affordable mortgages is needed.
- » In the event of a housing market shock, the City should be prepared to be competitive with investment firms to purchase properties for long-term affordability.
- » Affordable housing should be in high-opportunity areas and near job centers and address historic issues of segregation.
- » Funding for affordable housing should be ensured in areas where historically disadvantaged groups have been excluded explicitly or implicitly by zoning laws.
- » Community land ownership models are needed to prevent displacement.
- » There is a need for missing middle-income/workforce housing for people transitioning out of affordable housing.
- » Housing for people experiencing homelessness should include critical services to maintain placement, such as food delivery and mental health services.
- » More senior housing and cohousing will allow for greater filtering as the elderly have more opportunities to downsize.



Housing Needs Summary

Housing for the Community

2

"Housing trends and rent control should correlate with the current job market."

*Long Beach Resident - Local Businesses and
Institutions Focus Group Meeting*



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Housing Needs Summary

Housing for the Community

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HOUSING NEEDS SUMMARY

Introduction

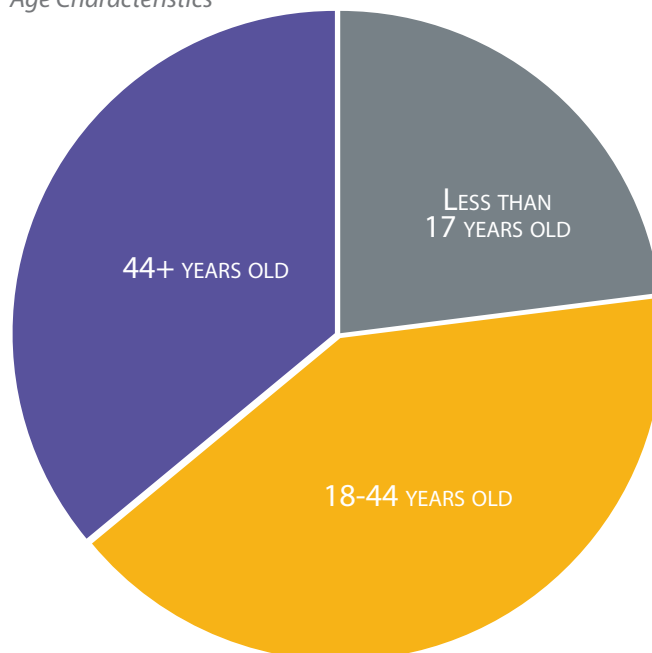
Housing needs are determined by a city's population and its existing housing stock. This information provides context to inform housing policy, such as the provision of which types of housing, its affordability levels, architectural design, and any on-site features and modifications. This housing element's strategy is guided by a thorough understanding of Long Beach's demographic and housing conditions and characteristics. These factors have come about through planning and policy decisions in the context of cycles of economic growth. Importantly, decades-long restrictive local land use regulations have contributed to lack of sufficient housing stock leading to high housing costs, overcrowded housing, with disproportionate impacts on lower-income households, and have in turn maintained geographic and racial segregation across Long Beach. This section provides a summary of the housing needs in the City of Long Beach. For the complete assessment, please see Appendix B.

Population Trends

Based on population, Long Beach is the seventh largest City in California and the forty-third largest city in the US. The population of Long Beach is both growing and changing. For example, the proportion of young people is declining and the City is getting older. In 2019, the City's median age was 34.9, up from 32.6 in 2010. While the City's overall population size has changed little since 2010, the share of people under 18 years of age declined about 15% while people over 45 years of age increased by more than 20%. The City has continued to become more racially diverse. Over a span of 30 years, white, Non-Hispanic residents declined by more than half while Hispanic residents grew almost fourfold. Long Beach is a multi-racial, majority-minority city, in which no single race/ethnicity comprises more than 50% of the population.

Housing availability in Long Beach should reflect a number of shifting needs of its residents. While Long Beach as a whole is an ethnically diverse community, it remains segregated. White residents and residents of color are geographically concentrated. Areas with concentrations of minority residents often have different needs and a dearth of resources, particularly in areas where recent immigrants tend to reside. These geographic disparities also suggest a need to provide housing for historically marginalized communities in high-opportunity areas.

Age Characteristics



7 out of 10 Long Beach residents are non white.





Employment Trends

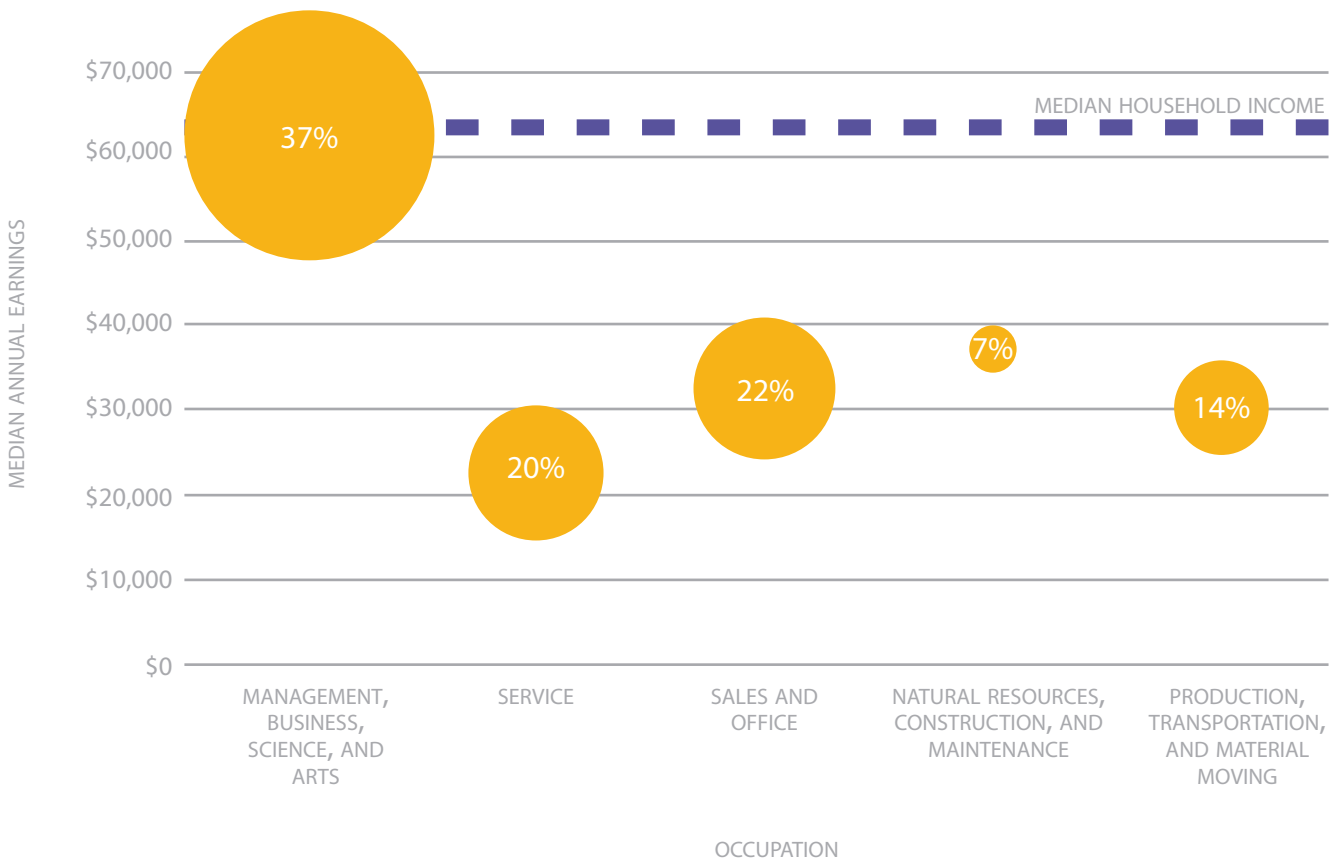
The City's housing development should in part be informed by the types of jobs available in Long Beach and be able to accommodate employees and their families. For example, a growing personal service sector indicates the need for more affordable housing to accommodate people earning lower wages. On the other hand, a rising professional services sector would create new jobs that offer a wide wage scale, resulting in the need for diverse housing options. Housing to meet the needs of local employees is important for increasing quality of life by reducing commute times for those who live closer to work. As described in the City's Climate Action & Adaptation Plan (CAAP), transportation accounts for nearly 50% of citywide greenhouse gases; consequently, creating housing opportunity for employees close to work is a critical strategy for helping reduce greenhouse gas emissions by reducing commute trip lengths and making it more feasible for people to walk, bike or take transit to work. Additionally, maximizing opportunities for affordable housing development and employment uses near transit, combined with renter protections, will help improve the accessibility of low-income residents to jobs while helping prevent displacement.

In 2019, the three largest industry sectors in Long Beach were educational services/healthcare/social services (23%), professional/scientific/management (13%), and arts/entertainment/food service (11%).

With regard to job type, 8 out of 10 jobs in Long Beach are in three main occupational categories (and their corresponding median wages): management/business (\$63,500), sales/office (\$32,000), and services (\$21,500). Since 2010, both management/business and service jobs grew, but sales/office jobs declined. The rising number of both high-wage and low-wage jobs indicate a bifurcating economy in which the middle-class is shrinking and both high- and low-income earners are expanding.

At the time of this element's drafting the final impacts of COVID-19 commuting, working and housing practices is not yet known. While many changes are speculated such as the need for larger units with in-home offices, or the potential for conversion of office use to residential, actual trends will not be known for many years. The City will continue to track annual progress of the Housing Element and other elements of the General Plan and make periodic adjustments to reflect changing trends and needs.

Occupation and Wage Comparison



Housing Stock

Available housing in Long Beach has not kept pace with demand. According to the California Department of Finance, since 1990, population has increased by 10 percent while the number of housing units has increased by only 4 percent. In 2018, vacancy rates for rental and ownership housing were both below the industry-standard rates considered “healthy” in a housing market (4.6 percent which is below the 5 percent healthy rate floor for rental housing and 0.4 percent which is below the 1.5 percent healthy rate floor for ownership). In addition, more than 80 percent of housing units in Long Beach are more than 50 years old. This aging housing stock indicates that a large portion of housing stock in Long Beach is likely in need for rehabilitation and repair.

“Finding affordable housing, especially on a fixed income, is one of the biggest challenges Long Beach residents are facing due to the highly competitive rental market and lack of affordable housing. You have to be first in line to put in an application.”

Long Beach Resident – Housing Advocates Focus Group Meeting

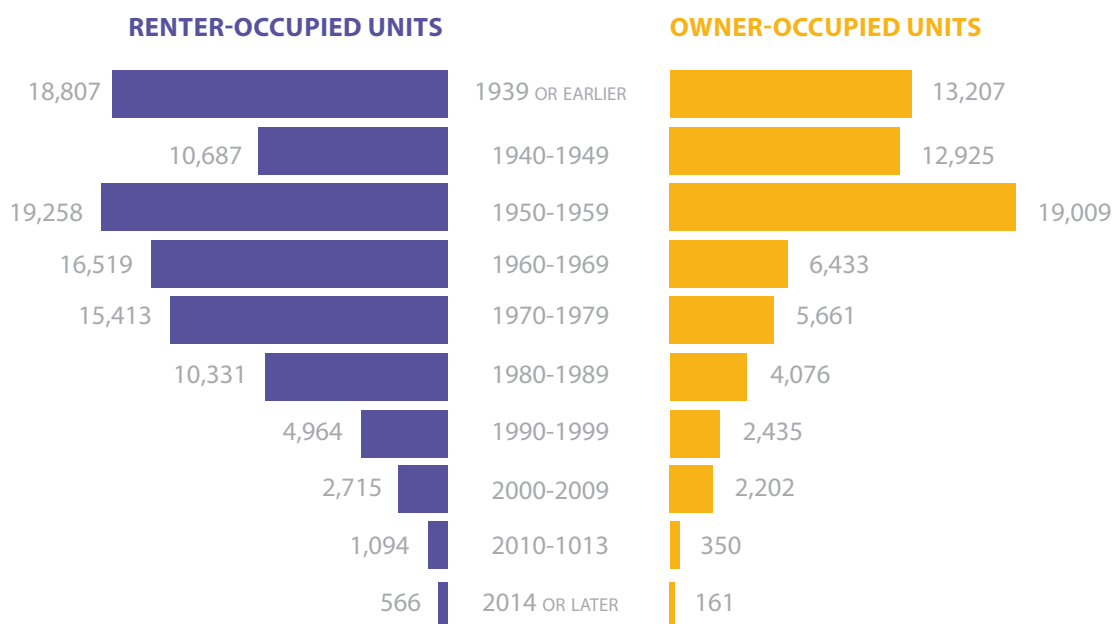


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Housing Needs
Summary



Housing Units by Year Built



Source: U.S. Census Bureau, American Community Survey (ACS), 2015-2019, 5-year Estimates

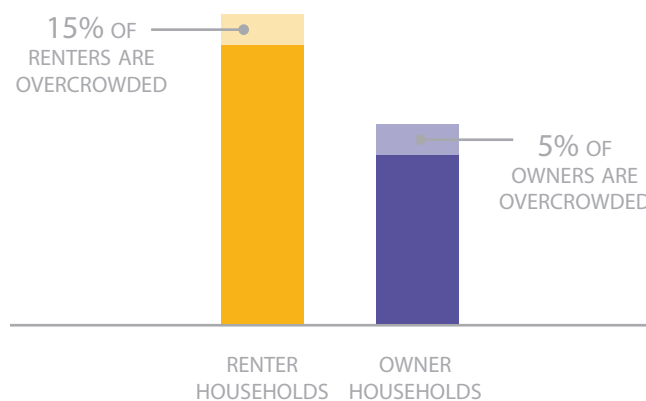
Household Characteristics

Household composition is also another factor that determines housing need. Compared to single individuals, families have different housing needs, typically requiring larger housing units. Though the number of households in Long Beach has remained fairly constant since 2010, the number of families with children declined by 10% while the number of single-person households increased 11%. This decline in families with children is likely due the rising cost of housing in Long Beach which makes it more difficult for family households with children present to find housing.

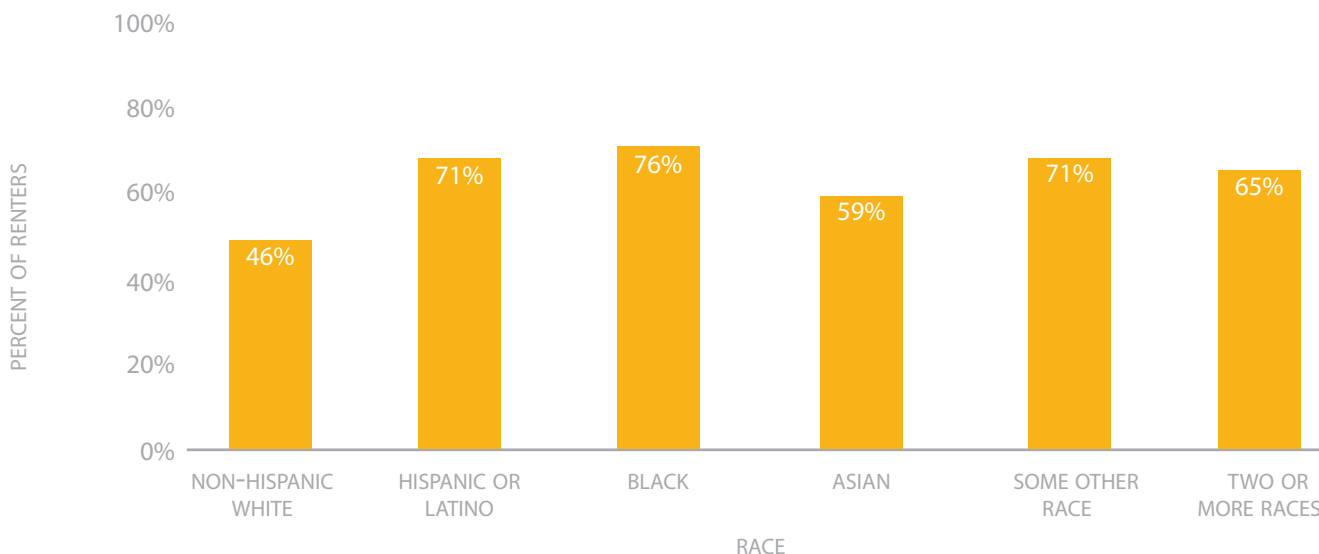
Long Beach is also a city of renters, as 61% of households rent their home. Renters are more economically vulnerable than homeowners, as renters do not build equity through asset ownership like homeowners do. Rents generally increase over time whereas homeowners lock-in their monthly payments for the duration of the mortgage while building equity. Additionally, incomes have generally not kept pace with rents over recent decades, exacerbating the racial wealth gap between renters and homeowners. Therefore, renters are more at-risk of losing their home in the event of a crisis or emergency.

Many households are forced to double-up or rent out rooms in an effort to alleviate high housing costs, which can result in overcrowding. Overcrowding occurs when more than one person per room, excluding bathrooms and kitchens, and places households at risk of adverse health outcomes, such as increased exposure to infectious diseases or mental health problems. The lack of privacy can also put stress on relationships between members of the household and result in negative living experiences. Overcrowded situations can disproportionately impact children. Such housing can cause learning difficulties and lower health outcomes, leading to lower health and wellbeing and the perpetuation of intergenerational social inequities.

Percent of Overcrowded Renter and Owner Households



Renters by Race/Ethnicity



Source: U.S. Census Bureau, American Community Survey (ACS), 2015-2019, 5-year Estimates

Housing Affordability

The median sales price of a home in Long Beach was \$640,284 and the median rent across all rental properties was \$1,895 per month. These costs are out of the reach for many Long Beach residents. As shown below, for residents earning near or below the median income levels for higher-paying jobs, or residents working lower-paying jobs, both rental and ownership housing is out of reach without pooling together multiple incomes, which can lead to overcrowding, unhealthy housing conditions, and lack of money to spend on other basic necessities such as food, education or medical care.

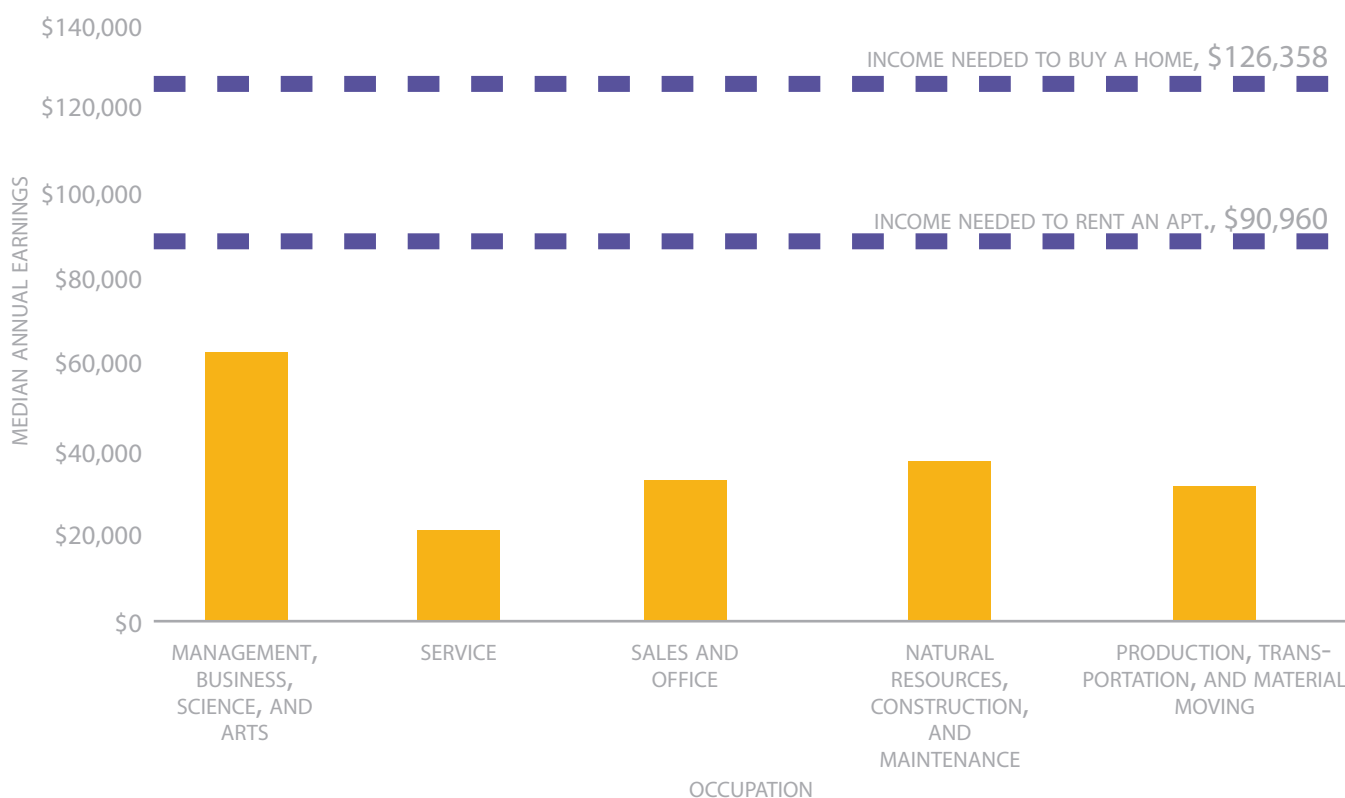
As a result of high rent and home values, residents are spending too much of their income on housing expenses. Housing is considered to be affordable when a household pays less than 30% of their pre-tax income towards rent or mortgage payments. If a household pays 30% or more of their income in housing costs, they are considered to be housing cost-burdened. Similarly, households paying 50%

or more of their income in housing costs are considered to be severely housing cost-burdened. A 2020 SmartAsset analysis found that Long Beach ranks fourth across the entire country with the highest proportion of residents who are severely housing cost-burdened.¹ Forty-three percent (43%) of all Long Beach households are housing cost burdened, however cost burden also impacts different groups differently. Eighty percent (80%) of very low-income renters are cost-burdened, compared to just 5% of renter households earning above-moderate income. Black and Hispanic renter households are 20% and 12% more likely to be housing cost-burdened than white renter households, respectively.

2

Housing Needs
Summary

Income Needed to Afford Housing Compared with Median Income by Occupation



Sources: U.S. Census Bureau, American Community Survey (ACS), 2015-2019, 5-year estimates; Veronica Tam and Associates, 2020.

¹ Most and Least Severely Housing Cost-Burdened Cities – 2020 Edition, Smart Asset



Special Groups

Certain segments of the population encounter more difficulty in finding decent, affordable housing due to special circumstances. Special needs may be related to one's employment type and income, family characteristics, medical condition or disability, or household characteristics. These households may require special accommodations, such as on-site supportive services, unique building design, or spatial accommodations. Special considerations should be taken to ensure adequate housing for seniors, single-parent households, people with disabilities, people living below the poverty line, students, and people experiencing homelessness.



11%
OF RESIDENTS ARE
65 OR OLDER



12%
OF ALL RESIDENTS
**LIVE BELOW
THE POVERTY LEVEL**



10%
OF RESIDENTS
EXPERIENCE DISABILITY



2,034
RESIDENTS ARE
EXPERIENCING HOMELESS,
OF WHICH **78% ARE**
UNSHelterED



7%
OF HOUSEHOLDS ARE **SINGLE**
PARENT HOUSEHOLDS
AND

34%
OF **FEMALE-HEADED**
HOUSEHOLDS LIVE IN
POVERTY



12.5% OF CSULB
STUDENTS **EXPERIENCED**
HOMELESSNESS AT
LEAST ONCE IN THE PAST YEAR²

² <https://www.csulb.edu/news/article/the-need-for-food-and-housing-continues-to-increase-among-students#:~:text=Crutchfield's%20research%20showed%20that%2012.5,in%20the%20last%2012%20months.>



Projected Housing Need

Meeting Future Demand

3

"Having more homes built near public transit stations, jobs, local businesses so people can commute less by car and use other ways to get around the city will help promote and build a sense of community."

Long Beach Resident - Local Businesses and Institutions Focus Group Meeting

3



Projected Housing Need

Meeting Future Demand

Introduction	25
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PROJECTED HOUSING NEED

Introduction

State Housing Element law (Government Code § 65580 et. seq.) requires regional Metropolitan Planning Organizations (MPOs) to identify for each member jurisdiction its “fair share allocation” of the Regional Housing Needs Assessment provided by the California Department of Housing and Community Development (HCD). In turn, each city and county must demonstrate the capacity to accommodate their local share of regional housing needs in the community’s housing element. Each jurisdiction’s responsibility for meeting the overall regional housing need is established as a Regional Housing Needs Allocation (RHNA).

The Southern California Association of Governments (SCAG), the MPO for the Long Beach area, adopted its 6th cycle RHNA Allocation Methodology in March 2020 and adopted its 6th Cycle RHNA Final Allocation Plan in March 2021. SCAG considered several factors in preparing the methodology, which weighed both projected and existing need. Projected need was informed by household growth, future vacancy need, and replacement need, while existing need considered transit accessibility, job accessibility, and residual need in disadvantaged communities demonstrated by factors such as household overcrowding. The distribution of the RHNA across the four income categories factored in a social equity adjustment, which allocated a lower proportion of lower-income RHNA to jurisdictions that already had a high concentration of such households in comparison to the County, and inversely, allocated a greater proportion of such households to jurisdictions with

an existing low concentration of lower-income households. The social equity adjustment also includes the goal to Affirmatively Further Fair Housing (AFFH), which adjusted the distribution of RHNA in jurisdictions considered either very low or very high resource areas.

The projected housing needs are broken down by income category based on definitions in the California Health and Safety Code (Section 50079.5). HCD calculates “extremely low”, “very low”, “low”, “median”, “moderate”, and “above moderate” income limits, and publishes these limits at the county level. Los Angeles County’s 2020 income limits are shown in **Table HE-1**.

Income Limits

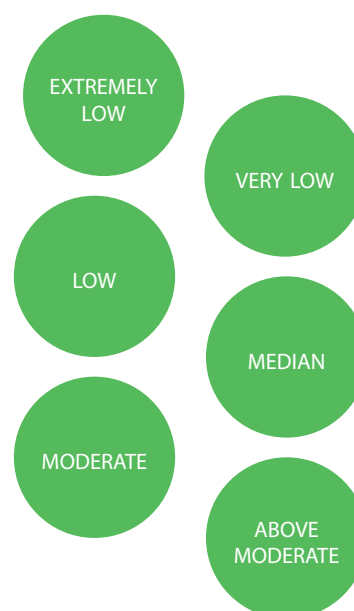


Table HE-1: Los Angeles County 2020 Income Limits

Number of Persons in Household	1	2	3	4
Extremely Low	\$23,700	\$27,050	\$30,450	\$33,800
Very Low	\$39,450	\$45,050	\$50,700	\$56,300
Low	\$63,100	\$72,100	\$81,100	\$90,100
Median	\$54,100	\$61,850	\$69,550	\$77,300
Moderate	\$64,900	\$74,200	\$83,500	\$92,750





SCAG adopted the final RHNA allocation in March 2021. The RHNA for Long Beach is shown in **Table HE-2**. The City has a total allocation of 26,502 units for the October 2021 to October 2029 planning period. In the prior planning period, Long Beach was allocated 7,048 units. The current 6th Cycle RHNA for the planning period of 2021-2029 represents an increase of 275%, which not only considers projected future demand for housing but existing need.

The City of Long Beach is not responsible for the actual construction of these units. Long Beach is, however, responsible for creating a regulatory environment in which the private market could build the number of units and unit types included in the RHNA allocation. This includes the creation, adoption, and implementation of policies, zoning standards, municipal code changes, and/or economic incentives to encourage the construction of various types of units.

Table HE-2: 6th Cycle RHNA

	Long Beach		Los Angeles County		SCAG	
Area/Income	Number of Units	Percent	Number of Units	Percent	Number of Units	Percent
Total	26,502	100%	812,060	100%	1,341,827	100%
Very Low	7,141	26.9%	217,273	26.8%	351,796	26.2%
Low	4,047	15.3%	123,022	15.1%	206,807	15.4%
Moderate	4,158	15.7%	131,381	16.2%	223,957	16.7%
Above Moderate	11,156	42.1%	340,384	41.9%	559,267	41.7%



Housing Resources

Addressing the Need

4

"There are apartments on the east side on major corridors and near the college and the university that are "old" and could be redeveloped to accommodate more student residents."

*Long Beach Resident - Housing Element
Community Meeting*



4



Housing Resources

Addressing the Need

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HOUSING RESOURCES

Introduction

The following section provides an overview of the resources available to support the continued development, preservation, and rehabilitation of housing in Long Beach. It includes a summary of vacant or underutilized land available to accommodate future housing in the City. The full site inventory analysis is in Appendix C. This section also includes a list of federal, state, and local programs that provide financial assistance to support the City in meeting its housing goals.

Land Resources

A critical part of the Housing Element is the site inventory, which identifies a list of sites that are suitable for future residential development. State law mandates that each jurisdiction ensure availability of an adequate number of sites that have appropriate zoning, development standards, and infrastructure capacity to meet its fair share of the regional housing need at all income levels. The inventory is a tool that assists in determining if the jurisdiction has enough land to meet its RHNA given its current regulatory framework.

The City's adopted Land Use Element (LUE) of the General Plan offers adequate capacity to accommodate the City's RHNA for all income categories. However, Zoning Code amendments and rezoning of properties is necessary to implement the LUE as there is not sufficient capacity under existing zoning and many properties across the City still need to be rezoned consistent with and to implement the LUE.

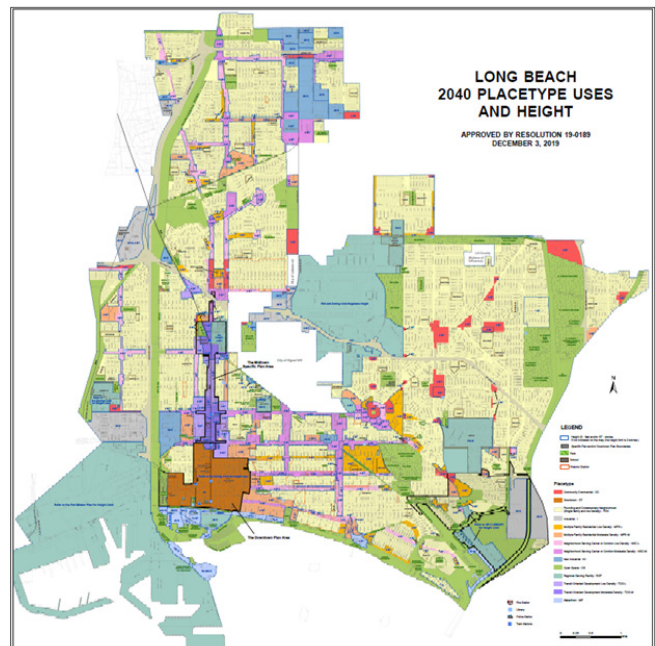
Accessory Dwelling Units (ADUs)

The City has seen an increase in ADU activity since new State laws passed in 2018 that facilitated the development of these secondary units. Given recent development trends of ADUs in Long Beach, this Housing Element assumes an annual average of 159 ADUs between 2021 and 2029, for a total of 1,272 units. This projected trend is based on the annual average number of ADU applications approved in Long Beach between 2018 and 2020. Appendix C provides the detailed methodology for estimating the projected trend of ADUs.

Entitled and Proposed Developments

The Housing Element can apply units in pipeline projects towards the RHNA if the housing development is expected to be issued building permits after the RHNA projection period begins. The City has identified 548 units in projects that have been approved, entitled, or proposed but not yet permitted.

Land Use Element PlaceType Map





Identification of Sites Suitable for Housing

The City recently updated its General Plan Land Use Element (LUE) in 2019, which uses PlaceTypes to designate allowable land uses. The PlaceTypes approach shifts from districts solely shaped by allowed land uses to a more hybrid perspective that accommodates more mixed uses and also considers the physical characteristics (building form, design, and function) that contribute to neighborhood quality and characteristic. The City has since been incrementally amending its Zoning Code to add new zones and rezone properties to those new zones to implement the new LUE, but current zoning regulations do not yet fully implement the LUE PlaceTypes. Because not all properties have yet been rezoned in the City to implement the LUE PlaceTypes, this Housing Element estimates dwelling unit capacity under two separate scenarios: 1) under the current Zoning Code; and 2) under the LUE PlaceType to be implemented with the updated Zoning Code. Since there is not sufficient capacity to accommodate the RHNA under the current Zoning Code scenario, this Housing Element includes Program 1.1: Adequate Sites for RHNA, that commits the City to rezone all properties to implement the LUE for sites in the site inventory, within three years of the Housing Element statutory deadline.

Estimation of Dwelling Unit Capacity

This Housing Element employs a comprehensive and iterative methodology to estimate dwelling unit capacity on a given parcel. The City developed a methodology which applied a uniform set of objective criteria to all parcels in the City under both the Current Zoning and PlaceType scenarios. As required by state law, the methodology has to result in sites that have a high potential to be developed with housing and reflect a reasonable estimate of the dwelling unit capacity of eligible sites that is informed by past trends and substantial evidence. In its methodology, Staff focused on identifying the sites most likely to develop in the near future rather than estimating the development likelihood of all potentially eligible sites. Given the limited available data for the residential construction through recent development cycles and the anticipated major shift from past development trends due to the newly updated General Plan LUE, rather than estimate the development likelihood for all eligible sites, the City focused on identifying the sites most likely to develop in the near future. Development likelihood and feasibility was determined by a number of different variables, including improvement-to-land value ratio, existing lot coverage, lot size, future development potential, and existing use and unit count where applicable. The City analyzed the most current parcel-level data across such variables to determine which sites were most appropriate for the inclusion into the site inventory and to estimate the number of additional units that are likely to be developed. In sum, the City took a conservative approach using a front-end method of filtering out in order to include only sites that are the most likely to develop.

Dwelling Unit Capacity Under Current Zoning Code

Under the current Zoning Code, the City can accommodate a total of 14, 667 units. There are 86 parcels for a total of 32.26 acres that can facilitate the

development of 2,908 lower income units based on current zoning. In addition, sites zoned for lower intensities can potentially accommodate 221 moderate-income units and 11,538 above moderate-income units.

Table HE-3: Current Zoning - Dwelling Unit Capacity

Zone	Zone Name	Number of Units	Acres	Number of Parcels
Affordable (Lower Income)		2,908	32.26	86
PD-22	Pacific Railway District	23	0.57	1
PD-30	Downtown District	1,046	6.94	14
SP-1-CDR	Midtown Corridor District	1,030	14.67	38
SP-1-TN	Midtown Transit Node District	809	10.08	33
Market-Rate		11,759	198.07	711
<i>Moderate-Income</i>		221	24.43	125
R-1-M	Single-family Residential, moderate lot	7	0.8	1
R-1-N	Single-family Residential, standard lot	71	11.53	57
R-2-A	Two-family Residential, accessory second unit	11	0.88	6
R-2-N	Two-family Residential, standard lot	132	11.22	61
<i>Above Moderate-Income</i>		11,538	173.16	586
CCN	Community R-4-N Commercial	105	4.83	13
CCR	Community R-4-R Commercial	13	.61	1
CNR	Neighborhood Commercial and Residential	263	23.26	103
CO	Office Commercial	46	2.19	10
PD-22	Pacific Railway District	11	0.27	1
PD-30	Downtown District	7,899	52.29	182
R-3-4	Low-density Multi-family Residential	59	2.98	18
R-3-S	Low-density Multi-family Residential, small lot	117	7.29	40
R-3-T	Multi-family Residential, Townhouse	106	9.3	50
R-4-N	Medium-density Multiple Residential	182	8.28	29
R-4-R	Moderate-density Multiple Residential	208	9.66	53
R-4-U	Dense Multiple Residential, urban	12	0.56	1
SP-1-CDR	Midtown Corridor District	446	6.28	38
SP-1-TN	Midtown Transit Node District	668	8.36	37
SP-2	Southeast Area Specific Plan	1,403	37.48	10
Total		14,667	230.33	797



Dwelling Unit Capacity Under PlaceTypes

Under the PlaceTypes land use policy, the City can accommodate a total of 30,115 units. There are a total of 441 parcels across 210.13 acres that can facilitate the

development of 15,194 lower income units based on the PlaceTypes approach. In addition, parcels zoned for lower intensities can potentially accommodate 14,921 market-rate units.

Table HE-4: PlaceTypes - Dwelling Unit Capacity

PlaceType	PlaceType Name	Number of Units	Acres	Number of Parcels
Affordable (Lower Income)		15,194	210.13	441
DT	Downtown	1,150	6.94	14
MFR-L	Multi-Family Residential - Low	219	5.8	11
MFR-M	Multi-Family Residential - Moderate	460	7.92	23
NSC-L	Neighborhood-Serving Center or Corridor - Low	1,532	39.43	88
NSC-M	Neighborhood-Serving Center or Corridor - Moderate	7,868	116.53	197
TOD-L	Transit-Oriented Development - Low	1,860	18.22	52
TOD-M	Transit-Oriented Development - Moderate	2,105	15.29	56
Market-Rate (Moderate/ Above)		14,921	212.57	813
DT	Downtown	7,672	52.29	182
MFR-L	Multi-Family Residential - Low	231	7.56	39
MFR-M	Multi-Family Residential - Moderate	494	12.08	71
NSC-L	Neighborhood-Serving Center or Corridor - Low	1,308	42.49	198
NSC-M	Neighborhood-Serving Center or Corridor - Moderate	1,790	37.44	182
RSF	Regional Serving Facility	1,391	37.09	9
TOD-L	Transit-Oriented Development - Low	736	10.06	61
TOD-M	Transit-Oriented Development - Moderate	1,299	13.56	71
Total		30,115	422.7	1,254

Summary of Adequate Sites

The following table summarizes the City's strategy for meeting the RHNA. Based on current zoning, the City has a shortfall of 10,776 units (6,873 lower income units and 3,903 moderate-income units). The City commits to amending the Zoning Code within three years to fully implement the LUE PlaceTypes

for all sites that are part of the site inventory. Dwelling unit capacity based on allowable densities under PlaceTypes can accommodate 15,194 lower income and 14,921 moderate and above moderate-income units, exceeding the remaining RHNA before considering the projected ADU trend and approved/pipeline projects.

Table HE-5: Residential Dwelling Unit Potential and RHNA

	Very Low Income	Low Income	Moderate-Income	Above Moderate-Income	Total
RHNA	7,141	4,047	4,158	11,156	26,502
Approved Projects	53	34	1	0	88
Proposed/Pipeline Projects	293	161	6	0	460
Accessory Dwelling Units	299	567	27	379	1,272
Remaining RHNA	6,496	3,285	4,124	10,777	24,682
Zoning Capacity	2,908		221	11,538	14,667
(Shortfall)/Buffer	(6,873)		(3,903)	761	(10,776)
PlaceType Capacity	15,194		14,921		30,115
(Shortfall)/Buffer	5,413		20		5,433





Financial Resources

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.

Long Beach utilizes a Place-Based Neighborhood Improvement Strategy (PBNIS) in the implementation of its CDBG programs. The place-based initiative is a strategic approach where resources are targeted to address issues at the neighborhood level. Five PBNIS Areas have been established in Long Beach based on their greatest cumulative need. Four of these areas are defined by HUD as Racial/Ethnically Concentrated Areas of Poverty (R/ECAPs). The fifth area is in North Long Beach and includes a business corridor.

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. The City receives about \$3 million in HOME funds annually. The City uses HOME funds primarily for new construction of affordable rental housing, residential rehabilitation, and acquisition/rehabilitation activities.

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 \$500,000 in ESG funds.

Housing Trust Fund

The City has established a Housing Trust Fund (HTF) to assist in the delivery of affordable housing. The HTF is funded through the portion of the City's Transient Occupancy Tax (TOT) generated from long-term stays (30 days or more) in local hotel and motels. As of December 2020, the HTF has a balance of \$55,987. However, the balance of the HTF is expected to grow substantially in the years to come due to receipts from the Inclusionary Housing Ordinance. 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.

CDBG CV (Rounds 1 and 3)

In March 2020, the U.S. Congress approved emergency funding to assist local governments and community residents to respond to economic and other impacts of the Coronavirus pandemic, through the Coronavirus Aid, Relief, and Economic Security (CARES) Act. The CARES Act included all jurisdictions already receiving federal grant funding through the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) program. The City of Long Beach was initially awarded \$3,618,830 from this program, known as CDBG-CV, and was subsequently awarded an additional \$4,585,285 through a third round of allocations, known as CDBG-CV3. It should be noted that of the CDBG-CV3 allocation, \$1,700,000 was dedicated to commercial rental assistance.

The first round CDBG-CV allocation supported the Long Beach CARES Program, an emergency rental assistance program which provided up to \$3,000 to households earning 80% Area Median Income (AMI) or below who had also experienced an economic hardship due to COVID-19. Additionally, this program was bolstered by a reallocation of \$2,000,000 in HOME Improvement Partnerships Program (HOME) funds. The LB CARES program assisted nearly 1,700 households.

CDBG-CV3 was applied to a variety of rental assistance and housing programs (Artist Relief program, LB CARES and eviction prevention assistance). These programs are still ongoing.

Emergency Rental Assistance Program (ERAP) – Rounds 1 and 2

On December 27, 2020, the Federal Consolidated Appropriations Act of 2021, authorized the Emergency Rental Assistance Program (ERAP), which provided funding directly to some local jurisdictions and at the state level. Long Beach received a direct allocation from the U.S. Treasury in the amount of \$13.8 million, as well as a State Block Grant in the amount of \$16.4 million (totaling \$30.2 million). These funds established the local ERAP, which in contrast to the LB CARES program, did not place a cap on the total amount of assistance that could be provided. Instead, the ERAP established six priority groups in order of greatest economic need and can offer up to 80% of a tenant's total averages, including utility debt.

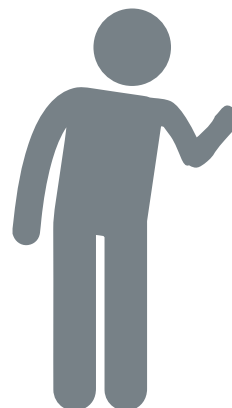
In May 2021, the U.S. Treasury announced a second round of ERAP funding (ERAP 2) in the amount of \$21.2 million, bringing the total ERAP assistance to \$51.4 million. These funds will supplement the current ERAP program to allow the City to support as many applicants as possible.

Project Homekey

On July 16, 2020, the State of California Department of Housing and Community Development (HCD) released a Notice of Funding Availability (NOFA) for approximately \$600 million in grants as part of the Homekey Program (Homekey). The program is a statewide effort to rapidly sustain and expand housing for persons experiencing homelessness and impacted by the COVID-19 pandemic by partnering with local entities to acquire and rehabilitate a variety of housing types. On October 20, 2020, the City Council adopted a Resolution to accept and expend grant funding from the HCD for the acquisition and operation of an existing hotel and conversion into interim housing options for persons experiencing homelessness. Through this funding, the City acquired a 102 room hotel for Homeless Services Housing and also contracted with an agency to provide services at the PHK location for people experiencing homelessness. This program has begun to fill a crucial gap in the City's Homeless Services. The 102 units represent 6.4 percent of the unsheltered population identified in the Long Beach 2020 homeless count and will ensure more effective transitions into permanent housing.

"Understand that the City is made up of different types of living environments, which is part of what makes Long Beach exciting."

*Long Beach Resident - Housing Element
Online Response*





ESG-CV 1

The Coronavirus Aid, Relief and Economic Security Act (CARES Act) was signed on March 27, 2020, to prevent, prepare for, and respond to the coronavirus pandemic (COVID-19). The CARES Act made available \$4 billion in Emergency Solutions Grant Coronavirus (ESG-CV) funds. The City of Long Beach was awarded \$1,846,866 in the first round of funding. Through this funding, the City was able to erect and operate two temporary, congregate shelters to quickly house 115 people experiencing homelessness (PEH) to prevent the spread of COVID-19. These emergency shelters operated seven days a week, twenty-four hours a day. Each person was provided daily meals and connected to the City's Multi-Service Center where they were given case management and access to services. Clients benefiting from the congregate shelters were screened and entered through the Coordinated Entry System (CES). This funding has also enhanced the City's overall outreach strategy for PEH and provided support for homeless prevention.

ESG-CV 2

The Coronavirus Aid, Relief and Economic Security Act (CARES Act) was signed on March 27, 2020, to prevent, prepare for, and respond to the coronavirus pandemic (COVID-19). The CARES Act made available \$4 billion in Emergency Solutions Grant Coronavirus (ESG-CV) funds. The City of Long Beach was awarded \$13,496,694 in the second round of funding.

Funding will provide street outreach, emergency shelter, prevention, and rapid rehousing services.

Coastal Replacement Housing Fund (Mello)

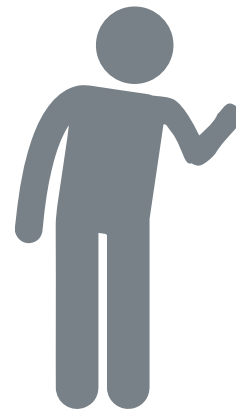
The City has established a one-to-one replacement policy within the coastal zone. Developers can pay an in-lieu fee to fulfill this requirement. The in-lieu fees are updated annually in accordance with the change in the Building Cost Index (BCI) from January to January. Currently, the fees range from \$127,000 to \$404,000 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 \$113,212 in the Coastal Replacement Housing Fund. An update to the underlying ordinance and fee is pending at the time of this document's preparation. Because preservation of coastal housing is preferable to demolition and in the case of demolition full replacement is preferable to fee payment, this fund is not expected to accrue significant funds into the future.

Inclusionary Housing In-Lieu Fee

In July 2020, the City Council approved the Inclusionary Housing Program that requires, after a three-year phase-in period, 11 percent of a rental housing development be affordable to very low-income households and 10 percent of an ownership housing project be affordable to moderate-income households. An in-lieu fee between \$223,000 and \$383,000 per required affordable housing unit has been established. The total projected amount to be collected is unknown at this time and will depend on market activity. These fees are deposited within the Housing Trust Fund.

"There should be a stronger emphasis on conservation and keeping the construction of the houses sustainably and powered by green energy"

*Long Beach Resident - Housing Element
Online Response*



SB2 Grants

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents in order to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds are available as planning grants to local jurisdictions. The City of Long Beach received \$625,000 for planning efforts to facilitate housing production. The City used these funds to update the zoning code for the Anaheim Street corridor per the City's updated General Plan Land Use Element, as well as to update and conduct an environmental review of the Century Villages at Cabrillo Master Plan and the Atlantic Farms homeless shelter and services center master planning efforts.

For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of Year Two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG). Year Two funding is known as Permanent Local Housing Allocation (PLHA). HCD is in the process of closing out the Year One planning grant allocations and has begun to allocate Year Two affordable housing funds. The City of Long Beach was allocated \$2.93 million in the first year of the PLHA program, and including this amount, expects to receive an estimated \$17.56 million to be allocated to the City through PLHA through the next five years. SB2 PLHA funds can be used to:

- » Increase the supply of housing for households at or below 60 percent of AMI
- » Increase assistance to affordable owner-occupied workforce housing
- » Assist persons experiencing or at risk of homelessness
- » Facilitate housing affordability, particularly for lower and moderate-income households
- » Promote projects and programs to meet the local government's unmet share of regional housing needs allocation

PLHA monies will be distributed by the City of Long Beach through a competitive NOFA process focused on construction of new lower-income housing units.

Local Early Action Planning (LEAP) Grants

In the 2019-20 Budget Act, Governor Gavin Newsom allocated \$250 million for all regions, cities, and counties to do their part by prioritizing planning activities that accelerate housing production to meet identified needs of every community. With this allocation, HCD established the Local Early Action Planning Grant Program (LEAP) with \$119 million for cities and counties. LEAP provides one-time grant funding to cities and counties to update their planning documents and implement process improvements that will facilitate the acceleration of housing production and help local governments prepare for their 6th cycle RHNA much like the SB2 Planning Grants. Long Beach was awarded \$750,000, which was used to fund the Housing Element update.

CalHome

On July 20, 2020, the Long Beach Community Investment Company (LBCIC) was awarded a grant in the amount of \$4,940,000 from the California Department of Housing and Community Development (HCD), CalHome Program. The purpose of the CalHome Program is to enable low- and very low-income households to become or remain homeowners. Locally, the CalHome Program is funding the following activities: \$1.1 million for first-time homebuyer mortgage assistance (MA), and \$3.84 million for accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU) development assistance. Both activities will provide loans of up to \$100,000 to low-income households earning up to 80% of the Area Median Income (AMI). The LBCIC aims to serve up to 10 homebuyers under the MA activity, and up to 32 ADU/JADU units under the ADU activity.





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 (see above) 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. The number of Section 8 vouchers provided by HUD do not meet the need in Long Beach.

Greater Affordable Housing Development Community

In addition, many affordable housing developers have expressed interest in providing affordable housing in Long Beach. These include:

- Abode Communities
- Amcal
- Bridge Housing
- Century Housing Corporation
- Clifford Beers Housing
- Habitat for Humanity
- Jamboree Housing
- LINC Housing
- Mercy Housing
- Menorah Housing
- Meta Housing Corporation
- National Community Renaissance (National CORE)

Long Beach Continuum of Care (CoC)

In accordance with the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH Act), enacted into law on May 20, 2009, representatives from organizations that serve homeless and formerly homeless individuals within the City of Long Beach have established a Continuum of Care to carry out planning, coordination, and implementation activities to address homelessness in Long Beach.



Opportunities for Energy Conservation City Efforts

Municipal Green Building Policy. This policy requires that the City:

- » Plan, design, construct, manage, renovate, and maintain facilities and buildings in a sustainable manner.
- » Consider use of 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. Other rating systems that promote sustainable buildings may be used as an alternative to LEED.
- » 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.

Requirements for Private Development. All private development projects that meet the following criteria will be required prior to the issuance of a Certificate of Occupancy, to 1) have registered their project with the U.S. Green Building Council with the intent to achieve a minimum level of LEED Certification in their final building design, or to 2) provide third-party verification or show through standardized checklist 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

Construction and Demolition Recycling. The City also has 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.

CAAP & Buildings. The City's Climate Action & Adaptation Plan (CAAP) will be implemented during the 2021-2029 Housing Element Cycle. The CAAP includes actions that call on the City to:

- » Ensure that new municipal buildings are net-zero facilities constructed in accordance with the most up-to-date green building standards, and to the extent feasible. Apply these standards to the rehabilitation of existing municipal facilities when upgrades are undertaken.
- » Maximize to the extent feasible the attainment of green building standards that improve energy and water efficiency in municipal projects (BE-6.4).
- » Evaluate building codes to incentivize all-electric new residential and commercial buildings (BE-7).
- » Identify potential incentives and requirements for water reuse strategies, such as rainfall capture and harvesting in private developments (DRT-5.1).
- » Increase recycling and waste diversion in residential and commercial developments and properties (W-1 to W-4).



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) provide 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.

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.

Other local programs include:

- » Grid Alternatives, a non-profit that provides no-cost solar installation for households qualifying as low-income.
- » Property Assessed Clean Energy (PACE) allows property owners to finance energy efficiency, renewable energy, and water conservation upgrades to buildings without paying out-of-pocket, up front costs.



Housing Constraints

Removing Obstacles

5

"This plan needs to address homelessness, walkability, public transit, job opportunities near new developments, and neighborhood protections from the effects of gentrification."

Long Beach Resident – Housing Element Community Meeting



5



Housing Constraints

Removing Obstacles

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HOUSING CONSTRAINTS

Introduction

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 provides an overview of these potential constraints. For the complete analysis, see Appendix D- Constraints Analysis.

Governmental Constraints

Local policies and regulations can impact the 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.

Land Use Controls

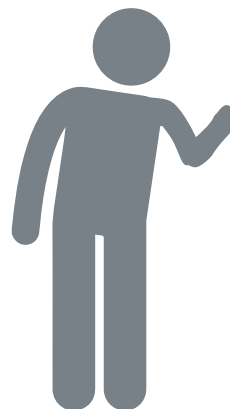
The City adopted a new General Plan Land Use Element (LUE) in 2019, which establishes a “PlaceTypes” approach to land use regulation. This innovative approach helps to facilitate the production of a variety of uses, including multi-family residential and mixed-use projects. The PlaceTypes approach is a shift of focus from strictly thinking about allowed land uses, to a more hybrid and form-based approach that also takes into consideration the physical characteristics (building form, design, and function) that contribute to the great neighborhoods, corridors, and districts that make up Long Beach. The PlaceTypes approach moves away from the Euclidean zoning approach of segregating land uses, which has historically favored single-family residential projects and discouraged multi-family product types, and instead emphasizes flexibility, context sensitive development, and allows for a mix of compatible uses. However, while the new LUE significantly expands the City’s capacity for new housing development, there remain constraints in terms of opportunities for new housing in some areas in the City due to a combination of PlaceType designation and height limits established in the LUE. These constraints stem in part from multigenerational land use patterns and planning decisions that have limited new housing development in highest opportunity areas and will require multifaceted strategies to address both through policy and a variety of non-governmental approaches including market and finance, education workforce development and others.

The City’s Zoning Code (Code), Title 21 of the Long Beach Municipal Code, was last comprehensively updated more than 30 years ago. While it has been amended numerous times, including significant revisions in 1997 along with a number of recent and ongoing amendments, the Code does not align with current goals, the new LUE, new City priorities, or today’s realities.

Existing development standards, including parking requirements, density limits, and height restrictions, constrain new development, especially when combined. The cumulative effect of existing standards is to significantly disincentivize housing production in most areas of Long Beach. These regulatory constraints impact not only total housing production, but the affordability of housing as well, since housing supply has not kept up with rising demand. Most development is happening in the Downtown, which does not have the same zoning constraints but represents less than 2% of the City’s land area and has a unique real estate submarket. Market conditions result in more luxury product types than smaller projects on smaller sites, with more attainable units. In addition to the transit-rich downtown, the Midtown plan area along the Metro

“We need to have increased homeownership opportunities. In order to do that, we need to stabilize renters and increase job opportunities and wages, so more renters can build enough savings and wealth to purchase a home.”

Long Beach Resident - Housing Element Community Forum





A-line similarly lacks the same zoning constraints and has resulted in hundreds of new affordable units over the past few years since the Plan's adoption. Newly adopted zoning regulations in the North Long Beach (Uptown) Plan (UPLAN) area are the early steps in implementing the new LUE and the new mixed-use zones begin to address some of the regulatory constraints to residential development of the outdated Zoning Code outside the Downtown and Midtown areas. The City is also underway on updating the zones in Central Long Beach per the LUE through its Anaheim Corridor Zoning Implementation Plan (ACZIP). Although the UPLAN and ACZIP codes are a sign of progress, the current Zoning Code continues to constitute a constraint to the production of housing for the vast majority of the City.

The City has also worked to facilitate affordable and special needs housing through ordinances implementing density bonuses, inclusionary zoning, emergency shelters, condominium conversion regulations, and other local programs and policies. The City offers the State mandated density bonus to facilitate the production of affordable housing, housing for seniors, and special group residences. In January 2021, the City adopted a new inclusionary housing policy requiring new residential projects in select portions of the City with 9 or more units to set aside 10-11 percent of units for affordable housing (depending on for sale or rental). The City has expanded allowances for emergency shelters for the homeless to many more zones, and continues to work with service providers to identify sites for and open new shelters. Since 2015, the City of Long Beach has housed more than 5,000 individuals experiencing homelessness, with an average of 1,000 individuals annually. Additionally, in response to the increased demand during the COVID-19 pandemic, the City has operated four temporary shelters which offer a variety of necessities and services. Beyond temporary shelter, the City has supportive policies regarding the conversion of low-income apartments to condominiums, which require potentially displaced low- or very low-income households to receive advance notice and relocation support.

Permit, Processing, and Procedures

The City's permit and approval processes and timeframes vary depending on the type of project. Most residential projects require some degree of site plan review, either approval by the Site Plan Review Committee or the Planning Commission. Raising the threshold for the project size that would require formal Site Plan Review can reduce the amount of time for project review for smaller multifamily and mixed use projects,

During a 2019 audit of the City code and entitlement processes, stakeholders noted concern that the site plan review process is overly complicated and inconsistent. One reason for this may be because the threshold for site plan review is too low, which can create delays in the project review process for larger projects.

Additionally, City's existing technology systems and processes create inefficiencies that can lead to lengthier review times. These include inadequate software, and staffing, and lack of automation.

Finally, permit and processing 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 (permit fees) and providing the necessary services and infrastructure related to new development (impact fees). The City conducts an annual assessment of its fees to ensure that they reflect the cost of providing services and thereby attempt to keep fees in line with other communities, and minimize any undue constraint. 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.

In addition to planning fees, the City 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. Common examples include school fees, park and recreation fees, sewer fees, and transportation improvement fees. The City conducts a periodic nexus study that links service costs to the actual impacts of the development. 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.

Market Constraints

The availability of financing, the price of land, and construction costs contribute to the cost of housing investment and can potentially hinder the production of affordable housing. Although many of these potential constraints are market-driven and generally outside of direct government control, jurisdictions have some options to address these constraints. This section analyzes these constraints as well as the activities that the City can take to mitigate their impacts.

Housing Context

In 2018, 48 percent of Long Beach's total housing units were single-family houses, 51 percent were multi-family, and 1 percent were mobile homes. Since 2010, overall housing stock in Long Beach has increased by 1 percent, or an average of 152 units per year. The stock of single-family houses remained constant, averaging just 19 new units per year, while the stock of multi-family homes, concentrated in the Downtown, grew by 1 percent, averaging about 137 units per year.

Overall, the City has an older housing stock. 71 percent of housing in Long Beach is over 50 years old, compared to just 61 percent across LA County. Cities with an aging housing stock need to ensure its housing does not fall into disrepair to continue to provide a healthy, safe living space. Older units have historically served as a source of market-rate naturally occurring affordable housing. This process, known as “filtering”, requires the construction of new housing to replace the aging stock. In markets with a lack of new construction, even older housing can continue to command premium rents. There are a number of factors that influence filtering that can contribute to a shortage of entry-level housing. This includes taxation benefits of long-term ownership due to Proposition 13, which results in overconsumption of housing. Because of patterns of urban development, older housing tends to be closer to employment locations. With increasing pressure on transportation systems, there is a premium on housing locations near employment.

Since 1990, the population in Long Beach increased by about 10 percent, while the housing units only grew by four percent. In the past 30 years, the City's population grew 2.5 times the pace of its housing stock, which leads to pressure on the housing market and increasing prices.





Market Activity

As of February 2020, the median home value for a single-family home in Long Beach was \$666,500. Since 2010, Long Beach home values are typically slightly above but have generally kept pace with LA County as a whole. Home values range widely across the City, from \$515,000 in 90810 to \$1.2 million in 90803. Home values are generally higher in the east side of Long Beach.

Rental housing rates for Long Beach have trended similarly to the County. As shown below, the median rental unit in Long Beach in 2019 is \$1,324. Since 2010, Long Beach rents grew by 28 percent while rents in LA County grew by 31 percent.

Higher rents can offset the cost of development. Thus, areas that command higher rents are more likely to attract private market-rate development. Above-average rents, in addition to greater developmental potential, has resulted in increased development interest in the Downtown and Midtown districts. However, the high cost of new construction (such as construction materials and labor) and expensive land costs throughout Southern California can constrain residential development in areas outside of these districts with more restrictive development standards and/or lower achievable market rents.

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 addressed, these types of constraints could preclude a jurisdiction from facilitating the development of housing that is needed to meet its RHNA assignment. Many sites in Long Beach have environmental issues, which require additional remediation before developing housing on-site. Many of the remaining vacant or underutilized sites in the City are former sites where oil drilling took place. Therefore, additional processes, requirements and costs related to remediation and permitting can constrain the ability for such sites to be developed. Other environmental conditions impacting the production of housing in Long Beach include vulnerability to flooding and seismic risk.

Community Concerns & Opposition to Housing Development

In addition to governmental, market, and environmental constraints on housing production, there are also local non-governmental constraints that affect all the aforementioned. In recent decades local community opposition to new housing production, especially affordable housing, has emerged in Long Beach and other coastal California cities. This can result in delays or appeals and lawsuits for housing project applications in the City, or exclusionary zoning in high-opportunity areas.

More detailed information on the above-summarized constraints can be found in Appendix D.



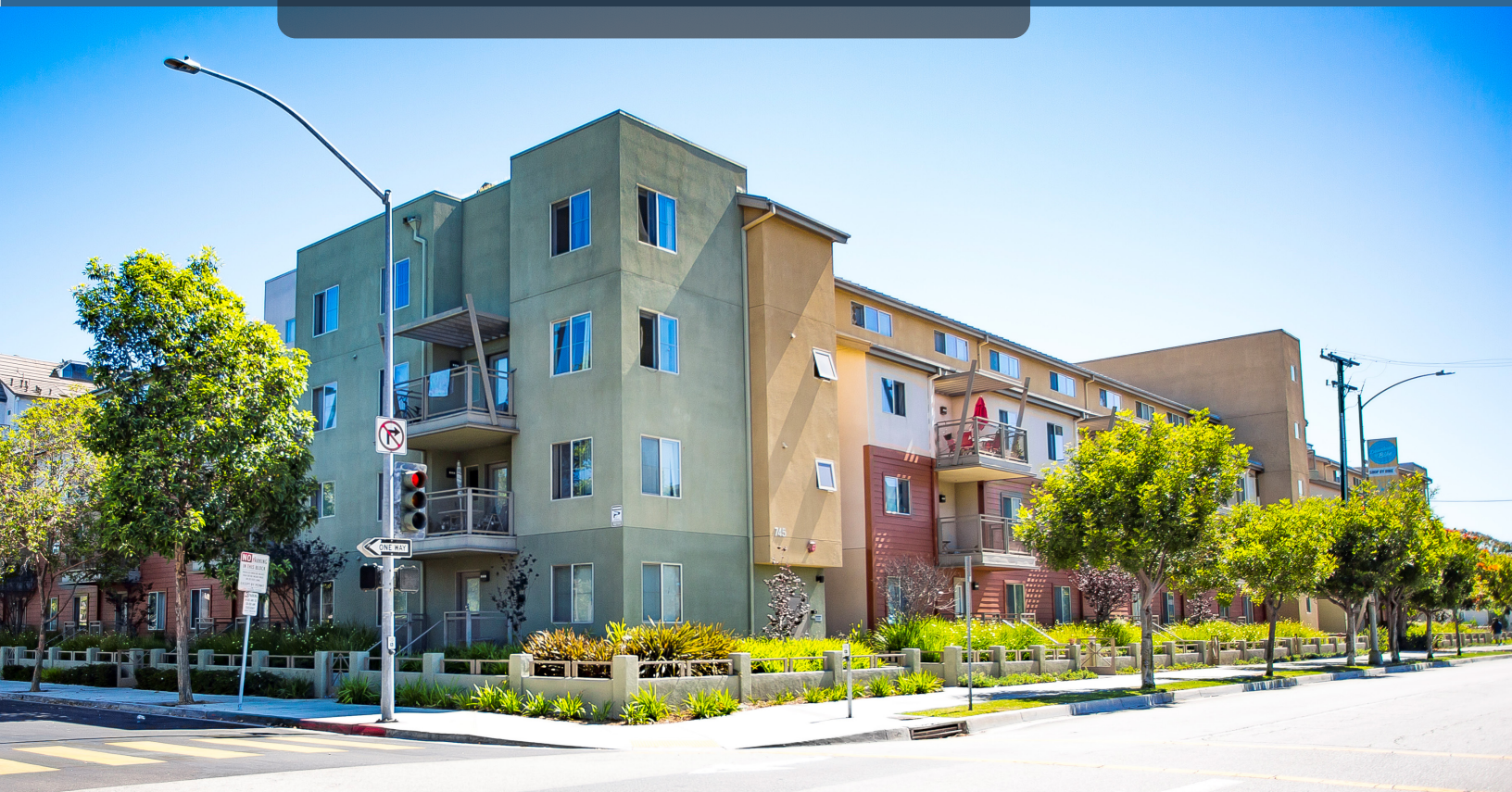
Housing Plan

Meeting Housing Needs

6

"The most important housing issue for me is to maintain my housing by all means. To maintain my housing, we need supportive services."

Century Villages at Cabrillo Resident



6



Housing Plan

Meeting Housing Needs

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Housing Plan

Meeting Housing Needs

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Housing Plan

Meeting Housing Needs

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HOUSING PLAN

Introduction

This section describes the City of Long Beach's housing strategy for the 6th Cycle planning period (2021-2029). The housing plan is organized by goals. Goals are aspirational purpose statements that indicate the City's direction on housing-related needs. Each goal encompasses several policies, statements that describe the City's preferred course of action among a range of other options. Each goal also includes programs, or efforts taken to achieve the City's goals. Each program is associated with actions, which are steps the City will take to implement the program and further the City's policies and goals.

The following goals, policies, and programs were developed to meet the needs of all economic segments of the City. They are informed by the technical assessments conducted throughout the Housing Element update, such as the housing needs assessment, governmental and non-governmental constraints assessment, and review of the prior Housing Element plan. Strategies in this plan were also informed by notable best practices in other jurisdictions, as well as feedback gathered from community members, local stakeholders and advocacy groups.

"Social services, workforce training centers, and grocery stores are needed near new housing developments."

Long Beach Resident - Housing Element Community Forum



Goals and Policies

Housing Production

Issue: The shortage of housing, particularly affordable housing, has risen to a crisis situation in Long Beach, as in many communities throughout the State. Facilitating the development of a diversity of housing to meet the needs of all residents is a City priority. Housing cost burden and overcrowding continue to disproportionately impact the City's lower income and minority households. Production is one of the key strategies for mitigating housing cost escalations and relieving overcrowding.

Goal 1: Provide Increased Opportunities for the Construction of High-Quality Housing

- » **HE Policy 1.1:** Implement the 2019 Land Use/Urban Design Element update through a comprehensive rezoning program citywide that will provide adequate sites, zoned at the appropriate densities and development standards, to facilitate the housing production and affordability goals set forth in the 2021-2029 RHNA.
- » **HE Policy 1.2:** Facilitate the development of affordable housing by streamlining the approval process for projects with substantial levels of affordable housing.
- » **HE Policy 1.3:** Achieve a balance of rental and homeownership opportunities, including apartments, townhomes, condominiums, single-family houses, and accessory dwelling units, micro-units and alternative housing options to accommodate the housing needs of all socioeconomic segments of the community, including large families.
- » **HE Policy 1.4:** Facilitate the development of medium density housing options such as duplex, triplex, fourplex, garden court apartments, and cottages to bridge the "missing middle" housing gap between high density apartments and condominiums and low density single-family houses.
- » **HE Policy 1.5:** Encourage new high-quality rental and ownership housing through the implementation of objective design standards, and architectural and green building standards in alignment with the Urban Design Element of the General Plan.
- » **HE Policy 1.6:** Facilitate adaptive reuse of existing structures for residential purposes.





- » **HE Policy 1.7:** 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 in alignment with the City's Climate Action and Adaptation Plan (CAAP) to minimize carbon emissions by focusing new housing near transit and jobs.
- » **HE Policy 1.8:** Maintain a vacant and underutilized residential sites inventory, including City-owned sites, and assist residential developers in identifying land suitable for residential development.
- » **HE Policy 1.9:** Establish and maintain partnerships with nonprofit organizations, affordable housing builders, and for-profit developers, to provide greater access to affordable housing funds.
- » **HE Policy 1.10:** Support the development of housing that is technology-friendly and designed to meet the housing needs of the emerging information, remote learning and working, and technology industry workforce.
- » **HE Policy 1.11:** Utilize inclusionary housing and enhanced density bonuses that expand upon the density bonus and development standard concessions and incentives offered as tools to facilitate the development of more affordable housing, with a mix of affordability levels within mixed-income housing.
- » **HE Policy 1.12:** Provide incentives for housing that is accessible and affordable to lower income households, seniors, and disabled persons (including persons with developmental disabilities), such as through density bonus incentive programs that offer bonuses and concessions beyond those offered by the State Density Bonus Statute (Government Code Section 65915).
- » **HE Policy 1.13:** Promote mixed income and/or mixed-generation housing that fosters integration of residents of different socioeconomic backgrounds.
- » **HE Policy 1.14:** Expand partnerships with local colleges, universities, and vocational training programs to provide a well-trained workforce to construction trades.
- » **HE Policy 1.15:** Explore mechanisms to pay for the removal and remediation of oil and gas wells on vacant or underutilized sites, to increase the number of lots available for development.
- » **HE Policy 1.16:** Explore additional locations that may be suitable for housing, such as within the City's Tidelands area or on other publicly owned land.

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. The City of Long Beach is committed to addressing governmental constraints through innovative and proactive land use planning and regulations.

Goal 2: Mitigate Government Constraints to Housing Investment and Affordability

- » **HE Policy 2.1:** Evaluate existing zoning and design policies, impact fees and other regulations for their impact on housing construction cost through unnecessary delays or logistical roadblocks.
- » **HE Policy 2.2:** Reform the Site Plan Review process to assure objectives, standardized reviews are done as quickly as possible while still upholding high-quality design and community standards.
- » **HE Policy 2.3:** Offer financial and/or regulatory incentives, such as density bonuses and fee reductions or waivers, where feasible, to reduce the costs and/or to remove impediments to developing affordable housing, particularly near transit.
- » **HE Policy 2.4:** Utilize hybrid zoning and other planning tools to allow flexible residential development standards in designated areas.
- » **HE Policy 2.5:** Explore removing minimum unit size requirements, based on results of the micro-unit pilot program, as a means to provide market-rate units that are affordable by virtue of their housing typology and can provide more affordable housing options for students and young professionals.
- » **HE Policy 2.6:** Provide density bonus incentives beyond those offered by the State Density Bonus Statute (Government Code Section 65915) to further facilitate the construction of affordable housing as part of mixed-income, multi-family housing development citywide, while also offering no net loss protections that exceed those required by the State and the City's local ordinance.



- » **HE Policy 2.7:** Provide for streamlined, timely and coordinated processing of development projects and associated environmental clearances to minimize project-holding costs.
- » **HE Policy 2.8:** Support the use of technology to improve communications between the City government and the community, and to facilitate housing development such as upgraded permit software to provide a streamlined planning and building review and inspection process.

Housing Affordability

Issue: Housing unaffordability has been a crisis in Long Beach even before COVID-19. The pandemic further exacerbated the situation, rendering many lower income households at risk of becoming homeless. The exact magnitude and duration of the economic impacts of this pandemic is unknown at this time, partly due to COVID-19 response and recovery measures (such as CARES Act funding and eviction moratorium) available. However, such measures are likely to ultimately expire. The City's priority is to address housing affordability issues for renters, who have limited to no last-resort options.

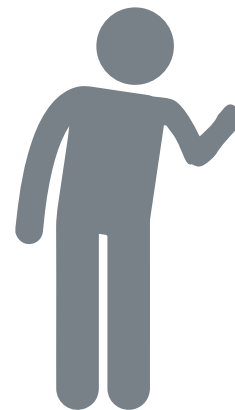
Goal 3: Provide Housing Assistance and Preserve Publicly Assisted Units

- » **HE Policy 3.1:** Leverage local financial assistance with other sources of funding for affordable housing to maximize the number of affordable units and to reach the deepest level of affordability.
- » **HE Policy 3.2:** Utilize a Notice of Funding Availability (NOFA) or other competitive application processes to solicit affordable development proposals that incorporate innovative designs and housing options.
- » **HE Policy 3.3:** Identify new funding sources and strategies to support affordable housing.
- » **HE Policy 3.4:** Continue implementing the Housing Choice Voucher (HCV) and other rent subsidies programs.
- » **HE Policy 3.5:** Provide emergency rental assistance for residents in greatest need as a strategy for preventing homelessness.
- » **HE Policy 3.6:** Work with property owners and nonprofit housing providers to preserve assisted multi-family units at risk of conversion to market rents and extend the affordability covenants in perpetuity whenever feasible.

- » **HE Policy 3.7:** Continue the City's rehabilitation loan and grant programs to assist in the preservation of affordable housing units.
- » **HE Policy 3.8:** Preserve and expand the stock of single room occupancy housing as a source of permanent, affordable housing.
- » **HE Policy 3.9:** Preserve mobile home parks as an important resource of affordable housing, especially to seniors.
- » **HE Policy 3.10:** Incentivize the development of for-sale housing that is priced for entry-level homeowners, including smaller units and affordable homeowner's association fees.
- » **HE Policy 3.11:** Assist first-time homebuyers with financial readiness, such as financial literacy and credit counseling.
- » **HE Policy 3.12:** Pursue opportunities to partner with lenders to provide a streamlined application process and favorable terms for mortgage financing to lower income households.
- » **HE Policy 3.13:** Pursue homeownership opportunities, with an emphasis on providing affordable options for lower and moderate-income households with a particular focus on black households and households of color who historically could not access homeownership.

"Low-income students, seniors, and single mothers need more housing assistance."

Long Beach Resident - Housing Element Community Forum





Housing Opportunities 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: people experiencing homelessness, elderly, disabled persons, single parents, large households, veterans, college students, and others.

Goal 4: Address the Unique Housing Needs of Special Needs Residents

- » **HE Policy 4.1:** Continue efforts to implement and expand the Long Beach Continuum of Care for people experiencing homelessness.
- » **HE Policy 4.2:** Provide housing that addresses 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.
- » **HE Policy 4.3:** Encourage universal design of housing products and environments, making them usable by a wide range of people with different physical and mental abilities.
- » **HE Policy 4.4:** Integrate and disperse special needs housing within the community and in close proximity to transit and public services.
- » **HE Policy 4.5:** 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. Partner with educational institutions to expand on-campus and near-campus student housing, in order to relieve the strain on supply for the general city population/housing.
- » **HE Policy 4.6:** Proactively seek out new models and approaches for the provision of affordable housing, such as co-housing, micro units, motel/hotel conversions, and assisted living facilities.
- » **HE Policy 4.7:** Identify stable revenue sources for the Housing Trust Fund.

Housing and Neighborhood Improvement

Issue: Housing and neighborhood conservation and improvement 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) are either lacking or in need of upgrading or replacement. These conditions disproportionately impact the City's lower income residents and communities of color.

Goal 5: Retain and Improve the Quality of Existing Housing and Neighborhoods

- » **HE Policy 5.1:** Maintain and improve the housing stock and neighborhood conditions.
- » **HE Policy 5.2:** Ensure that City regulations support the ability for property owners to maintain and improve existing housing stock.
- » **HE Policy 5.3:** Promote continued maintenance of quality ownership and rental housing by offering assistance to encourage preventative maintenance and repair.
- » **HE Policy 5.4:** Prioritize public improvements (such as streets and drainage, sidewalks and alleys, green spaces and parks, street trees, and other public facilities, amenities and infrastructure) in neighborhoods with the greatest need, including neighborhoods with high concentrations of poverty and limited existing resources and amenities.
- » **HE Policy 5.5:** Preserve and maintain the City's historical and architecturally significant buildings and neighborhoods by maintaining historic landmarks and districts.
- » **HE Policy 5.6:** Create healthy neighborhoods by performing ongoing property inspections, eliminating threats to the public health, promoting business establishments that offer healthy food choices, and encouraging sustainable cooling options (solar panels, tree-planting, cool building materials and pavements) to protect at-risk populations such as children and older adults.
- » **HE Policy 5.7:** Encourage place-based strategies for neighborhood planning and improvements that incorporate biking, pedestrian, and public transit connections from lower-resource to higher-resource areas and providing shade coverage, such as tree

canopy or awnings, at public transit, to enhance access to amenities throughout the city.

- » **HE Policy 5.8:** Promote strong, on-site management of multi-family complexes to ensure the maintenance of housing and neighborhood quality.
- » **HE Policy 5.9:** Conduct education and outreach to tenants regarding the City's Code Enforcement program and their rights as a tenant to decent, safe, and sanitary housing.
- » **HE Policy 5.10:** Link affordable housing with programs and projects that complement other community development goals and resources.
- » **HE Policy 5.11:** Promote green building standards in the rehabilitation of existing housing.
- » **HE Policy 5.12:** Balance the need for safety with housing supply and affordability in any citywide mandatory seismic upgrade policy. Provide incentives for affordability in upgraded buildings

"We need to ensure that cities follow through on affirmatively furthering fair housing; not just rezoning for low-income housing but ensuring that it is funded. The City should create incentives for getting low-income housing built and make sure that a reasonable portion of it is allocated to high opportunity areas where people of lower incomes or historically disadvantaged groups have been excluded."

Long Beach Resident - Affordable Housing Developers Focus Group Meeting



Affirmatively Furthering Fair Housing and Access to Resources

Issue: Systematic and structural barriers related to housing and employment have placed a disproportionate number of lower-income households and communities of color at a disadvantage in pursuing personal and economic advancements. Working to address these issues in pursuit of the fundamental right to equal access to decent and affordable housing is a guiding principle of this Housing Element.

Goal 6: Ensure Fair and Equal Housing Opportunity

- » **HE Policy 6.1:** Ensure planning policies and development regulations follow the principle of equal access to housing opportunities.
- » **HE Policy 6.2:** Avoid the overconcentration of lower income housing in neighborhoods of low resources.
- » **HE Policy 6.3:** Prioritize neighborhood conditions improvements in low income communities of color through coordinated community development efforts.
- » **HE Policy 6.4:** Require at minimum the replacement of housing units that are demolished because of proposed development at the same or greater levels of affordability based on deed restrictions or incomes of previous tenants.
- » **HE Policy 6.5:** Establish programs and actions to mitigate development impacts on displacement and gentrification and offer tenant protection.
- » **HE Policy 6.6:** Conduct fair housing outreach and education for Long Beach residents, property owners, and housing providers to ensure each understands their rights and responsibilities.
- » **HE Policy 6.7:** Identify mechanisms to increase production and access to housing in high resource areas through the City's 2022-2026 Consolidated Plan update.
- » **HE Policy 6.8:** 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.
- » **HE Policy 6.9:** Improve the regulatory pathway for legalizing unpermitted dwelling units to help protect tenants in those units and preserve the housing stock.





- » **HE Policy 6.10:** Support Community Land Trusts, neighborhood investment companies and/or other models for facilitating community ownership of affordable housing and to provide ways to empower community members to participate in community development.
- » **HE Policy 6.11:** Facilitate affordable housing in high opportunity areas, including through the provision of Accessory Dwelling Units and through acquisition, rehabilitation and conversion of existing housing units to be affordable.
- » **HE Policy 6.12:** Seek to expand the City's inclusionary housing program to additional neighborhoods.
- » **HE Policy 6.13:** Pursue funding opportunities to finance ADUs in high-resource areas with tenancy of the ADU restricted for low and moderate-income renters.
- » **HE Policy 6.14:** Increase housing stock accessible to all ability statuses.
- » **HE Policy 6.15:** Continue funding and explore expanding the HOME-funded CHDO program that provides smaller-scale affordable housing, including for those with disabilities, in all areas of the City.
- » **HE Policy 6.16:** Increase access to and knowledge of City resources for low-income neighborhoods.
- » **HE Policy 6.17:** Maximize the preservation and replacement of affordable housing units through no net loss and other strategies.

Administration

Issue: Implementing some of the programs outlined in this Housing Element would require legal and technical expertise in the housing field. The City may need to consider increasing its staffing capacity and provision of resources to meet this need.

Goal 7: Ensure Effective and Efficient Delivery of Housing Programs and Services

- » **HE Policy 7.1:** Dedicate staffing and resources necessary to deliver housing programs and services set forth in this Housing Element.

Programs

Housing Production

Program 1.1: Adequate Sites for RHNA

The City of Long Beach has a RHNA of 26,502 units:

- » 7,141 very low-income units
- » 4,047 low income units
- » 4,158 moderate-income units
- » 11,156 above moderate-income units

With anticipated approved/proposed/pipeline projects and projected ADUs, a total of 3,348 units can be credited toward the City's RHNA. The remaining 23,154 RHNA units

(6,137 very low, 2,603 low, 4,092 moderate, and 10,322 above moderate-income units) must be accommodated through adequate sites planning.

The City of Long Beach updated its General Plan Land Use Element (LUE) in 2019, which uses PlaceTypes to designate allowable land uses. The City has been incrementally amending its Zoning Code to create or modify zoning districts and rezone properties to implement the new LUE PlaceTypes. Based on existing zoning, the City has adequate sites for 14,667 units, with a shortfall of 10,776 units. The City is committed to amending the Zoning Code within three years from October 15, 2021 to rezone all properties on the site inventory to fully implement the PlaceTypes, which would provide a total capacity of approximately 30,115 units as outlined in Chapter 4 and further detailed in Appendix C.

Actions	Objectives and Timeframe
Action 1.1.1: Continue to build out Title 22, the Transitional Zoning Code, to implement LUE Placetypes, prioritizing those PlaceTypes where residential dwelling unit capacity is identified for the RHNA through the site inventory.	Rezone all site inventory sites by October 15, 2024
Action 1.1.2: Through Title 22 implementation, facilitate the by-right development of naturally occurring affordable housing to encourage low-cost housing typologies such as bungalow-style apartments.	By October 15, 2024
Action 1.1.3: Begin the process of converting the City's legacy Planned Development Districts (PDs) into Specific Plans or conventional zoning in order to implement the LUE, standardize and streamline future development and encourage the creation of new housing units.	By October 15, 2024
Action 1.1.4: Assess market and development trends and redefine mixed use to allow for flexibility relating to ground floor requirements.	By October 15, 2024
Action 1.1.5: Make sites inventory available online and assist developers in identifying additional opportunities for residential development.	By the end of 2021
Action 1.1.6: Provide technical and financial assistance to developers of low and moderate-income housing.	Ongoing
Responsible Agency:	Development Services Department/ Planning Bureau Development Services Department/ Housing & Neighborhood Services Bureau Long Beach Community Investment Company
Funding Sources:	Departmental Budget State and Federal Grant Funds





Program 1.2: By-Right Approval for Projects with 20 Percent Affordable Units

Pursuant to AB 1397 (Adequate Sites) passed in 2017, the City will amend the Zoning Code to provide a by-right approval process for housing development that includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the 6th cycle RHNA if the sites meet the following conditions:

- » A vacant site for RHNA identified in the previous two Housing Element cycles;
- » A nonvacant site for RHNA identified in the previous one Housing Element cycle; or
- » A site rezoned for RHNA after the statutory deadline of the current Housing Element cycle

The “reuse” and rezone sites are specifically identified in the inventory (see Appendix C).

Actions	Objectives and Timeframe
Action 1.2.1: Amend Zoning Code to implement a by-right approval process pursuant to AB 1397.	Establish program in 2022
Responsible Agency:	Development Services Department/ Planning Bureau
Funding Sources:	Departmental Budget

Program 1.3: Monitoring of No Net Loss

Building upon SB 166 (No Net Loss) passed in 2017, SB 330 (the “Housing Crisis Act of 2019”), was adopted by the State on October 9, 2019 to, among other things, prevent the loss of existing housing and land available for future residential use unless such housing is replaced in other areas of the affected jurisdiction to ensure “no net loss” in residential capacity, and the City’s local ordinance adopted by City Council on February 2, 2021 and codified in LBMC Chapter 21.11 (No Net Loss) to ensure the City’s compliance with SB 330, the City will expand and improve upon the ongoing no net loss efforts to develop a procedure to track:

- » Unit count and income/affordability assumed on parcels included in the sites inventory.
- » Actual number of units achieved and income/affordability when parcels are developed.
- » Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA).

Unit count and income/affordability are identified in the inventory (see Appendix C).

The recently adopted Enhanced Density Bonus Ordinance, which provides greater incentives for including more affordable housing in mixed-income projects, includes a No Net Loss requirement that goes above and beyond those required by state law and instead incorporates consideration both of rent levels and income levels when determining whether a replacement affordable unit is required. The intension is to preserve naturally occurring affordable units, whether or not the unit was occupied by a lower income household, so that the maximum amount of affordable housing is preserved.

There is a significant amount of existing multi-family residential development in the City that is built at densities which exceed the allowances of today’s zoning or land use regulations because the development was built before the current zoning was in place. Such properties have “legal non-conforming” status and therefore not only have limited allowances for maintenance and improvements, but such legal non-conforming properties are not currently allowed to rebuild to the same densities should a developer wish to redevelop such a site. In the existing R-1 and R-2 zoning districts alone there are estimated to be over 24,000 units with said nonconforming status. To address this challenge, the City is exploring pathways to allow for nonconforming residential structures to conduct appropriate maintenance and improvements.



Actions	Objectives and Timeframe
Action 1.3.1: Expand City of Long Beach Housing Dashboards to monitor RHNA progress and remaining sites capacity including No Net Loss provisions. http://www.longbeach.gov/lbds/planning/housing-dashboards/	Modify Dashboards in 2022
Action 1.3.2: Pilot expanded no net loss provisions through the Enhanced Density Bonus Ordinance	2022
Action 1.3.3: Update non-conforming regulations to reconcile no-net-loss provisions and allow for the maintenance, improvement, and rebuilding of existing unit density that may exceed the underlying zone.	Adopt ordinance by 2023
Action 1.3.4: Evaluate areas of where non-conforming units outnumber conforming properties for strategic plan designation change and up-zoning.	Complete analysis by 2024
Action 1.3.5: Explore an in-lieu fee program for developments that build below-targeted densities in specific neighborhoods	Explore program feasibility in 2023
Responsible Agency:	Development Services Department/ Planning Bureau
Funding Sources:	Departmental Budget

Program 1.4: Public Land for Affordable Housing

Public agencies (such as the City, school district, public utilities, County, State, and Federal agencies) may own surplus properties that could be appropriate for affordable housing development. Additionally, future development projects by public agencies could include the provision of affordable housing. The City will monitor the potential disposition and opportunity for affordable housing on these properties.

Actions	Objectives and Timeframe
Action 1.4.1 : Maintain a list of publicly owned properties with potential for affordable housing.	Establish list in 2023 and update annually thereafter
Action 1.4.2: Explore a program or requirement that future public development projects incorporate the provision of affordable housing to the maximum extent feasible.	Explore program in 2024.
Action 1.4.3: Explore expanding allowable land uses in the Tidelands are to include housing in order to address the local and statewide need for housing including affordable housing.	Initiate discussion with State Lands Commission by 2026
Action 1.4.4: Explore the use of sovereign immunity for City-owned properties that could allow housing development regardless the zoning or General Plan designation.	Explore in 2025
Responsible Agency:	Development Services Department/ Planning Bureau
Funding Sources:	Departmental Budget



Program 1.5: Religious Facility Housing Overlay

AB 1851 (Religious Facility Housing) provides relief in parking requirements when a religious institution partners with a nonprofit organization to provide affordable housing on site. This new state law applies only to religious facility properties in residential zones or nonresidential zones that also allow residential uses. The City will explore an overlay that extends incentives and parking relief to religious facility properties in zones that do not normally permit residential uses.

Actions	Objectives and Timeframe
Action 1.5.1: Explore an overlay that would provide incentives and relief for developing affordable housing on religious facility properties.	Explore in 2025.
Responsible Agency:	Development Services Department/ Planning Bureau
Funding Sources:	Departmental Budget

Program 1.6: Affordable Housing Development Assistance

The Long Beach Community Investment Company (LBCIC) provides assistance to non-profit and for-profit housing developers for the construction or acquisition/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 percent HOME Community Development Housing Organization (CHDO) set-aside funds to pursue affordable housing opportunities through new construction, substantial rehabilitation, and/or acquisition/rehabilitation.

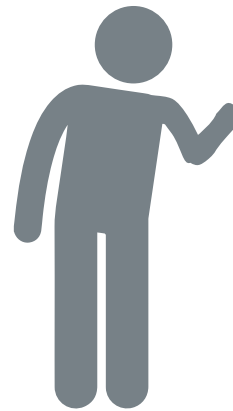
Actions	Objectives and Timeframe
Action 1.6.1: Annually monitor availability of State and federal funding and partner with affordable housing developers, if necessary, in applying for additional funds.	Annually
Action 1.6.2: Identify qualified nonprofit developers for partnership in affordable housing construction and acquisition/rehabilitation projects.	Annually through the NOFA process
Action 1.6.3: 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.	Assist in the development of 600 lower income units over eight years
Responsible Agency:	LBCIC Development Services Department/ Housing & Neighborhood Services
Funding Sources:	HOME Inclusionary Housing In-Lieu fee

Program 1.7: Accessory Dwelling Units (ADUs)

Accessory Dwelling Units (ADUs) represent an important opportunity to create more affordable housing for lower and moderate-income households. The State has passed multiple bills in recent years to remove constraints to the development of ADUs (including AB 587, AB 671, AB 68, and SB 13, among others). The City's current ADU regulations do not comply with State law. As of January 2019, the City has locally implemented the State regulations and continues to assist applicants in the ADU application, permitting, and construction process. To facilitate ADU development, the City has dedicated a webpage to provide clear and concise information about ADU requirements and application/review process.

"I want to see the city collaborate with forward thinking design studios and architecture schools to develop innovative and low-cost construction solutions."

Long Beach Resident - Housing Element Community Forum



Actions	Objectives and Timeframe
Action 1.7.1: Continue to expand City webpage on ADU requirements and resources. http://www.longbeach.gov/lbds/planning/adus/	Ongoing
Action 1.7.2: Pursue mechanisms to facilitate the construction of ADUs, including but not limited to: <ul style="list-style-type: none"> » Expanding pre-approved standard ADU plan types and resources » Pursue funding to assist lower and moderate-income homeowners in constructing ADUs » Pursue funding and other incentives to assist in the development of ADUs restricted to low and moderate-income renters » Consider expanding/extending fee waivers for ADUs beyond State law 	Initiate efforts in 2022
Action 1.7.3: Monitor ADU development trends to determine if increased efforts are necessary to promote ADU development.	Monitor trend annually and assess and if necessary, revise strategy in 2025
Responsible Agency:	Development Services Department/ Planning Bureau
Funding Sources:	Departmental Budget



Mitigation of Government Constraints

Program 2.1: Development Incentives

The City of Long Beach utilizes various mechanisms to lessen the impact of government policies and regulations that may have an implication on the cost of housing development, especially affordable housing development. In Long Beach, some of these policies and regulations include residential development standards, fees or exactions paid for new residential development. Several programs designed to mitigate these constraints are as follows:

Density Bonus: While the local density bonus ordinance has not yet been updated to reflect the most recent changes to the State Density Bonus law, the City of Long Beach implements all state density bonus provisions.

Enhanced Density Bonus: In September 2021, the City adopted an Enhanced Density Bonus program that offers density increases citywide beyond state law, with up to 100 percent bonuses for areas near high quality transit and a suite of other concessions, in exchange for the inclusion of affordable housing units and more stringent no net loss provisions.

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. Additional financial incentives may also be available pursuant to the construction of a density bonus project as outlined in the City's ordinance.

Streamlined Review: The City has proactively identified and utilized multiple avenues for streamlining housing development review pursuant to the California Environmental Quality Act (CEQA) to reduce the time and cost associated with housing development. CEQA review typically adds significant time and cost to the approval process for housing developments. In 2012, the City developed a Program Environmental Impact Report (PEIR) for the Downtown Plan (PD-30) in 2012 and has since been successful in streamlining CEQA review of housing and mixed-use development projects consistent with the Downtown Plan in accordance with Section 15168(c)(2) of the *State CEQA Guidelines*. Based on this success, the City has expanded the use of a PEIR to streamline development of hundreds of new affordable housing units within the Midtown Plan (SP-1). In 2019, the City adopted a PEIR for the citywide Land Use Element (LUE) update, allowing it to streamline CEQA review for housing development projects across the City when they are consistent with the LUE through the use of an Environmental Compliance Checklist and uniformly applicable development standards. When appropriate, the City employs other methods for reducing the time and cost of CEQA review for housing development projects, such as through Class 32 Infill Exemptions and through *State CEQA Guidelines* Section 15183.3 which allows streamlining for certain qualified infill projects. The City is now in the process of developing a CEQA Guide to assist in identifying additional opportunities for streamlining the CEQA process for future projects.

Additionally, on April 16, 2020, the Planning Commission adopted a resolution that delegates review authority to Site Plan Review Committee (SPRC) for residential projects (regardless of the number of units) that are comprised of 100 percent affordable units or are interim housing projects. This change allows 100% affordable housing projects of any size to go through a more streamlined ministerial review process since such projects are no longer required to go through approval of the Planning Commission, thereby reducing the time and entitlement cost for residential projects that address these critical housing needs. The delegation of review authority for affordable housing and interim housing projects is consistent with the guidance provided by state law. In addition, the City will develop a streamlined review procedure for projects that qualify for SB 35 processing.

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.

Actions	Objectives and Timeframe
Action 2.1.1: Continue to offer regulatory incentives to accommodate the development of accessible and affordable housing.	Ongoing
Action 2.1.2: Complete the CEQA Guide and continue to develop and employ available strategies for streamlining CEQA review of housing and mixed-use development.	Complete the CEQA guide by 2023; employ CEQA streamlining options on an ongoing basis
Action 2.1.3: Assess the effectiveness of the Enhanced Density Bonus program in creating affordable housing and revise the program as necessary and appropriate.	Assess program in 2024
Action 2.1.4: Monitor development trends to determine the effectiveness of the City's new LUE in facilitating development and if adjustments to the City's housing production strategies are necessary.	See also Program 1.6: Monitoring of Housing Production
Action 2.1.5: Promote incentives to interested developers and provide technical assistance regarding the potential use of various incentives through pre-application meetings.	Ongoing
Action 2.1.6: As funding permits, provide financial assistance to affordable housing development.	600 lower income units over eight years (see also Program 1.6 : Affordable Housing Development Assistance)
Action 2.1.7: Develop a streamlined review procedure for projects that qualify for SB 35 processing regardless of whether the applicant invokes SB 35, in order to prioritize projects with certain levels of affordability.	Develop procedure in 2022.
Action 2.1.8: Assess existing processes to investigate which review processes may be delegated to a streamlined, ministerial review for projects that include a percentage of affordable housing units.	Ongoing
Responsible Agency:	Development Services Department/ Planning Bureau
Funding Sources:	Departmental Budget HOME





Program 2.2: 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 economic impacts of COVID-19 have further accelerated the decline of these properties. The City will pursue amendments to the municipal code to establish alternative building regulations for the conversion of existing buildings to other uses.

Actions	Objectives and Timeframe
Action 2.2.1: Evaluate, and if appropriate, amend Municipal Code to remove potential constraints for adaptive reuse, such as review/approval process and parking standards.	In 2024
Action 2.2.2: Promote adaptive reuse to property owners and interested developers.	Ongoing
Responsible Agency:	Development Services Department/ Planning Bureau
Funding Sources:	Departmental Budget

Program 2.3: A Variety of Housing Types

Through the comprehensive Zoning Code update, provide use and development regulations to reflect the intent of the LUE Founding and Contemporary Neighborhoods PlaceType to accommodate a variety of housing types to help increase access to housing in high opportunity neighborhoods as identified in the Long Beach Assessment for Fair Housing (AFH).

The size of housing units is very important as well. Construction and land costs are key cost factors that influence pricing and affordability. The City will explore alternative housing types such as tiny homes and cohousing that promote the efficient use of land and/or reduce construction costs. Additionally, the City will promote the development of housing units of various sizes and bedroom counts to help meet the needs of all family and household sizes.

Actions	Objectives and Timeframe
Action 2.3.1: Amend the Zoning Code to facilitate a variety of housing types in low density zones.	2023
Action 2.3.2: Evaluate the effectiveness of current City policy on facilitating developments that include large units (with three or more bedrooms) and update City policy if appropriate. A potential policy update may be requiring a mix of unit sizes (number of bedrooms) for projects above a certain size.	2023
Responsible Agency:	Development Services Department/ Planning Bureau
Funding Sources:	Departmental Budget

Program 2.4: Micro-Units Pilot Program

In December 2020, the City Council approved a pilot program, amending the Zoning Code to provide for micro-units (typically less than 350 square feet). Specific revisions address the following:

- » Defer to Building Code for minimum unit size requirements
- » Allow micro-unit adaptive reuse
- » Remove barriers relating to required parking and open space requirements

This pilot program is available to the Downtown Plan (PD-30) and Midtown Plan (SP-1) areas, with a cap of 500 units (entitled).

Actions	Objectives and Timeframe
Action 2.4.1: Assess the effectiveness of the Micro-Unit pilot program to determine if the program should be made permanent and expanded to other locations.	2024
Responsible Agency:	Development Services Department/ Planning Bureau
Funding Sources:	Departmental Budget

Program 2.5: Development Review Process

The City's permit and approval processes and timeframes vary depending on the type of project. Most residential projects require some degree of site plan review, either approval by the Site Plan Review Committee or the Planning Commission. Raising the threshold for the project size that would require formal Site Plan Review can reduce the amount of time for project review for smaller multifamily and mixed use projects.

During a 2019 audit of the City code and entitlement processes, stakeholders noted concern that the site plan review process is overly complicated and inconsistent. One reason for this may be because the threshold for site plan review is too low, which can create delays in the project review process for larger projects.

Additionally, City's existing technology systems and processes create inefficiencies that can lead to lengthier review times. These include inadequate software, and staffing, and lack of automation.

Actions	Objectives and Timeframe
Action 2.5.1: Incorporate design standards and ministerial review procedures into new zoning districts as part of the Citywide comprehensive code update	By 2024
Action 2.5.2: Identify new or improved data and technology solutions to support faster development project review and greater access to housing and land use information such as through online dashboards and other publicly accessible online resources.	Ongoing
Responsible Agency:	Development Services Department/ Planning Bureau
Funding Sources:	Departmental Budget





Housing Affordability

Program 3.1: Tenant-Based Rental Assistance Programs

The City of Long Beach offers a number of tenant-based rental assistance programs:

COVID Relief: Due to the Coronavirus pandemic, many lower income renters are facing loss of employment and income. The City utilizes funding received from the CARES Act to provide temporary rental assistance to those impacted by COVID-19. The City's COVID-related rental assistance programs include: Residential Rent Payment Match Program; Lower Income Artist Rental Assistance

Housing Choice Vouchers: The tenant-based Housing Choice Voucher (HCV) program provides a portable form of housing assistance. Funded by HUD and administered by the Housing Authority of the City of Long Beach (HACLB), this program provides an income-qualified household a voucher that can be used everywhere. 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 further subsidizes voucher holders through a program to provide a security deposit, using HOME funds.

Family Self-Sufficiency Program: The FSS program is designed to assist HCV 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. **HOME Security/Utility Deposit:** This program provides funding 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.

Veteran Affairs Supportive Housing (VASH): This program provides rental assistance to homeless veterans with case management and clinical services provided by the Long Beach Veterans Administration Medical Center. HACLB works closely with the VA office that provides referrals to the City's rental assistance program.

HOPWA Long-Term Tenant-Based Rental Assistance Program: This Housing Opportunity for Persons with Aids (HOPWA) program provides one to two years of Section 8 rental assistance, after which the assistance is rolled over into the HACLB Housing Choice Voucher program.

HOPWA Short-Term Assistance Program (STAP): This program 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.

Flexible Funding Pool: This option explores establishing a funding pool, possibly through partnerships with other agencies and organizations, to provide funding that can be used flexibly to assist households and individuals experiencing homelessness. For example, funding can be used to provide rent subsidies for households that do not qualify for federal assistance under the Section 8 program due to previous immigration status or criminal records, or to provide interim assistance as households are awaiting federal assistance. An initial pilot program is being funded through COVID recovery dollars.

Actions	Objectives and Timeframe
Action 3.1.1: Outreach and educate to potential tenants and landlords/property management regarding the new State law that prohibits housing discrimination based on source of income, including public subsidies.	Annually
Action 3.1.2: Promote programs, including through City website, newsletters, and brochures at public counters.	COVID Relief: [Ongoing] Ongoing; to annually benefit: HCV: 6,300 households FSS: 80 households HOME: 65 households VASH: 800 households HOPWA: 50 households
Action 3.1.3: Explore more permanent funding sources and collaboration with other agencies in establishing a Flexible Funding Pool based on success of pilot funded through COVID recovery package.	Explore program in 2023.
Responsible Agency:	Long Beach Community Investment Company Long Beach Health and Human Services Department/ Homeless Services Division
Funding Sources:	HUD CARES Act HUD Section 8 allocation HOME HUD-VASH Voucher Program HOPWA





Program 3.2: Project-Based Vouchers

The City utilizes project-based vouchers to provide affordable housing for extremely low and very low income households and special needs populations such as youth aging out of the foster care system, veterans, persons with disabilities, and people experiencing homelessness.

Actions	Objectives and Timeframe
Action 3.2.1: Continue to expand project-based voucher use for extremely low/very low income households and special needs populations through increased partnership with nonprofit housing providers.	Ongoing; to serve as many households as possible, contingent on available funding
Responsible Agency:	HACLB
Funding Sources:	HUD Section 8 allocation



Program 3.3: Homeownership Assistance

With diminishing funding and increasing needs, the City has prioritized its funding to provide assistance to lower income renter-households who have limited options and are most at-risk of becoming homeless. However, homeownership remains a City goal, as it allows lower income households to build wealth through equity and eventually move toward financial independence. This has become an even greater priority since the City's Framework for Reconciliation in 2020, through which black residents and communities of color underscored the criticality of homeownership as a pathway to wealth that has been and remains less accessible to people of color. In response, in the City's Fiscal Year (FY) 22 budget, new funds have been allocated for a new downpayment assistance program.

The City also offers homeownership assistance through Housing Choice Voucher (HCV) Homeownership Program. This program allows households that are assisted under the HCV program to use their voucher to buy a home and

receive monthly assistance in meeting homeownership expenses. To participate in the HCV homeownership program, the HCV household must meet specific income and employment requirements, be a first-time homeowner, and attend and satisfactorily complete the pre-assistance homeownership and housing counseling program required by HACLB. A constraint to this program is that the HCV program cannot be used for down payment or closing costs.

The latest stimulus package from HUD provides funding for homeowner assistance to the State. The City anticipates receiving an allocation from the State.

Newer models such as neighborhood investment companies, which are a type of neighborhood-specific Real Estate Investment Trust (REIT), may provide an alternative way for community members to achieve ownership and build wealth by becoming a shareholder in a company that owns a portfolio of properties in a neighborhood.

Actions	Objectives and Timeframe
Action 3.3.1: Pursue funding sources and other tools to reinstate homebuyer assistance programs such as updated lease-to-own options. Specifically, pursue funding that can complement the City's HCV Homeownership Program by providing down payment and closing costs assistance.	2023 and annually thereafter
Action 3.3.2: Continue to offer HCV Homeownership Program and explore other ways to provide assistance to first-time homebuyers with a focus on low-income communities of color.	Ongoing; to benefit 20 households over eight years.
Action 3.3.3: Establish homeowner assistance programs with Recovery Act Stimulus funds.	In 2021-2022
Action 3.3.4: Provide supportive services to assist first-time homebuyers in achieving homeownership, such as financial readiness, credit counseling, and access to mortgage financing.	Upon reinstatement of homebuyer assistance programs.
Action 3.3.5: Pursue opportunities to partner with lenders to streamline mortgage application process and provide favorable terms to lower income homebuyers.	2023
Action 3.3.6 Explore newer models for accessing property ownership such as through a neighborhood investment company	2024
Action 3.3.7: Establish incentives to facilitate the development of for-sale housing that is priced for entry level homeowners.	2024
Responsible Agency:	Development Services Department/ Housing & Neighborhood Services Bureau Housing Authority of the City of Long Beach
Funding Sources:	Departmental Budget

Program 3.4: New Funding Mechanisms for Affordable Housing

Development of affordable housing requires substantial and multi-layered public assistance. With the elimination of redevelopment in California, the City of Long Beach lacks a substantive and steady source of revenue to support affordable housing. The City will pursue new funding mechanisms in the future. Options to be considered may include, but are not limited to, the following:

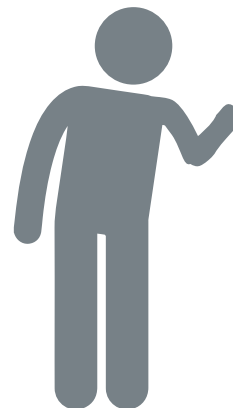
- » **Annual Budget Process:** As part of its annual budget development process, the City should seek to identify any available funds that could be allocated to support the development or provision of affordable housing as well as housing support services.
- » **Capital Improvement Program (CIP):** As part of its annual CIP development process, the City should prioritize funding for neighborhood improvements in areas of concentrated poverty in the City through targeted investment within West, Central, and North Long Beach.
- » **Consolidated Plan Update:** As part of the City's update to its Consolidated Plan for investing funds from the US Department of Housing and Urban Development (HUD), allocate funds to help increase production and access to housing and homeownership in high resource areas (see also program 6-11).
- » **Commercial Linkage Fee:** Explore the feasibility of commercial linkage fees or alternatives for businesses moving into adaptively reused spaces. Linkage fees can be assessed on new non-residential development, including retail centers, industrial or manufacturing facilities, and other commercial projects. These facilities stimulate the creation of jobs, but ordinarily do not include affordable housing for new workers in lower-wage jobs. The need to meet the demand for affordable housing created by new growth provides the justification for charging linkage fees, which are used to preserve or create affordable housing.
- » **Business Tax for Housing:** This option explores reallocation or increasing of business taxes collected by the City, to set aside a portion for affordable housing in recognition of the need for affordable housing to serve the local workforce needs of businesses.
- » **Parcel Tax:** This option explores increasing the parcel tax for the purpose of affordable housing development.

- » **Real Estate Transfer Tax:** California requires a transfer tax in the amount of \$1.10 per \$1,000 of property valuation. Local jurisdictions can levy an increased tax as a source of revenue (e.g. San Jose's real estate transfer tax is set at \$3.30 per \$1,000).
- » **Short-Term Rental Taxes or Fees:** This option explores the collection of short-term rental taxes or fees and dedicating a portion of the collected revenues for affordable housing.
- » **CAAP Compliance Fees:** This option explores generating fees for affordable housing projects near transit paid for by development projects as a mechanism for meeting their GHG reduction requirements pursuant to the CAAP.

Actions	Objectives and Timeframe
Action 3.4.1: Explore new mechanisms for funding affordable housing.	2025
Responsible Agency:	Development Services Department/ Planning Bureau
Funding Sources:	Departmental Budget

"We need a dedicated local source of revenue to build affordable and supportive housing..."

Long Beach Resident - Housing Element Community Forum



Housing Opportunities for Special Needs Residents

Program 4.1: 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. 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:

- » **Multi-Service Center (MSC):** 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 City plans to establish other mini service hubs similar to the MSC in other parts of the City.
- » **Century Villages at Cabrillo (CVC):** Located next to the MSC, the CVC 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.

- » **Safe Parking:** Funding for a pilot Safe Parking program was secured through the State of California funding for the Homeless Emergency Aid Program (HEAP). The goal of a Safe Parking program is to provide a safe place to park overnight for individuals who are residing in their cars, with access to basic amenities, and provide connection to social service programs that will assist with a transition to permanent housing. The pilot program allows for the operation of a lot that accommodates 13 vehicles. Additionally, as part of the Interim Housing Ordinance adopted in 2020, the City now allows for safe parking sites in specific zoning districts citywide.

Actions	Objectives and Timeframe
Action 4.1.1: 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.	Ongoing
Action 4.1.2: Analyze service gaps or barriers to service, such as lack of convenient transportation to services, and identify strategies for helping address unmet needs	As part of the next COC program update
Action 4.1.3 Pursue funding to provide additional safe parking locations to help meet the excess demand.	Ongoing
Action 4.1.4: Explore feasibility of setting up sanctioned encampments to provide temporary shelters that enforce social distancing guidelines, improving upon the more crowded conditions in some encampments that previously left homeless people at greater risk for illness.	2021-2022
Action 4.1.5: Pursue the establishment of additional mini service hubs in other parts of the City, building upon the MSC model.	By 2024
Responsible Agency:	ESG CDBG HEAP Shelter Plus Care
Funding Sources:	Departmental Budget





Program 4.2: Supportive Housing/Century Villages at Cabrillo

The Villages at Cabrillo is in the process of revising its master plan, with the goal of expanding the campus to provide additional supportive housing on site.

Actions	Objectives and Timeframe
Action 4.2.1: Support the CVC's master planning efforts in increasing supportive housing opportunities by adding a net increase of 515 new residential units onsite.	Ongoing
Responsible Agency:	Development Services Department/ Planning Bureau Development Services Department/ Housing & Neighborhood Services Bureau Health and Human Services Department/ Homeless Services Division
Funding Sources:	Departmental Budget

Program 4.3: Hotel/Motel Conversion

The City adopted an ordinance in 2020 to allow the conversion of hotel/motel rooms to affordable housing on a non-permanent basis. The substantially curbed global traveling due to COVID-19 has opened up additional opportunities for the conversion of hotels/motels into permanent housing.

The City has been awarded nearly \$16.7 million in funding for Project Homekey, California's program to purchase and rehabilitate housing - including hotels, motels, vacant apartment buildings and other properties - and convert them into permanent, long-term housing for people experiencing or at risk of experiencing homelessness.

Project Homekey will help serve adults experiencing homelessness as they prepare for permanent housing solutions. The program will focus primarily on people experiencing homelessness with extremely low income and who are prioritized for housing through the City's Coordinated Entry System.

The City plans to convert an existing hotel into interim housing units, with a local operator selected by the City to help manage on-site operations. The City has acquired a Best Western, which will become operational as interim housing in 2021. The facility will operate as interim housing for the foreseeable future while the City identifies additional funds for full conversion to permanent supportive housing.

Actions	Objectives and Timeframe
Action 4.3.1: Pursue funding to convert the acquired Project Homekey Best Western into permanent supportive housing and identify additional hotels/ motels to pursue funding for through Project Homekey or other state or federal resources.	Convert 100 units from interim housing to permanent supportive housing
Responsible Agency:	Long Beach Community Investment Company Development Services Department/ Housing & Neighborhood Services Bureau
Funding Sources:	Project Homekey CDBG ESG

Housing Preservation and Neighborhood Improvements

Program 5.1: Preservation of At-Risk Units

Long Beach has a large inventory of rental complexes that receive government assistance in return for providing housing that is affordable to low-income households. Of this total, 2,089 units may be at risk of losing their affordability controls by October 15, 2031 (ten-year timeline of at-risk housing analysis) due primarily to the expiration of project-based Section 8 contracts.

Options to preserve affordability of these units are as follows:

- Provision of rental assistance to tenants using other funding sources including the HCV administered by HACLB;
- Refinancing the projects;
- Provision of staff or technical assistance; and
- Provision of financial incentives (if available) to maintain continued affordability.

Actions	Objectives and Timeframe
Action 5.1.1: Monitor status of the 2,089 affordable housing units in 22 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.	Annually
Action 5.1.2: In the event that a property is scheduled for conversion, coordinate with the property owner to ensure that proper noticing is (three-year, one-year, six-month) 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.	Three years prior to potential project conversion
Action 5.1.3: 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.	Three years prior to potential project conversion
Action 5.1.4: 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.	Three years prior to potential project conversion
Responsible Agency:	HACLB Development Services Department/ Housing & Neighborhood Services Bureau
Funding Sources:	HOME CDBG HUD funds





Program 5.2: Tenant Protection

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 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 July 2020, the City adopted the Inclusionary Housing Program for the Downtown and Midtown subareas. The City will explore establishing first right of refusal for the inclusionary units for income-qualified residents displaced by developments in these areas.

In July 2021, City Council approved a recommendation to temporarily prohibit lease terminations and evictions due to substantial remodel of property. Council directed the City Manager and City Attorney to explore the feasibility establishing a renovation administration program to allow landlords to renovate without subjecting tenants to either unlivable housing conditions during renovation work or forced permanent displacement. The establishment of this program would continue to ensure the ability to conduct substantial remodels to improve housing quality, particularly given the aging housing stock in the City, while mitigating any negative impacts to tenants through the removal of substantial remodels from the list of no-fault just cause evictions and increasing tenant relocation benefits.

Actions	Objectives and Timeframe
Action 5.2.1: Expand current City policies on tenant protection by establishing first right of refusal (or similar policy) for inclusionary units for income-qualified residents displaced by developments in the Downtown and Midtown areas, as well as other areas if the Inclusionary Housing Program is expanded in the future.	To be adopted by the City by 2025
Action 5.2.2: Establish a program to allow substantial remodels while minimizing displacement.	To be implemented by 2023
Responsible Agency:	Development Services Department/ Planning Bureau
Funding Sources:	Departmental Budget

Program 5.3: Home Rehabilitation

The City offers a number of rehabilitation assistance programs:

- » **Home Improvement Grant Program:** This program is scheduled to replace the existing Home Improvement Loan Program, which offers low-interest loans to homeowners to make improvements and repairs to their homes, generally up to a maximum of \$10,000 per unit at an interest rate of three percent. Instead, the new grant program will offer direct grants eligible applicants, including seniors and very low income homeowner-occupants. This program will be funded with CDBG.
- » **Multi-Family Rehabilitation Loan:** The Multi-Family Rehabilitation Loan Program provides zero percent 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.
- » **Lead-Based Paint Hazard Abatement:** In FY 2019, the City of Long Beach received \$4,100,000 from HUD for its Lead-Based Paint Hazard Control Program (LHC) for a 42-month period from May 1, 2019 through October 30, 2022. The LHC Program identifies low income residences (with a focus on families with children under six years old), and addresses lead poisoning hazards created by lead-based paint.

Actions	Objectives and Timeframe
Action 5.3.1: Continue to provide housing rehabilitation assistance to lower income households.	Annually assist: Home Improvement Grant: 30 households Home Improvement Loan: 10 households Multi-Family Rehabilitation: 3 units Lead-Based Paint Hazard Abatement: 50 units
Action 5.3.2: Continue to pursue funding for lead hazard control.	Renewal application in 2021-2022
Responsible Agency:	Development Services Department/ Housing & Neighborhood Services Bureau Health and Human Services Department/ Homeless Services Division
Funding Sources:	CDBG HUD Lead-Based Paint Hazard Control





Program 5.4: Comprehensive Code Enforcement

Code enforcement activities can help 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) also helps address blight on private property along the City's business corridors and in residential neighborhoods.

Development Services Department, Code Enforcement division also administers a proactive Multi-Unit Housing Inspection Program to ensure that sanitation, maintenance, use and occupancy standards are adhered to. Under this program, inspectors provide both routine proactive inspections through the Proactive Rental Housing Inspection Program (PRHIP), as well as complaint driven inspections of 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.

Moving forward, the City will retool the Code Enforcement program to emphasize problem-solving and social service approaches to neighborhood improvement. Code enforcement activities will be complemented with connections to social service and economic support to assist households with addressing the Code Enforcement issues. Expanded training is needed to improve the capacity of staff to competently work with the City's diverse communities, recognizing and being sensitive to cultural differences, language barriers, and financial constraints.

Actions	Objectives and Timeframe
Action 5.4.1: Perform inspections with a focus on addressing life safety issues while also preserving the City's housing stock.	Ongoing
Action 5.4.2: Connect City housing rehabilitation programs with code enforcement efforts to ensure assistance is provided to lower income households when making improvements to comply with building code.	Ongoing
Action 5.4.3: Provide training to improve capacity of code enforcement staff to work with diverse communities, in a culturally competent manner with a focus on problem solving and with connections to social and economic support services	Begin providing trainings by 2023
Responsible Agency:	Development Services Department/ Code Enforcement
Funding Sources:	Departmental Budget CDBG



Affirmatively Furthering Fair Housing

Pursuant to AB 686, the following programs aim to help the City meet its goal to affirmatively further fair housing and to foster inclusivity and equal housing opportunity for all residents. More detailed information on the City's strategy is available in Appendix F.

Fair Housing Outreach and Enforcement

Program 6.1: Fair Housing Outreach and Enforcement

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.

Actions	Objectives and Timeframe
Action 6.1.1: Continue to provide fair housing services, with increased outreach and education activities in identified communities.	Annually assist 2,000 persons
Responsible Agency:	Development Services Department/ Housing & Neighborhood Services Bureau
Funding Sources:	CDBG

Housing Mobility

Program 6.2: Visitability Ordinance

Visitability is a growing trend nationwide. The term refers to single-family or owner-occupied housing designed in such a way that it can be lived in or visited by people who have trouble with steps or who use wheelchairs or walkers. A house is visitable when it meets three basic requirements:

- » One zero-step entrance
- » Doors with 32 inches of clear passage space
- » One bathroom on the main floor you can get into in a wheelchair

The City requires these standards to be met through a Visitability Ordinance that applies to City-assisted new construction of single-family houses and duplexes.

Actions	Objectives and Timeframe
Action 6.2.1: Expand Visitability Ordinance to multi-family housing assisted by City funds.	2025-2026
Action 6.2.2: Pilot Visitability and Universal Design Incentive and Recognition Program in partnership with Dept. of Health and Human Services to encourage design and construction of housing to meet Visitability Standards. Incentives could include certification, public recognition, or streamlined permit approvals.	Implement pilot program by 2026
Responsible Agency:	Development Services Department/ Planning Bureau/Health and Human Services
Funding Sources:	Departmental Budget



Program 6.3: Voucher Mobility

Use of Housing Choice Vouchers (HCV) in Long Beach is concentrated in the City's neighborhoods with older rental housing units. With the new State source of income protection (SB 329 and SB 222), the City has the opportunity to expand voucher use in other neighborhoods, including in single-family houses and Accessory Dwelling Units, as well as by making changes to how the City awards vouchers by prioritizing use of new vouchers in high-opportunity areas.

Actions	Objectives and Timeframe
Action 6.3.1: Encourage the use of vouchers in high opportunity neighborhoods, including by providing priority points for voucher use in high-opportunity areas through the City's NOFA processes for both project-based and individual vouchers.	By 2022, begin piloting this new process.
Action 6.3.2: Promote voucher mobility through awareness campaign targeted at high-opportunity neighborhoods with limited or no voucher use.	By 2023, conduct audit of spatial distribution of voucher use to inform a geographically targeted promotion campaign.
Responsible Agency:	Development Services Department/ Planning Bureau
Funding Sources:	Departmental Budget

Anti-Displacement Strategies

Program 6.4: Replacement Housing Requirements

Pursuant to AB 1397 (Adequate Sites) passed in 2017, the City will amend the Zoning Code to require the replacement of existing residential units on nonvacant RHNA sites as a condition of project approval. Specifically, sites that currently have residential uses, or within the past five years have had residential uses that have been vacated or demolished, that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low income, subject to any other form of rent or price control, or occupied by low or very low income households, will be subject to a policy requiring the replacement of all those units affordable to the same or lower income level as a condition of any development on the site. Replacement requirements should be consistent with those set forth in the State Density Bonus Law.

Additionally, in 2021 the City adopted two housing ordinances that include provisions for no-net loss that go above and beyond state law, for development that is subject to the Mello Act for replacement housing in the Coastal Zone, as well as for projects that take advantage of the Enhanced Density Bonus. In both cases, the replacement of affordable housing units is now being considered both based on the income of the tenant, so that affordable housing units are replaced for lower-income households, as well as based on the rent levels being paid, regardless of income, in order to help preserve "naturally occurring" affordable housing. The administration of these new provisions will take additional time and resources that will be better understood through piloting efforts for implementing the Mello Act updates and the Enhanced Density Bonus program.



Actions	Objectives and Timeframe
Action 6.4.1: Pilot anti-displacement strategies that go above and beyond State Law to determine how verification of both tenant income and rent levels for no net loss requirements can be administered.	Pilot programs begin in 2021.
Action 6.4.2: Amend the Zoning Code to establish the replacement requirements pursuant to AB 1397.	Amend Zoning Code in 2022.
Responsible Agency:	Development Services Department/ Planning Bureau
Funding Sources:	Departmental Budget

Program 6.5: Tenants Right to Counsel

To implement SB 91 (COVID Rent Relief) passed in 2021, the City entered into an agreement with the Los Angeles Fair Housing Foundation to provide right to counsel and eviction prevention services to Long Beach tenants. Resources and services provided include assistance to at least 3,500 households with counseling, declaration statements and other forms, and education on applicable laws and programs through virtual workshops. As part of the City's implementation plan for the Federal CARES Act, at least \$80,000 have been allocated for additional legal assistance to tenants affected by the COVID19 pandemic and advertising for said services. As part of the City's Fiscal Year (FY) 2022 budget, the City allocated an additional \$810,000 for Housing Support and Right to Counsel to serve more than 3,500 additional households.

Actions	Objectives and Timeframe
Action 6.5.1: Provide right to counsel services for at least 3,500 households in Long Beach at risk of eviction.	Ongoing
Responsible Agency:	Development Services Department/ Planning Bureau
Funding Sources:	Departmental Budget

Program 6.6: Unpermitted Dwelling Unit Amnesty Program

The City adopted the Unpermitted Dwelling Unit Amnesty Program in January 2021 to provide a pathway for legalizing unpermitted dwelling units. Prior to this program, a property owner seeking legalization for an existing unpermitted unit was required to go through a discretionary process with approval by the Zoning Administrator at a public hearing. The eligible units captured by that program were limited to those created prior to 1964. The new amnesty program provides for the following:

- » Approval Process: Ministerial review by the Site Plan Review Committee
- » Review process to ensure fire, Life, and safety standards are met
- » Target Units: Units that do not qualify for legalization as Accessory Dwelling Units (ADUs)
- » Eligible Zones: All zones, excluding heavy industrial zones
- » Date of Occupancy: Occupied, as a residence, for more than 30 continuous days prior to December 31, 2016
- » Affordability Covenant: The lower of 1) the existing tenant's income level or 2) moderate-income rent restriction for a period of 10 years, subject to an annual covenant monitoring fee

Actions	Objectives and Timeframe
Action 6.6.1: Assess the effectiveness of the Unpermitted Dwelling Unit Amnesty Program in creating affordable housing and revise the program as necessary and appropriate.	Assess program in 2024
Responsible Agency:	Development Services Department/ Planning Bureau
Funding Sources:	Departmental Budget



New Housing Choices in High Opportunity Areas

Program 6.7: Inclusionary Housing

On February 2, 2021, the City Council approved the Inclusionary Housing Program that requires, over a three-year phasing-in period, to reach 11 percent of a rental housing development be affordable to very low-income households and 10 percent of an ownership housing project be affordable to moderate-income households. Currently, the Inclusionary Housing Program applies only to the Downtown and Midtown submarkets of the City.

Actions	Objectives and Timeframe
Action 6.7.1: Monitor the effectiveness of the current Inclusionary Housing Program to determine if modifications would be necessary. Modifications to be considered may include increases in affordability requirements or in-lieu options, such as allowing developers to provide land instead of paying an in-lieu fee.	2023 Also see Program 6.6: Community Land Trust
Action 6.7.2: Expand the Inclusionary Housing Program to other submarkets.	2024
Responsible Agency:	Development Services Department/ Planning Bureau
Funding Sources:	Departmental Budget

Program 6.8: Community Land Trust

Community land trusts are nonprofit, community-based organizations designed to ensure community stewardship of land. Community land trusts can be used for many types of development but are primarily used to ensure long-term housing affordability. New and evolving models, such as neighborhood investment companies, may also provide ways to empower community members to participate in community development.

The City's FY 22 budget provides \$3 million in funding for Economic Empowerment Zones, which includes some dedicated funding to land trust research and investment.

Actions	Objectives and Timeframe
Action 6.8.1: Provide technical assistance to community groups and other private organizations in pursuing/ establishing Community Land Trusts or other models for facilitating community ownership of affordable housing, including identifying and pursuing eligible funding pools.	2022
Responsible Agency:	Development Services Department/ Planning Bureau
Funding Sources:	Departmental Budget

Program 6.9: Monitoring of Housing Production

The Long Beach LUE seeks to provide a variety of housing types throughout the City, with the greatest opportunity for housing near transit stations and corridors throughout the City. The newly adopted inclusionary housing program in the Downtown and Midtown areas is a tool for providing affordable housing units in areas with the greatest opportunity for housing development.

The Enhanced Density Bonus Ordinance can provide another vehicle for encouraging mixed-income housing production citywide including in high-opportunity areas.

Actions	Objectives and Timeframe
Action 6.9.1: Monitor housing production to determine the geographic distribution of units, especially lower income units.	Ongoing
Action 6.9.2: If implementation of the LUE is not achieving the goal of expanding housing opportunities for all income in state-identified high opportunity areas, explore other land use strategies (such as an Affordable Housing Overlay) to be implemented in these areas.	Assess progress in 2025 and adjust land use strategies as necessary and appropriate.
Action 6.9.3: Monitor how long housing production takes by establishing a housing data dashboard showing average, minimum and maximum days to obtain any permits required for housing construction, including entitlements and building permits.	By 2028
Responsible Agency:	Development Services Department/ Planning Bureau
Funding Sources:	Departmental Budget

Place-Based Strategies for Community Improvement

Program 6.10: Zoning Code Updates Tailored to Disadvantaged Communities

The Uptown Planning Land Use and Neighborhood Strategy (UPLAN), is a collaborative effort between the City and the North Long Beach community to come up with laws and policies to guide future development and create a new vision in North Long Beach. UPLAN represents a planning process done through an equity framework that geographically prioritizes communities of color with the greatest need for new strategies from the LUE, including flexibility and incentives for community-prioritized needs. UPLAN is the first process for implementing the LUE through development of new zones tailored to meet the specific community goals prioritized by North Long Beach residents. UPLAN's equity framework is focused on both the planning process and the changes in planning regulations. North Long Beach was prioritized first as a 93% person of color community with the largest number of black residents in the City. UPLAN has been grounded in a community empowerment and capacity building process in which communities most impacted by planning decisions, including young people and people of color, were prioritized in the process and had their voices and feedback uplifted, leading to special regulations incentivizing grocery stores, banks, more affordable housing, locally-serving jobs, civic institutions and other identified needs. UPLAN also includes strategies to help residents, workers, and businesses to remain in North Long Beach. Similar processes are being planned for Central and West Long Beach.

Actions	Objectives and Timeframe
Action 6.10.1: Identify and mitigate negative environmental, neighborhood, housing and health impacts associated with undesirable land uses in disadvantaged communities.	By 2025, adopt new zoning districts for Central, West and North Long Beach to correspond with the new LUE to incentivize more desirable and sustainable uses in disadvantaged communities such as housing and grocery stores.
Responsible Agency:	Development Services Department/ Planning Bureau
Funding Sources:	Departmental Budget





Program 6.11: Consolidated Plan Update

The Long Beach Consolidated Plan describes and prioritizes the City's housing and community development needs, as well as activities to address those needs as defined and funded by the U.S. Department of Housing and Urban Development (HUD). The current Plan will be updated in 2022 to strategically align with and help implement the 2021-2029 Housing Element and strengthen place-based strategies to expand housing mobility and housing supply in high-opportunity areas. The update will also seek to improve areas of concentrated poverty in the City through targeted investment and programming, including West, Central, and North Long Beach.

Actions	Objectives and Timeframe
Action 6.11.1: Identify mechanisms to increase production and access to housing in high resource areas, such as through acquisition, rehabilitation and conversion of existing housing units to be affordable, or through the construction of Accessory Dwelling Units	Adopt consolidated plan update in 2022
Responsible Agency:	Development Services Department/ Planning Bureau/Housing and Neighborhood Services Bureau
Funding Sources:	Departmental Budget

Program 6.12: Housing Rehabilitation

To strategically align with the City's place-based approach to improving neighborhoods of concentrated poverty and disproportionate housing needs (West, Central, and North Long Beach), the City will consider establishing a targeted housing rehabilitation program with dedicated funding.

Actions	Objectives and Timeframe
Action 6.12.1: Pursue State and federal funding to establish a housing rehabilitation program that dedicates funding and staff resources to targeted neighborhoods. Establish program components and guidelines that are appropriate for the nature and extent of housing rehabilitation needs and income/affordability levels of the neighborhood residents.	In 2022 and as funding is needed thereafter
Responsible Agency:	
Funding Sources:	

Program 6.13: Neighborhood Resources

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 library of neighborhood improvement resource materials, and hosts 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 NRC is being phased out from a physical location to a virtual resource center, which could potentially increase its impacts to neighborhoods citywide.

The City's FY 2022 budget includes \$2.2 million to bridge the digital divide, including support for non-profit digital navigator grants for community-based organizations to assist with ongoing implementation.

Actions	Objectives and Timeframe
Action 6.13.1: As funding permits, continue to support neighborhood and community groups with services and technical support.	Annually assist 10,000 residents
Action 6.13.2: Through the City's Digital inclusion initiative, expand access to online resources for neighborhood groups in disadvantaged communities impacted by the digital divide.	Continue to implement the 2021 Digital Inclusion Roadmap through 2025 to provide quality household internet access to at least 95% of the City.
Responsible Agency:	Development Services Department/ Housing & Neighborhood Services Bureau
Funding Sources:	CDBG

Program 6.14: Neighborhood Leadership Development

The Neighborhood Leadership Program is a six-month program that trains residents in CDBG Target Areas 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.

The City has been developing additional models for catalyzing and supporting community leadership and capacity building through the Uptown Planning Land Use and Neighborhood Strategy (UPLAN) process. UPLAN represents a planning process done through an equity framework that geographically prioritizes communities of color with the greatest need for new strategies from the LUE, including flexibility and incentives for community-prioritized needs. UPLAN is the first process for implementing the LUE through development of new zones tailored to meet the specific community goals prioritized by North Long Beach residents. UPLAN's equity framework is focused on both the planning process and the changes in planning regulations.





North Long Beach was prioritized first as a 93% person of color community with the largest number of black residents in the City. UPLAN has been grounded in a community empowerment and capacity building process in which communities most impacted by planning decisions, including young people and people of color, were prioritized in the process and had their voices and feedback uplifted, leading to special regulations incentivizing grocery stores, banks, more affordable housing, locally-serving jobs, civic institutions and other identified needs. UPLAN also includes strategies to help residents, workers, and businesses to remain in North Long Beach.

Actions	Objectives and Timeframe
Action 6.14.1: As funding permits, continue to support neighborhood and community groups with training, services and technical support.	Annually assist 30 persons
Action 6.14.2: Catalyze community leadership and collaborative decision-making processes for land use policies through capacity-building engagement and planning.	By 2023 establish Department policies for community engagement that prioritize power-sharing and capacity-building.
Responsible Agency:	Development Services Department/ Housing & Neighborhood Services Bureau
Funding Sources:	CDBG

Housing Administration

Program 7.1: Housing Action Plan

The Housing Action Plan has been a planning tool used by the City to outline specific, short-term actions to be undertaken with City resources available, including available funds and city-owned properties available for housing. This Housing Element has included several programs that incorporate a monitoring component. In addition, the State HCD will also conduct a mid-term review in 2025 for the purpose of determining SB 35 (Streamlined Review) eligibility. Therefore, the City will prepare and implement a Housing Action Plan (HAP) in 2025 to align with HCD review and make any necessary adjustments to the Housing Element commitments and strategies. 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 also Program 3.6: New Funding Mechanisms for Affordable Housing).
- » Establish target populations for various programs, i.e. senior, disabled, veterans, families, etc.
- » Devise appropriate strategies for different neighborhoods.

Actions	Objectives and Timeframe
Action 7.1.1: Prepare Housing Action Plan (HAP)	In 2025
Responsible Agency:	Development Services Department/ Planning Bureau Development Services Department/ Housing & Neighborhood Services Bureau Rental Housing Division (see Program 7.2)
Funding Sources:	Departmental Budget

Program 7.2: Dedicated Rental Housing Staff

Many of the potential new housing programs outlined in this Housing Plan, and others that the City may explore during this planning period, require significant staffing resources in terms of technical and legal expertise to research program feasibility, to establish program implementation framework, to deliver programs and services, and to monitor compliance and effectiveness. A dedicated Rental Housing team—either within Development Services or the Housing Authority or across multiple departments—that focuses on all matters related to rental housing may be necessary to effectively implement some of the more complex and labor intensive programs. These may include:

- » Improved and expanded rental housing inspections
- » Expanded protections against sudden, substantial rent increases which can destabilize households, such as through rent stabilization policies
- » Requiring covenants in perpetuity when feasible
- » Preference Policy for Inclusionary Units
- » Renter Resource Center to provide information on rights of tenants under state and local laws.
- » Tenant protection and anti-displacement policies
- » Housing Legislation Lobbying
- » First Right of Refusal (Program 5.2)

Actions	Objectives and Timeframe
Action 7.2.1: Consider establishing a separate Rental Housing Division.	2023-2025
Action 7.2.2: Explore additional housing programs such as Rent Stabilization and tenant/landlord mediation services.	2023-2025
Action 7.2.3: Conduct intergovernmental relations to pursue legislation that can assist Long Beach in addressing housing affordability and availability issues.	Ongoing
Responsible Agency:	City Council action would be needed to establish such a division and to provide the necessary resources to staff it
Funding Sources:	General Fund





Quantified Objectives

Table HE-6 presents the City's quantified objectives for construction, preservation, and rehabilitation for the 2021 – 2029 planning period that will be achieved through the policies and programs described above.

Table HE-6 Quantified Objectives

	Very Low Income	Low Income	Moderate-Income	Above Moderate-Income	Total
RHNA	7,141	4,047	4,158	11,156	26,502
New Construction	800	800	1,500	4,000	7,100
ADU	476	1,204	168	952	2,800
Rehabilitation	332	332	0	0	664
Preservation	1,045	1,044	0	0	2,089
Total	2,653	3,380	1,668	4,952	12,653



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