

October 7, 2021

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Recommend that the City Council approve EIR addendum EIRA-02-21 and adopt the 2021-2029 General Plan Housing Element. (Citywide)

APPLICANT: Long Beach Development Services Department
411 W. Ocean Blvd., 3rd Floor
Long Beach, CA 90802
(Application No. 2104-12)

DISCUSSION

Overview

The Development Services Planning Bureau has prepared a draft 2021-2029 General Plan Housing Element that is consistent with the many state laws that have been adopted in recent years in response to the longstanding housing shortage and the current housing crisis (Attachment A - 6th Cycle Housing Element and Attachment B - Housing Element Technical Appendices). In accordance with state requirements, the City released a draft Housing Element for public review in early July 2021 and subsequently submitted it to the California Housing and Community Development Department (HCD) on July 20, 2021. The City received preliminary feedback from HCD on the draft on September 17, 2021. The proposed Housing Element before the Commission is a revised draft that was updated in September 2021 based on public comments on the July draft, additional technical analysis by Staff, and with updates in response to some of the comments from HCD. Due to scheduling constraints, the proposed Housing Element before the Planning Commission incorporates some but not all of the HCD Feedback. A copy of the HCD comment letter with further Staff responses that indicate the revisions Staff will make to the proposed Housing Element in response to the feedback is provided for reference and together constitute the proposed Housing Element that is before the Planning Commission for review and recommendation (Attachment C - HCD Letter and City Responses).



The proposed Housing Element reflects more than 18 months of Staff work and substantial public input collected through a variety of outreach and engagement efforts described briefly later in this report and in greater detail in one of the plan's technical appendices. The next steps in this process include City Council action within 120 days of the October 2021 statutory deadline and then engagement with HCD to obtain a final certified Housing Element, in accordance with state law. Currently, the tentative date for City Council action is November 16, 2021. Unlike past Housing Element cycles, there are significant implications for a city that does not have a State-certified Housing Element that include financial penalties, legal intervention by the state and a potential loss of funding for transportation and affordable housing.

Background

State law requires each city and county in California to have a state-approved Housing Element that must be updated and adopted on a prescribed schedule every eight years. The City is currently undergoing its 6th Cycle Housing Element update. The Housing Element must demonstrate the City's ability to accommodate the projected number of housing units, including affordable housing units, needed to house existing and future City residents. The City's housing unit allocation, known as the Regional Housing Needs Assessment (RHNA), is 26,502 units for the 6th cycle, which plans for and anticipates housing needs for the period between 2021 and 2029.

The Housing Element provides the City with a roadmap for accommodating the projected housing unit demand and guides future decisions that impact housing. The Housing Element aims to achieve several overarching goals, including:

- Accommodating projected housing demand, as mandated by the State;
- Increasing housing production to meet this demand;
- Improving housing affordability;
- Preserving existing affordable housing;
- Improving the safety, quality and condition of existing housing;
- Facilitating the development of housing for all income levels and household types, including special needs populations; and,
- Improving the livability and economic prosperity of all City residents; and promoting fair housing choice for all.

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 of housing types, increasing the feasibility of development of underused sites throughout the City, and focusing the greatest amount of new housing near transit and jobs are some of the strategies needed for the City to meet its housing commitment and continue to affirm that housing is a basic human right for all residents. The Housing Element lays out the City's plan for removing barriers to housing production to counter well-documented housing shortages and helps ensure that the City is planning for its "fair share" of affordable and market rate housing.

The Development Services Department's Planning Bureau prepared the 2021-2029 General Plan Housing Element, which is comprised of six chapters that outline current and future housing needs of the community, housing resources, constraints to building housing, and a housing plan. The housing plan within the Housing Element Update builds upon and revises the goals, policies and programs of the existing Housing Element to ensure that the City can meet the housing needs of all Long Beach residents through 2029, when the plan is scheduled to be updated again as required by state law. The Housing Element is supported by six technical appendices, which provide much greater detailed data and information on the topics within the plan. The Draft Housing Element was available for public review and comment from July 9 through August 13, 2021. During that period, the City submitted its draft plan for initial review by HCD and received initial comments from HCD on September 17, 2021.

Housing Supply and Affordability Crisis

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 rents and home sales prices. Housing inaffordability has been exacerbated by decades-long underproduction of housing units that has not kept pace with population growth and the need to replace or upgrade existing housing. Increased housing costs combined with stagnant wages have made it increasingly difficult 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 the threat of displacement of existing residents.

Housing production 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 the housing stock in Long Beach is likely in need of rehabilitation and repair. The Housing Element is the guiding document that sets the City's policy and program direction related to housing and will help the City address the housing supply and affordability crisis.

Regional Housing Needs Assessment (RHNA)

Beginning in 1969, every five to eight years, HCD, in collaboration with the Southern California Association of Governments (SCAG), develops a Regional Housing Needs Assessment (RHNA). The RHNA is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. The RHNA provides numerical housing production goals for individual cities to act as the basis for preparing their General Plan Housing Elements. The purpose of the RHNA process is to plan to meet the housing needs of everyone in a given community. The City’s RHNA, or housing unit allocation, is 26,502 units for the current Housing Element update cycle, which plans for and anticipates housing needs for the period between 2021 and 2029. This allocation is within the 28,524 units contemplated in the City’s Land Use Element (LUE). Almost 60 percent of these units must be affordable (Figure 1).

Figure 1. Long Beach Cycle 6 RHNA 2021-2029 by Income Category



The Sixth cycle RHNA allocation increased significantly from the previous cycle because the methodology now includes considerations to help make up for housing production shortfalls of the last decade. Long Beach’s 5th cycle RHNA for 2013-2021 was 7,048 units. Through 2020, Long Beach has only met 59 percent of its RHNA target through development of 4,169 units. Although the City was able to achieve its above-moderate RHNA target for the 5th Cycle, in total, Long Beach has only issued building permits for 17 percent of its affordable housing unit RHNA target. On average, only 16 percent of housing units granted building permits annually are affordable. This average is expected to improve significantly over time with the implementation of the City’s inclusionary housing ordinance and enhanced density bonus ordinance.

Meeting the RHNA Requirement

To meet the RHNA requirement, the City must demonstrate that its plans, policies and zoning facilitate the production of the 26,502 units needed to meet its RHNA allocation. The City may meet its RHNA obligation through a combination of approved and proposed residential development projects in the pipeline; the projected number of Accessory Dwelling Units (ADUs)

anticipated to be permitted based on recent trends; and through evidence that there is sufficient future zoning capacity to accommodate the RHNA allocation. To fulfill the latter element and to demonstrate that the City has adequate zoning capacity to accommodate its RHNA, state law requires each jurisdiction to develop a Site Inventory and accompanying methodology as part of its housing element update. The Site Inventory is comprised of a list of sites and an associated map that identifies the sites that are zoned at the appropriate densities to accommodate the RHNA and that also meet a number of specific, state-mandated criteria. Cities additionally have to provide an in-depth methodology that demonstrates how they identified the sites on their inventories. If sufficient zoning capacity cannot be demonstrated based on existing zoning, the City must commit to rezoning sites by October 15, 2024 to demonstrate the ability to meet sufficient capacity.

Consistent with this requirement, Planning Bureau Staff developed a methodology to identify sites that are feasible for housing development over the next eight years, and therefore, eligible to be included in the mandatory site inventory. Sites identified in the draft Housing Element Update site inventory are generally located where the Land Use Element (LUE) PlaceTypes already planned for development to occur, largely on major corridors, in community centers and near public transit stops. The sites on the inventory are generally located in those areas where the opportunity for denser residential and mixed-use development has been focused by the LUE in alignment with state law and planning best practices for focusing new housing near jobs, shopping and transit, in order to expand mobility options, reduce air pollution, alleviate traffic congestion and improve community health, all while allowing the City to reduce its carbon footprint.

Based on guidance from HCD, sites must be planned for higher density residential development, must meet minimum size criteria, must have room to grow and have high development potential. To identify sites consistent with state guidance, the Planning Bureau Staff developed a methodology which applied a uniform set of objective criteria to all parcels in the City. 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. Development likelihood and feasibility was determined by a number of different variables, including improvement-to-land value ratio, existing lot coverage in relation to allowable development levels, 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 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 sites, in order to include only sites that are the most likely to develop.

Table 1 summarizes the City's strategy for meeting the RHNA through residential development projects in the pipeline, the projected number of ADUs, and through residential development capacity under two different scenarios, a scenario based on current zoning of sites, and a PlaceType scenario that reflects capacity based on the recently updated LUE. The PlaceType

scenario varies from the current zoning scenario due to the fact that not all sites have yet been rezoned in the City to implement the LUE.

Table 1: 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
Current Zoning Scenario	2,908		221	11,538	14,667
Zoning (Shortfall)/Buffer	(6,873)		(3,903)	761	(10,776)
PlaceType Scenario	15,194		14,921		30,115
PlaceType (Shortfall)/Buffer	5,413		20		5,433

The Housing Element can apply units in residential pipeline projects towards the RHNA if building permits for the development will be issued after the start of the 6th Cycle Housing Element period. As shown in Table 1, the City has identified 548 units in projects that have been approved, entitled, or proposed but not yet permitted. The Housing Element can also project and take credit for a certain number of ADUs based on recent trends. The City has seen an increase in ADU activity since new State laws passed in 2018 that facilitated the development of these accessory units. Given recent development trends of ADUs in Long Beach, as shown in Table 1, the proposed 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.

For the Site Inventory of vacant or underutilized sites with capacity for future residential development, the Current Zoning Scenario resulted in 14,667 units, which was not sufficient to meet the RHNA. As described above, if a City cannot demonstrate sufficient capacity to meet the RHNA under its current zoning, it must commit to rezoning properties to create sufficient capacity to meet the RHNA by October 15, 2024. The PlaceType Scenario is based on capacity created by the 2019 LUE that is not yet reflected in the City’s zoning. The PlaceType scenario resulted in 30,115 units, demonstrating sufficient capacity to meet the RHNA. Given that the RHNA cannot be met under the Current Zoning Scenario, the City must rezone all sites on the PlaceType scenario Site Inventory by October 15, 2024 to be compliant with state law.

There are 797 parcels encompassing about 230 acres on the City’s Site Inventory for the Current Zoning Scenario. More parcels can meet the criteria for the Site Inventory under the PlaceType scenario. There are 1,254 parcels encompassing about 423 acres on the City’s Site Inventory under the PlaceType Scenario. The distribution of housing opportunity sites for the PlaceType scenario is shown in Figure 2.

Figure 2: Distribution of Site Inventory Sites



Staff provided a detailed overview of the site inventory methodology and results at an April 6, 2021 study session with the City Council. It should be noted that site selection or identified sites does not mean housing will actually be built on any given site. It simply identifies locations that have the highest potential and where the LUE allows housing to be built, in compliance with state law for housing elements. There are new requirements under state law regulating sites on the site inventory, such as “housing element no-net loss requirements” that will require the City to identify new sites whenever a site on the inventory is either developed with less density than anticipated, or if it is developed with a non-residential use.

The Housing Plan

The Housing Plan is contained within Chapter 6 of the Housing Element and is the guiding document that sets the City's policy and program direction related to housing. It will be used when reviewing both residential and nonresidential projects and will guide all future ordinances that the City develops as they must be consistent with the General Plan. The Housing Plan is made up of seven goals, 74 policies, 38 programs, and 86 actions. Following are the seven Housing Element goals:

1. Provide increased opportunities for the construction of high-quality housing;
2. Mitigate government constraints to housing investment and affordability;
3. Provide housing assistance and preserve publicly assisted units;
4. Address the unique housing needs of special needs residents;
5. Retain and improve the quality of existing housing and neighborhoods;
6. Ensure fair and equal housing opportunity; and,
7. Ensure effective and efficient delivery of housing programs and services.

The following discussion uses a couple of primary goals to demonstrate some of the policies and programs that have been identified to implement the goal. For example, for Goal 1: Provide increased opportunities for the construction of high-quality housing (both market rate and affordable), implementation programs include developing new zones to implement the LUE through a systematic geographic rezoning program such as through the Uptown Planning Land Use and Neighborhood Strategy (UPLAN) and Anaheim Corridor Zoning Implementation Plan (ACZIP); developing an enhanced density bonus ordinance; future update of the inclusionary housing ordinance; and establishing the micro-unit pilot program.

Similarly, for Goal 6: Ensure fair and equal housing opportunity, special attention has been paid to both analyzing issues of fair housing and to developing programs and strategies to address impediments to fair housing. In response to a new state requirement, the City developed a Fair Housing Assessment appendix (see Appendix F found in Attachment B). The assessment demonstrated that there is inequitable access and outcomes related to housing in Long Beach that can be predicted by race, class, ability status and more. The assessment finds that fair housing issues in Long Beach include racial segregation of housing, overcrowding, substandard housing, displacement risk, pollution burden, among others. The assessment also found that the site inventory reflects longstanding and prevailing inequitable zoning and land use patterns according to data the State requires to be analyzed. For example, one of the key indicators the state requires cities to review is how much of the City's inventory of sites is available to build housing within areas of "high opportunity". The state defines high opportunity as areas where low-income children can gain access to the greatest opportunities, including high quality schools, greenspace, access to transit and free from pollution burden. The assessment found that not only do disproportionately few children in Long Beach live in high-opportunity areas, but Figure F-9 in Appendix F shows that disproportionately few of the site inventory sites are in the designated high opportunity areas. Policies and programs are included in this plan to begin addressing these issues, but this is a multi-generational, complex challenge that will take a multitude of governmental and non-government strategies to address. Goal 6 is supported by the largest

number of implementation programs of any goal and includes strategies for housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection.

Implementation Underway

Given the severity of the housing crisis, the City has developed and begun implementing a multitude of new housing policies and programs over the last two years while simultaneously developing the Housing Element update. In response to the COVID-19 pandemic, the City has developed and begun implementing numerous housing support efforts such as rental assistance, legal counsel for tenants, the conversion of motels to temporary and permanent supportive housing, and funds to support research and investment in community land trusts.

In January 2021, the City adopted the Unpermitted Dwelling Unit Amnesty Ordinance, which permits the legalization of eligible existing, unpermitted dwelling units by exempting them from some zoning regulations that would otherwise preclude a unit from being legalized in exchange for requiring the unit to be retained as an income-restricted unit for a period of 10 years. The Amnesty Ordinance is one of a number of tools developed to address the housing crisis by creating a pathway to preserve existing housing units like these, which tend to be naturally occurring affordable units. In December 2020, the City approved a pilot program to allow 500 micro-units in the PD-30 and Midtown areas to help address the housing shortage. In July 2020, the City adopted an Interim Housing Ordinance to expand opportunities for uses related to interim housing, permanent supportive housing, and supportive services to be located in the City. The ordinance streamlined regulations; and created flexibility in definitions to allow for emerging solutions such as safe parking, shower, and storage facilities. As a complement to the recently adopted Inclusionary Housing Policy requirements, in September 2021, the City adopted an Enhanced Density Bonus Ordinance to establish regulations to allow increased density bonuses and greater development standard concessions and incentives in exchange for increased levels of affordable housing and other desired amenities such as on-site childcare, in order to facilitate the development of mixed-income, multifamily housing Citywide.

Efforts to rezone the City to implement the LUE are well underway. Development Services is undertaking two neighborhood-based Zoning Code updates to implement the LUE which are designed to result in more housing and other place-based improvements. The Long Beach 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 new land use, housing and transportation strategies to improve quality of life and access to jobs, services, and community resources in North Long Beach. The ACZIP, funded by HCD's Senate Bill 2 (SB2) grant to facilitate affordable housing production, will update the Zoning Code to facilitate the production of 3,000 housing units within the Anaheim Corridor project area.

Public Outreach and Engagement

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A key component of the Housing Element update process is robust public engagement to inform the City's housing plan, strategies and priorities. Although the COVID-19 pandemic precluded in-person events, the City hosted a variety of virtual community meetings, focus groups, stakeholder interviews, community presentations and capacity building activities.

Opportunities to provide virtual feedback on the Housing Element update began in summer 2020, including citywide virtual workshops and telephone town halls that were open to the public and available in both English and Spanish. Most recently, a multi-lingual webinar took place on July 28, 2021, which was recorded and made available for viewing on the project website.

Major outreach events have also included:

- English Digital Workshop: Saturday, August 8, 2020
- Community Forum: Wednesday, August 12, 2020
- Spanish Digital Workshop: Saturday, August 15, 2020
- Community Forum: Wednesday, August 19, 2020
- Local Businesses and Institutions Focus Group Meeting: Tuesday, October 13, 2020
- Affordable Housing Developer Focus Group Meeting: Thursday, October 15, 2020
- Housing Advocates Focus Group Meeting: Thursday, October 15, 2020
- Homeless Services Advisory Committee Meeting: Wednesday, January 6, 2021
- Continuum of Care Meeting: Tuesday, January 12, 2021
- Affordable and Workforce Housing Working Group Meeting: Thursday, February 11, 2021
- Century Villages at Cabrillo Youth Focus Group: Tuesday, March 23, 2021
- Long Beach Aging Services Collaborative Meeting: Wednesday, April 7, 2021
- Community Meeting: Wednesday, April 28, 2021
- Community Meeting: Saturday, May 1, 2021
- Draft Housing Element Webinar: Wednesday, July 28, 2021
- Community Based Organizations Training: Friday, August 6, 2021
- Presentation to the Community Advisory Commission on Citizens with Disabilities: Thursday, September 9, 2021

Strategies for reaching communities most impacted by the housing crisis included targeted mailers in multiple languages, and collaborative community capacity building activities in partnership with community-based organizations, including a youth event hosted in partnership with Century Villages at Cabrillo and a training with community-based organizations. Other strategies have included a multi-lingual virtual open house that participants can visit anytime at their convenience, and a call for residents to share their housing story in English, Spanish, Khmer or Tagalog through videos, photos and written submissions. Given the lack of equitable digital access, the City also conducted outreach through direct mailers and utility bill inserts.

Throughout this engagement process, Staff gathered feedback about housing needs, opportunities, constraints, and priorities from community members and key stakeholders. Top concerns and priorities addressed during these meetings included: concerns around availability and affordability of housing; the need for housing for different populations, including senior and mixed-income housing; mobility, transportation and parking concerns; calls for increasing

strategic investment opportunities for housing that prioritizes extremely low-income residents and vulnerable populations that include on-site services; the need to create a dedicated revenue sources to build affordable and supportive housing, as well as community owned units; the need to provide affordable for sale units to increase homeownership opportunities; the need to solidify better renters' protections, such as a local rent control ordinance to protect tenants and keep vital housing affordable, expand the Inclusionary Housing Ordinance to apply citywide, and increase eviction protection initiatives like the Right to Counsel program; put anti-gentrification and anti-displacement measures in place to prevent displacement, as well as an expressed need for a dedicated staff and resources to support the needs of renters in the City of Long Beach. The Housing Element has been informed by significant public outreach and engagement, and community housing needs and priorities are reflected in the Housing Plan. More detailed information on outreach events, strategies and community feedback can be found in the plan appendices.¹ .

In addition, Staff considered and incorporated both community feedback and policy recommendations from other recent local planning processes related to housing and homelessness, including from the Everyone Home and Everyone In plans, the Mayor's Affordable and Workforce Housing Taskforce recommendations, the Long Beach Framework for Reconciliation and the Blueprint for Economic Development. This reflects a best practice of building upon and incorporating community voices and feedback from related, recent planning processes for which community members gave their time and insights related to how housing issues impact them and what policies and solutions should be prioritized.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City, as Lead Agency, prepared an addendum Environmental Impact Report Addendum (EIRA) (Attachment D - EIRA-02-21 CEQA Document) to a previously certified Program Environmental Impact Report (PEIR) EIR 03-16, State Clearinghouse No. 2015051054 prepared for the General Plan Land Use Element (LUE) Update and Urban Design Element (UDE). The Housing Element builds off the LUE goals, policies and strategies and provides a more detailed roadmap for creating sufficient capacity for needed housing in the City, including through rezoning of properties on the Housing Element Site Inventory to be rezoned in alignment with and to implement the LUE. While the LUE contemplated an anticipated buildout of 28,524 housing units, the Housing Element RHNA goal is 26,502 housing units to be focused in areas identified by the LUE.

The update to the Housing Element and rezoning of specific properties do not result in any physical improvements but rather are planning actions, consistent with the adopted LUE, intended to: comply with State law, identify a plan to meet the housing needs of the City, and implement the Zone Change Program and intent of the adopted LUE. Therefore, the addendum

¹ Appendix A of the Draft Plan (Public Participation Report)

(Addendum No. 2² to the 2019 Certified EIR) is also programmatic and does not analyze project-level development that may be facilitated by the update, as the specifics of future potential projects are unknown and speculative at this time. Future discretionary development facilitated by implementation of the Housing Element would be subject to project-level CEQA review as appropriate at the time such projects are proposed.

The Housing Element update is designed to facilitate a smaller but similar number of future housing units already identified and contemplated in the approved LUE/UDE EIR, in the same general locations. Therefore, impacts resulting from this planning document and associated rezoning would be similar to those impacts previously analyzed and disclosed in the 2019 Certified EIR and Addendum No. 1. The proposed project implements the LUE/UDE through policies and programs, including a rezoning program, that are aligned with and help implement the approved LUE/UDE and consequently is not anticipated to result in any new significant environmental effects nor in an increase in severity of the impacts analyzed in the 2019 Certified EIR and Addendum No. 1; as a result, no major revisions to the 2019 Certified EIR and Addendum No. 1 are required and the preparation of an Addendum is the appropriate CEQA documentation.

The EIR Addendum analyzed the proposed project in accordance with the LUE/UDE PEIR and determined that the project will not result in any new significant impacts that exceed those analyzed in the PEIR. The PEIR found significant and unavoidable impacts related to air quality, global climate change, noise, and transportation. However, none of the conditions requiring a new subsequent or supplemental environmental impact report, as stated in Section 21166 of the Public Resources Code or in Sections 15162 or 15163 of the CEQA Guidelines, are present. Thus, the addendum was prepared pursuant to CEQA Guidelines Section 15164.

HCD FEEDBACK AND CITY RESPONSES

Pursuant to state law, the City's Housing Element Update must be adopted by the City Council and submitted to HCD for certification. As part of this process, HCD reviews the draft Housing Element and provides feedback to be addressed in the revised element. HCD concluded its 60-day review of the Long Beach Housing Element draft and provided a written letter containing feedback on Friday, September 17, 2021. Although not all of HCD's feedback has been incorporated into the revised draft yet due to the short turnaround time between receiving HCD feedback and submitting the plan for Planning Commission review, the City has made some changes in response to HCD's feedback and has outlined how Staff will respond to all other feedback in Attachment C.

The greatest amount of feedback related to the site inventory. HCD has asked the City to provide additional information and detail on how the methodology played out at the parcel level and would like more parcel-level data as evidence of why parcels were included. The City already has most of this data in raw format and is compiling it into an additional appendix. Other feedback relates

² Addendum No. 1 to the 2019 Certified EIR was prepared in May 2020 to establish 12 zones and to rezone select properties in North Long Beach (referred to as the North Long Beach Major Corridor Rezoning Project) and was the first such rezoning to bring the LUE General Plan PlaceTypes Map and the City's Zoning into consistency. The City adopted Addendum No. 1 and Title 22 (Transitional Zoning Code) to implement the LUE/UDE in December 2020.

to identifying additional constraints to housing, which HCD wishes to see identified and addressed through programs in the revised plan, and the need to more proactively address fair housing issues particularly in relation to increasing access to housing in high-opportunity areas.

Staff will update the Housing Element for review by the City Council using the approaches outlined in Attachment C in response to HCD's feedback. Upon adoption of the Housing Element by the City Council, staff will resubmit the Element to HCD for a second round of review. It is likely that additional changes may be needed in response to HCD's second round of review, which will precipitate a second adoption hearing by the City Council prior to final certification. Once the City complies with the statutory deadline for submitting an adopted housing element the first time, additional time is allowed by HCD to conduct subsequent rounds of review and adoption.

PUBLIC HEARING NOTICE

The required public hearing notice was provided in accordance with Long Beach Municipal Code a public hearing notice was published in both the Long Beach Press-Telegram and the Grunion Gazette on September 23, 2021. Notices were provided to all open City libraries and posted at City Hall. The public hearing notice was posted on the Department's website and distributed through the City's LinkLB email blast system. As of the date of preparation of this report, no comments have been received. There are no notification or circulation requirements or comment periods for an addendum to a previously certified Final EIR, pursuant to CEQA.

