



Housing Element Update

City Council Public Hearing - November 16, 2021

What is the Housing Element?

Required Elements



- Required **“element” or chapter** of the City’s General Plan
- Assesses the **condition of the City’s housing** and the **housing needs** of its residents
- Establishes a **roadmap for accommodating projected housing unit demand** for existing and future residents over the next eight years
- Sets **citywide goals, objectives, and policies** for housing
- Shows **how the City will meet demand for housing at all income levels**, per State Law
- Must be **updated every 8 years** and submitted to the State by a specific date they prescribe (6th Cycle submitted to HCD by fall 2021)

Housing Element 6th Cycle Update Timeline

Project Timeline

2020

| Winter

Project Kickoff

Initiate
Sites Inventory

| Spring

Housing Needs
Assessment

| Summer

Housing Element
Recommendations

| Fall

Drafting
Housing Element

▶ ▶ ▶ Ongoing Community Outreach and Engagement ▶ ▶ ▶

▶ ▶ ▶ Virtual Engagement, Working Groups,
Community and Capacity-Building
Workshops, Focus Groups, Survey,
and Community Listening Sessions ▶ ▶ ▶

2021

| Spring

Drafting Housing Element
and Public Review

| Summer

Public Review and
Prepare Final Housing Element

| Fall

Anticipated Final Housing Element
Update and Adoption

▶ ▶ ▶ Ongoing Community Outreach and Engagement ▶ ▶ ▶

▶ ▶ ▶ Virtual Engagement, Working Groups, Community and Capacity-Building
Workshops, Focus Groups, Survey, and Community Listening Sessions ▶ ▶ ▶

▶ ▶ ▶ Public Hearings, Planning
Commission and Council
Presentations ▶ ▶ ▶

Community Engagement for Housing Element Update

- In-person outreach limited during COVID-19
- Broad and focused digital and virtual outreach (ongoing)
 - Summer 2020 and Spring 2021 virtual workshops, community meetings and forums (English and Spanish)
 - Focus groups
 - Community meetings
 - Virtual open house
 - Multi-lingual capacity-building workshops
 - Utility bill insert
 - Share your housing story – videos, photos and e-comment
- Incorporating community feedback on other recent housing related plans and processes as input for Housing Element Update.
 - i.e. Everyone Home, Mayor's Affordable/Workforce Housing Taskforce, Framework for Reconciliation, Blueprint for Economic Development

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

Long Beach Resident

Plan Overview: Housing Element Components



Executive Summary



Housing Resources



Introduction



Housing Constraints



Housing Needs Summary



Housing Plan



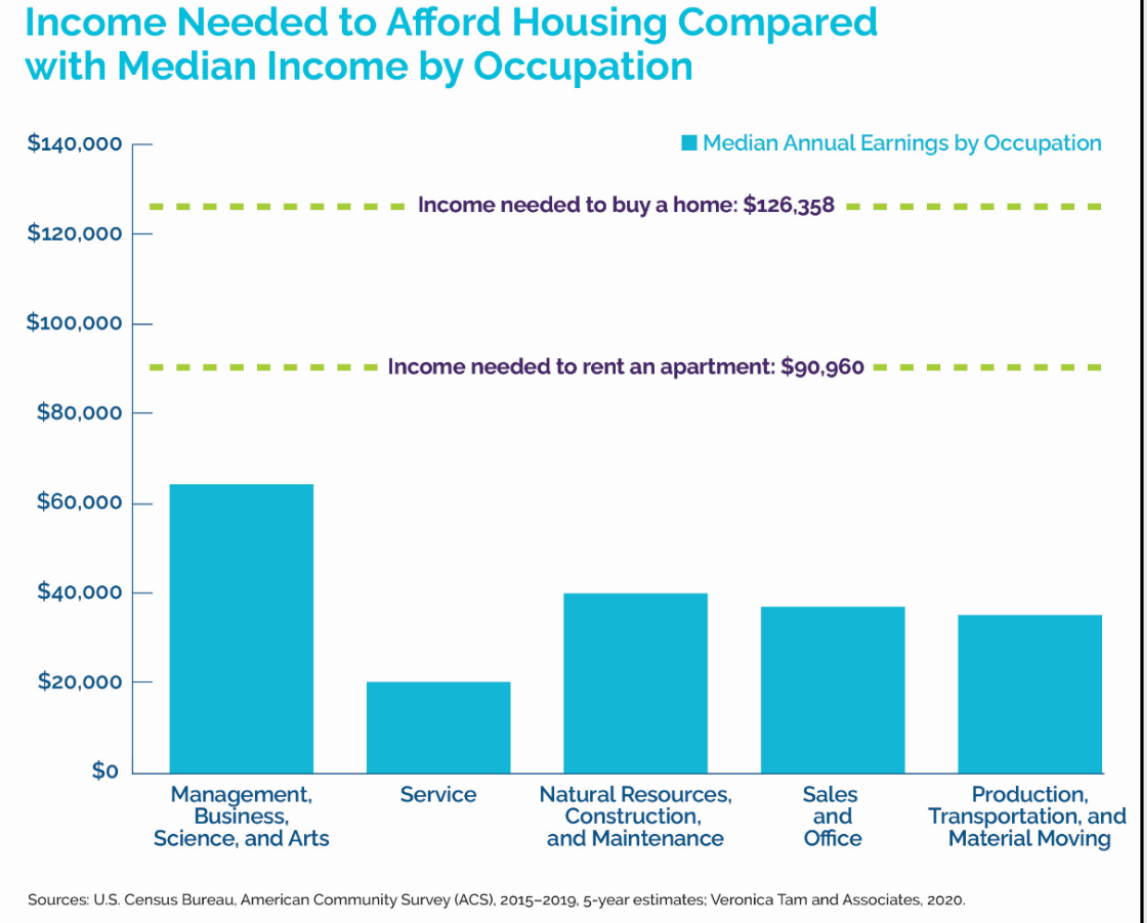
Projected Housing Need



Appendices

Household Characteristics

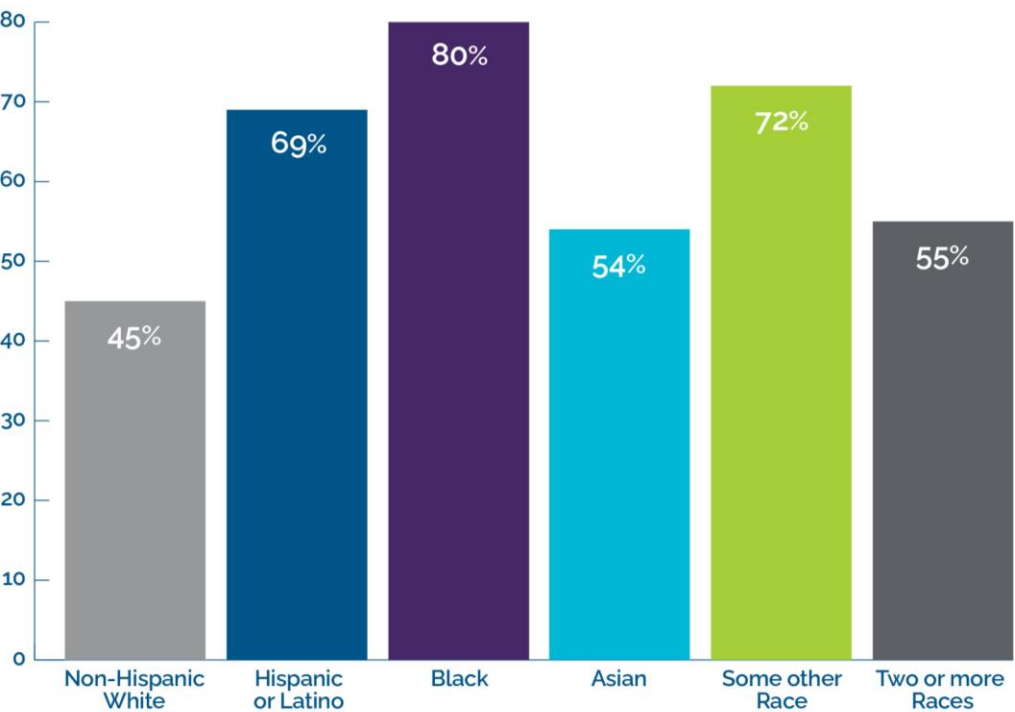
- **43%** of all City households are **housing cost burdened**, meaning they pay too much for rent or their mortgage
 - The median sales price of a home was **\$640,284**
 - The median rent across all rental properties was **\$1,895** per month
- **61%** of households are **renters** and are more economically vulnerable than homeowners
 - Rent is increasing at a faster rate than income
 - 80% of very low-income renters are cost-burned



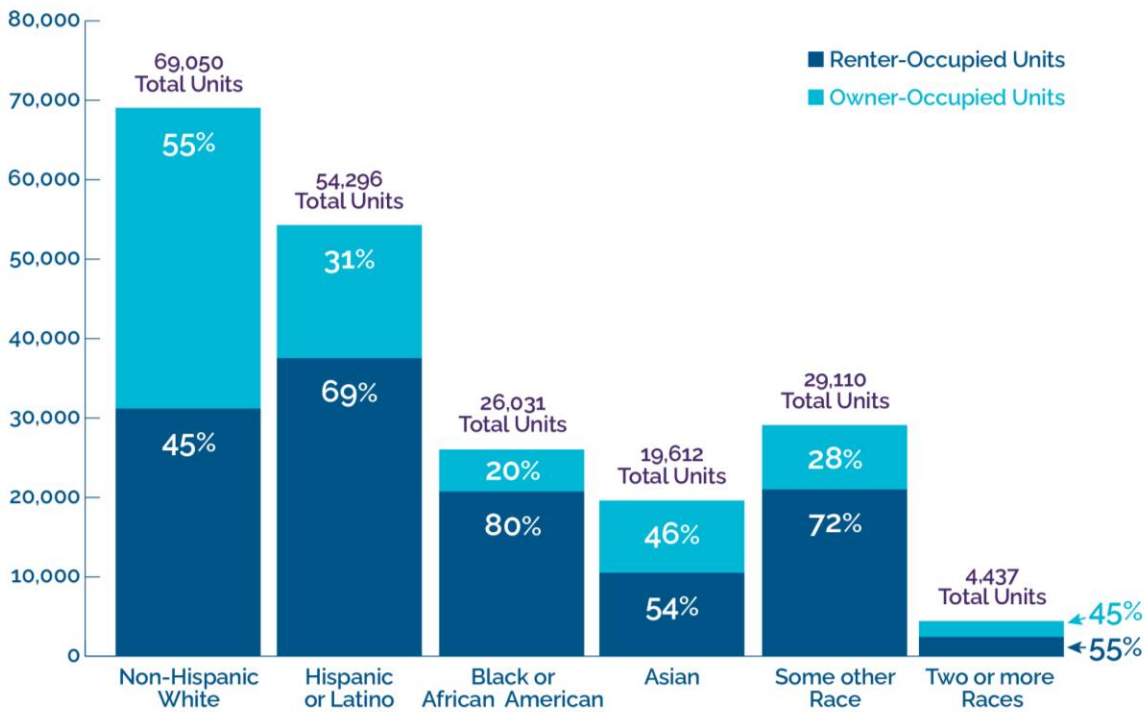
Housing in Long Beach: Population Characteristics

Today, Long Beach is a city of renters. Citywide, **61% of households rent their homes** and people of color are statistically more likely to be renters in Long Beach.

Renter Rate by Race/Ethnicity in Long Beach



Units Occupied by Renters or Owners

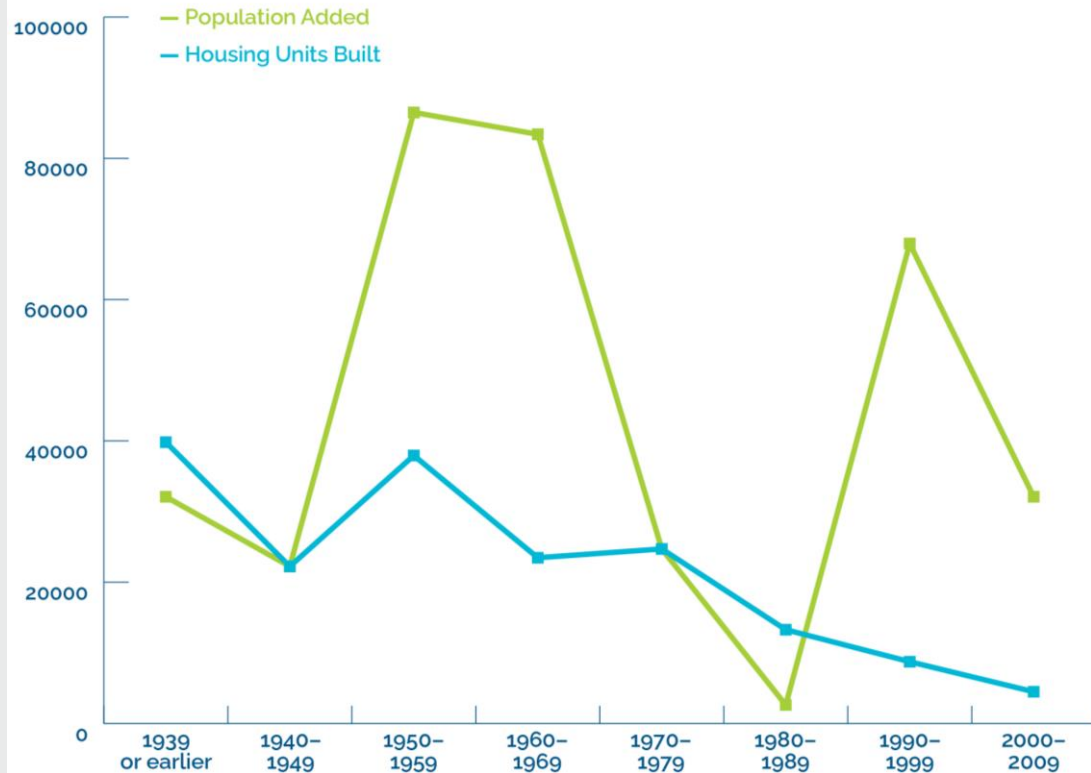


Source: U.S. Census Bureau, 2018 American Community Survey

An Aging and Insufficient Housing Stock

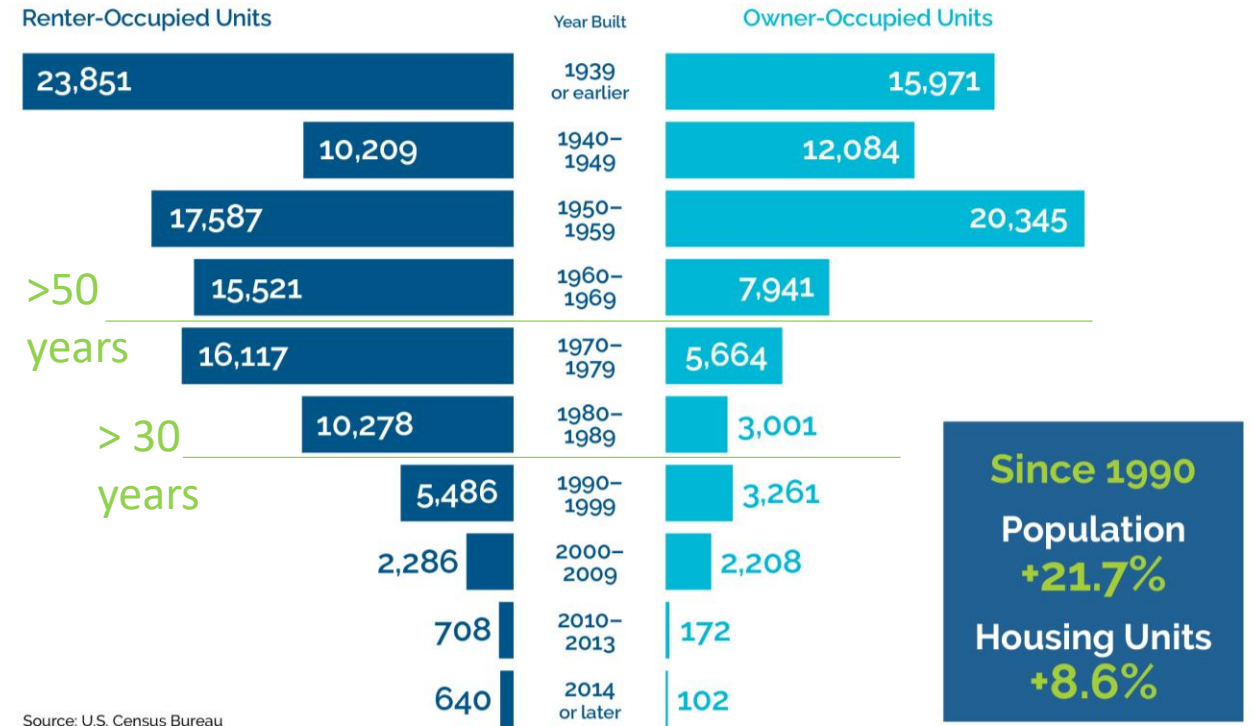
The City has an aging housing supply, indicating housing production has not kept pace with population growth and housing demand.

Population Increase vs. Housing Units Built



Long Beach has old housing stock. 82% of the City's units were built before 1980—so they are more than 40 years old and 71% are more than 50 years old.

Housing Units by Year Built

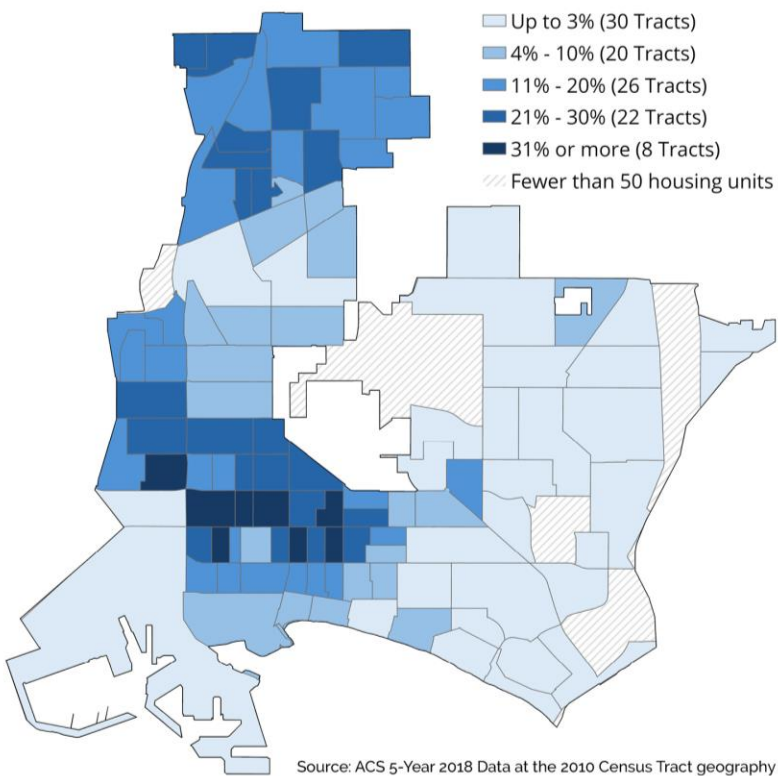


Source: U.S. Census Bureau

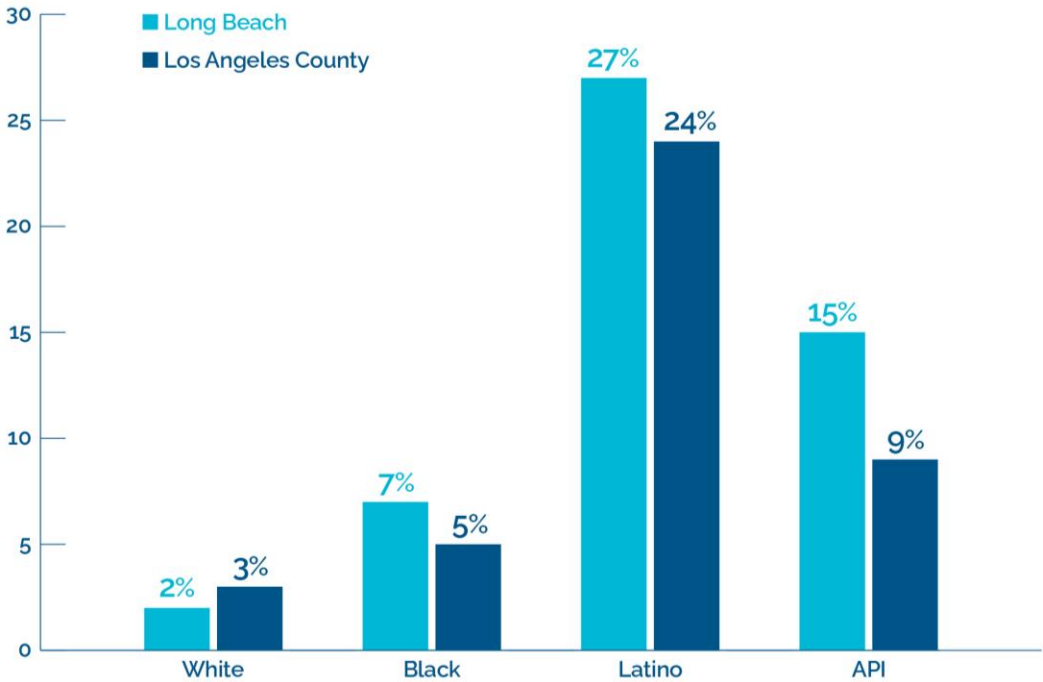
Household Overcrowding

Limited housing supply and increased costs leads to overcrowding. In Long Beach, this affects people of color disproportionately and is concentrated primarily in West, Central and North Long Beach.

Percentage of Housing Units with any Overcrowding



Overcrowding Rates by Race/Ethnicity, 2017



Source: ACS 5-Year Files

Affordable Monthly Rents by Income

	Zero Bedrooms	One Bedrooms	Two Bedrooms	Three Bedrooms	Four Bedrooms
Extremely Low Income: 30% HCD Median	\$420	\$480	\$540	\$600	\$648
Very-Low Income: 50% HCD Median	\$700	\$800	\$900	\$1000	\$1080
Low Income: 60% HCD Median	\$840	\$960	\$1080	\$1200	\$1296
Moderate Income: 110% HCD Median	\$1540	\$1760	\$1980	\$2200	\$2376

Based on the 2021 Los Angeles County household incomes published by the California Housing and Community Development Department. The benchmark household sizes are set at the number of bedrooms in the unit plus one.

Progress on Meeting 5th Cycle RHNA of 7,048

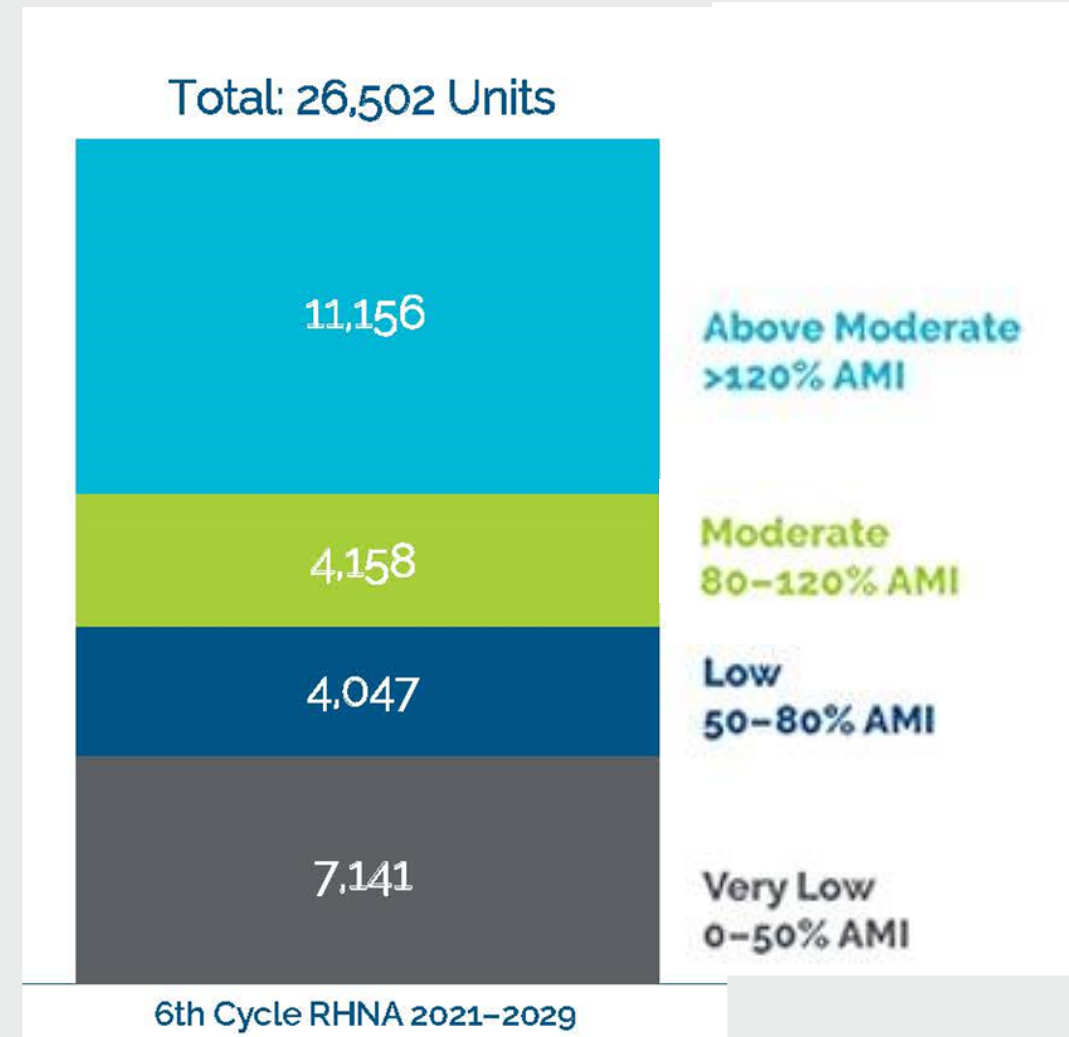
Long Beach Annual RHNA Targets

Income Level	Total Annual RHNA Target (2014-2021)	Total units remaining to meet RHNA Target	Average Annual RHNA Target	% of RHNA met by # of permitted units (2014-2020)
Very Low-	1,773	1,363	222	23%
Low-	1,066	850	134	20%
Moderate-	1,170	1,131	147	3%
Sub-total Affordable	4,009	3,383	502	16%
Above-Moderate	3,039	-465	380	115%
TOTAL	7,048	3,830	881	59%

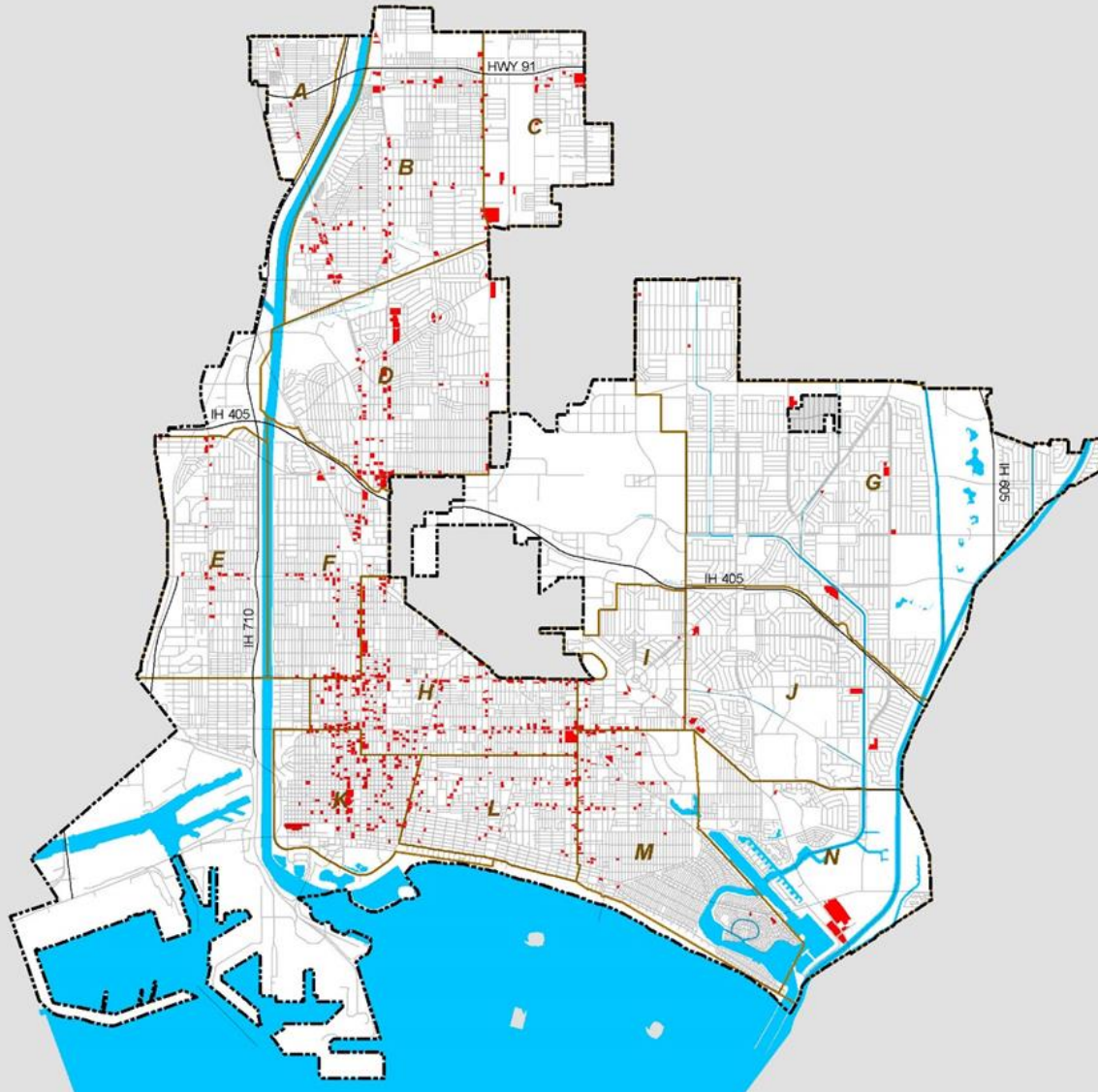
Through 2020, Long Beach granted permits for **59%** of it's 5th Cycle RHNA and **16%** of its affordable housing unit RHNA target

Regional Housing Needs Allocation (RHNA) for Long Beach

58% of assigned
RHNA units are in the
affordable categories

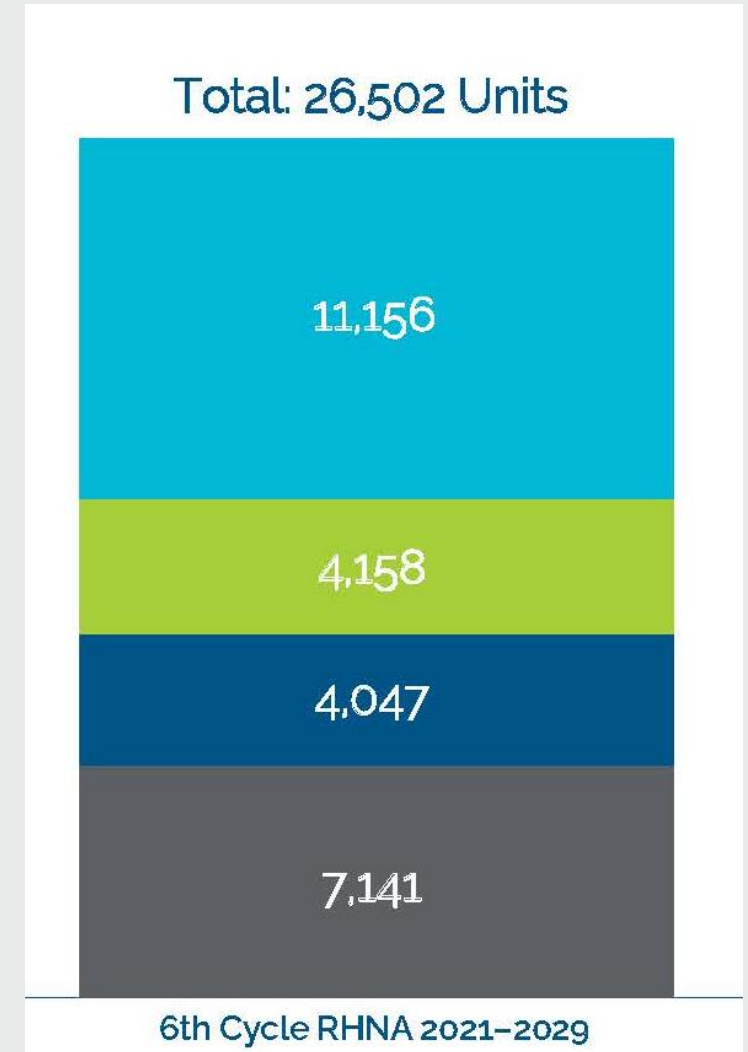


Site Inventory Results



Current Zoning Scenario

- Insufficient capacity
- Based on minimum lot area required per unit in Zoning Code
- For PD-30 and SP-1, density assumptions are derived from average DU/AC density of recent projects
 - Assumptions adjusted by plan sub-areas
- Results in **14,847 units**
- Pipeline projects + ADUs = **1,820 units**
- **Shortfall of 9,835 units**
 - 6,809 lower income units
 - 3,026 moderate/market rate units



PlaceType Scenario

- Based on recent project averages comparable to corresponding PlaceType
 - Height, PlaceType, and location are primary factors in deriving averages
- Averages adjusted based on additional factors:
 - Unique or “outlier” projects
 - LUE Average Densities
 - Variances and other entitlements
- Results in **28,571 units**
 - 12,943 lower income units
 - 15,628 moderate and above moderate-income units
- Plus pipeline projects + ADUs = **1,820 units**
- **Buffer of 3,889 units**
- **15% buffer, mostly in the low-income categories**



Final Results Summary

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
Zoning Scenario Inventory	2,972		11,875		14,847
Zoning Scenario Total (Pipeline+ ADUs+ Inventory sites)	4,379		12,288		16,667
Zoning Scenario (Shortfall)/Buffer	(6,809)		(3,026)		(9,835)
PlaceType Scenario Inventory	12,943		15,628		28,571
PlaceType Scenario Total (Pipeline+ ADUs+ Inventory sites)	14,350		16,041		30,391
PlaceType Scenario (Shortfall)/Buffer	3,162		727		3,889

More Housing Needed

- Rezoning to implement the LUE and allow more housing
- Focus new housing near jobs and transit
- Zoning Code updates tailored to disadvantaged communities (UPLAN, ACZIP)
- A variety of housing types (ADUs, missing middle, micro-units)

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

Long Beach Resident - Housing Element Community Forum

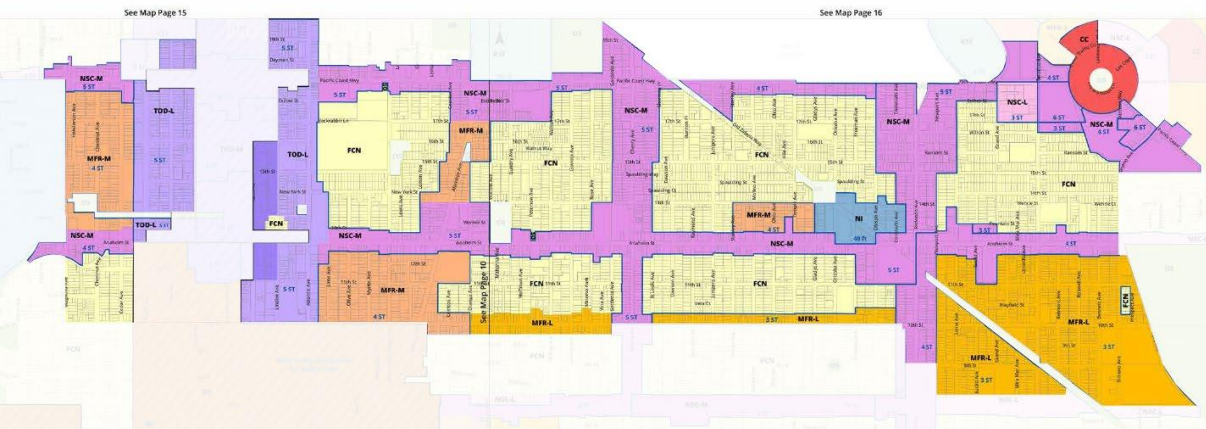
"I want to see the city collaborate with forward thinking design studios and architecture schools to develop innovative and low-cost construction solutions."

Long Beach Resident - Housing Element Community Forum



"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



Affordable Housing Needed

- Funding for affordable housing
- Mixed-income development strategies:
 - Enhanced Density Bonus incentives for affordable housing
 - Expand inclusionary housing program
- Streamlined approvals for affordable housing
- Preserve existing affordable units

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

Long Beach Resident - Housing Element Community Forum

"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



ENHANCED DENSITY BONUS ORDINANCE

September 2021



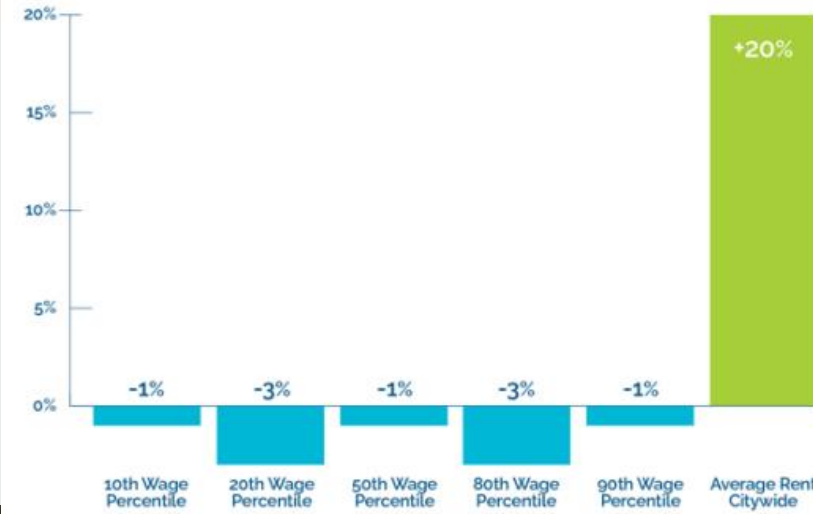
LONG BEACH
DEVELOPMENT
SERVICES



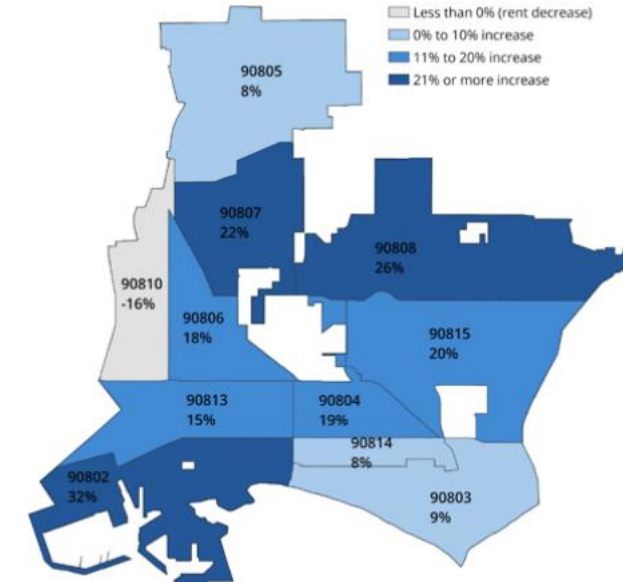
Housing Assistance Needed

- Ensuring housing vouchers available to those in greatest need
- Flexible funding pool
- Emergency rental assistance
- Explore additional housing programs at cycle midterm as needed

Change in Wages and Average Rent since 2010 (inflation adjusted)



Rent Increase Percentage 2010–2020



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

Long Beach Resident - Local Businesses and Institutions Focus Group Meeting

Moderate Income Housing Needed

Actions Under Program 3.3: Homeownership Assistance

- Enhanced Density Bonus tailored incentives for moderate income units
- Inclusionary Requirement- ownership housing
- Increasing overall housing supply
- Variety of housing types in low density zones (ie duplexes, triplexes, ADUs)
- Facilitate “naturally occurring” affordable housing typologies like bungalows and courtyard apartments
- Homeownership and down payment assistance

Actions

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.

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.

Action 3.3.3: Establish homeowner assistance programs with Recovery Act Stimulus funds.

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.

Action 3.3.5: Pursue opportunities to partner with lenders to streamline mortgage application process and provide favorable terms to lower income homebuyers.

Action 3.3.6 Explore newer models for accessing property ownership such as through a neighborhood investment company

Action 3.3.7: Actively seek and apply for funding sources, including State, Federal and private/non-profit sources, as well as explore financing mechanisms to assist in facilitating housing development that is priced for entry level homeowners.

Anti-Displacement Strategies & Tenant Protections

- Enhanced no-net loss strategies
- Evaluating substantial remodel and other landlord/tenant regulations
- Expanded tenant right to counsel

"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

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

*Century Villages at Cabrillo
Youth Resident*



Community Ownership and Agency

- Community land trusts and other shared equity models
- First time homebuyer assistance
- Neighborhood leadership and community capacity building
- Neighborhood resources



"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



Housing for Special Groups

- Continuum of Care
- Century Villages at Cabrillo
- Atlantic Farms and other “mini hubs”
- Motel conversion
- Visitability Ordinance expansion
- Access to housing in high opportunity areas
- Senior housing needed across the City

“Housing the most vulnerable is clearly the priority.”

Long Beach Resident – Housing Advocates Focus Group Meeting

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

Long Beach Resident - Housing Element Community Forum



“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

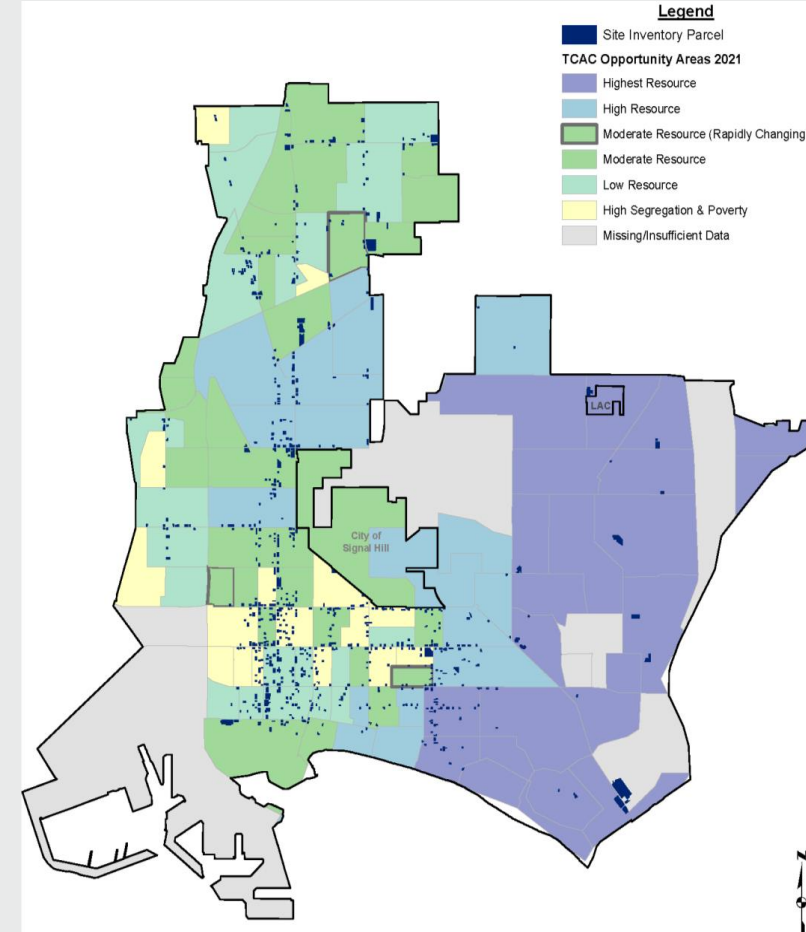


Housing in High Opportunity Areas

- Variety of housing types in low density zones
- ADUs
- SEASP
- Monitoring of housing production
- Recognition of LUE as a constraint to housing in high-opportunity areas
- Voucher mobility
- Future consolidated plan funding focused on increasing production and access to housing in high resource areas

"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



Process: HCD Review/Certification Process

- HCD first review completed – Comment letter received September 17, 2021
- City will submit an updated draft for a second round of review
 - HCD has 60 days to review to determine compliance with all statutory requirements
 - If the revised draft is found to be substantially compliant, Staff will move the draft Plan forward for adoption
 - If it is not yet compliant, further revisions will be needed
- City Council adoption **AND** HCD certification are required no later than February 11, 2022
- The City may be forced to complete its rezoning program by October 15, 2022, if the deadline is not met
 - Would restrict the City's ability to conduct public engagement
 - Time to conduct adequate technical analysis would be severely limited

Summary: HCD Feedback and City Responses

HCD Feedback	City Response
<ul style="list-style-type: none">• Most substantial feedback relates to complying with the Affirmatively Furthering Fair Housing (AFFH) Law	<ul style="list-style-type: none">• Updates to the Site Inventory• Strengthening Fair Housing Programs and Actions• Better articulation of strategies the City is already undertaking: inclusionary, EDB, SEASP, ADUs
<ul style="list-style-type: none">• HCD also requested additional data and analysis to back up decision to put sites on site inventory so they can determine if all sites meet their criteria	<ul style="list-style-type: none">• Provided additional detailed, parcel-level data with criteria that makes sites eligible for inclusion on the site inventory
<ul style="list-style-type: none">• More clear commitments, timeframes and objectives for specific implementation actions throughout the plan	<ul style="list-style-type: none">• Clarified actions, timeframes and objectives for 20+ actions
<ul style="list-style-type: none">• Specific data points required under state law, such as the number of new units developed in the Coastal Zone since the previous cycle, and information about code enforcement processes and procedures	<ul style="list-style-type: none">• Provided additional data in all requested categories including housing units built in the Coastal Zone, information about code enforcement, as examples
<ul style="list-style-type: none">• A variety of technical clean-ups and clarifications	<ul style="list-style-type: none">• Technical corrections and clarifications made as appropriate

HCD Feedback on Fair Housing Assessment

State Requirements:

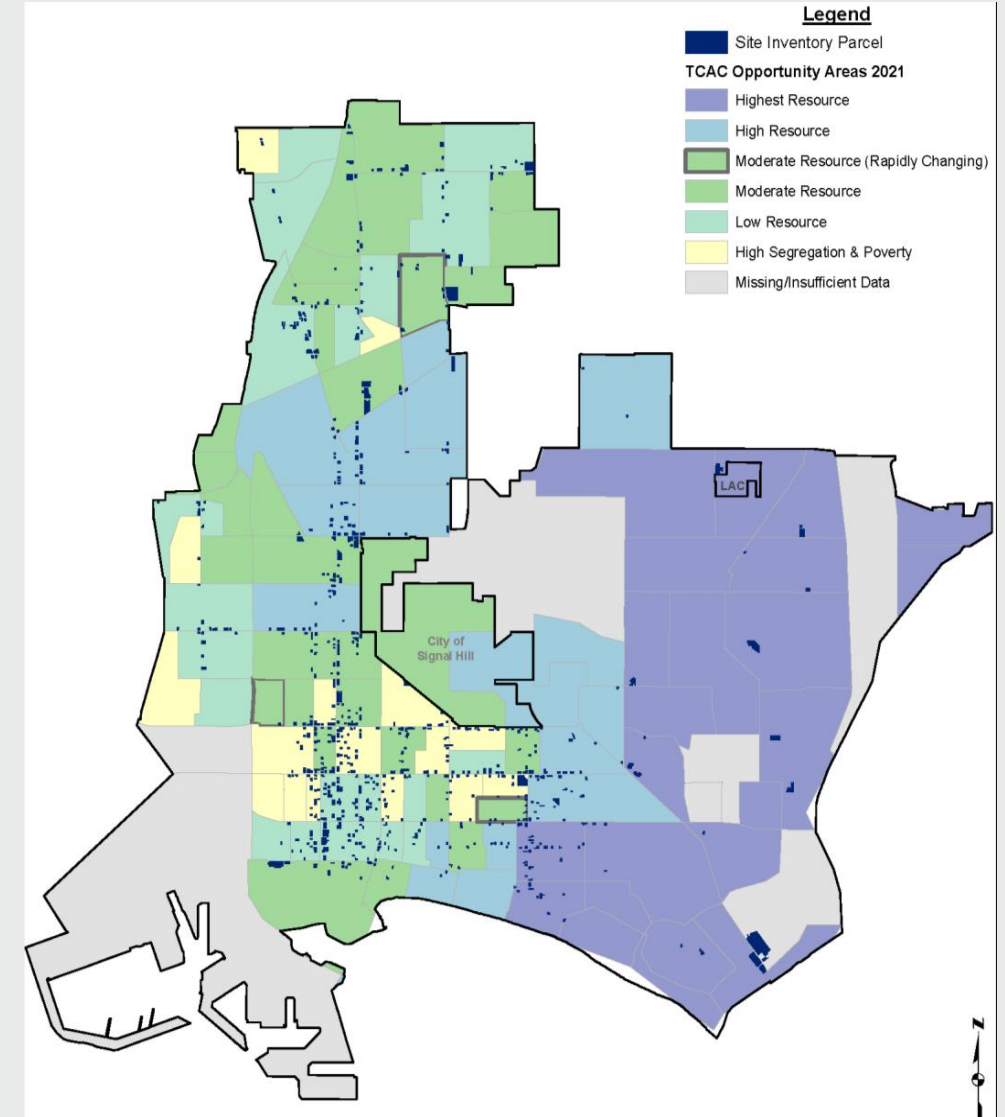
- Affirmatively further[ing] fair housing (AFFH) in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)
- Promote AFFH opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability (Gov. Code, § 65583, subd. (c)(5).)

HCD Feedback for Long Beach:

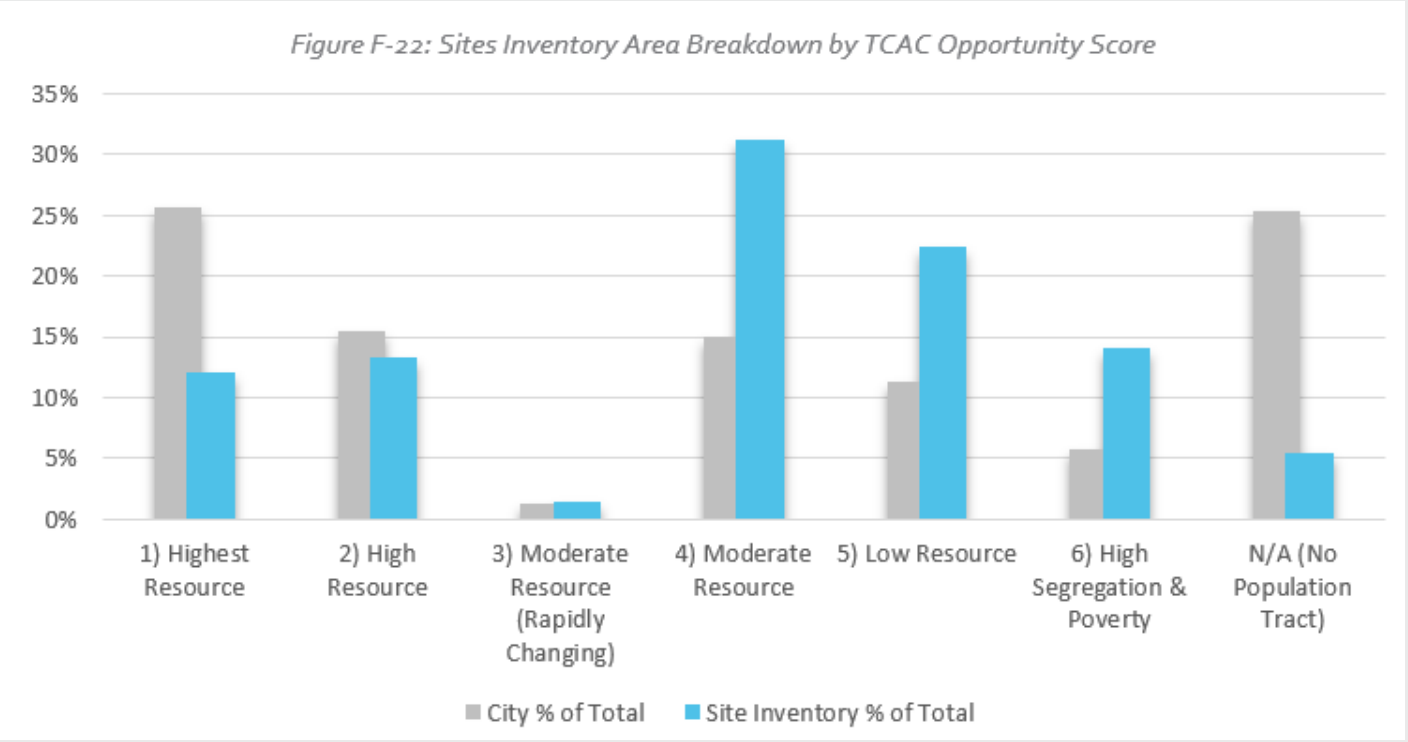
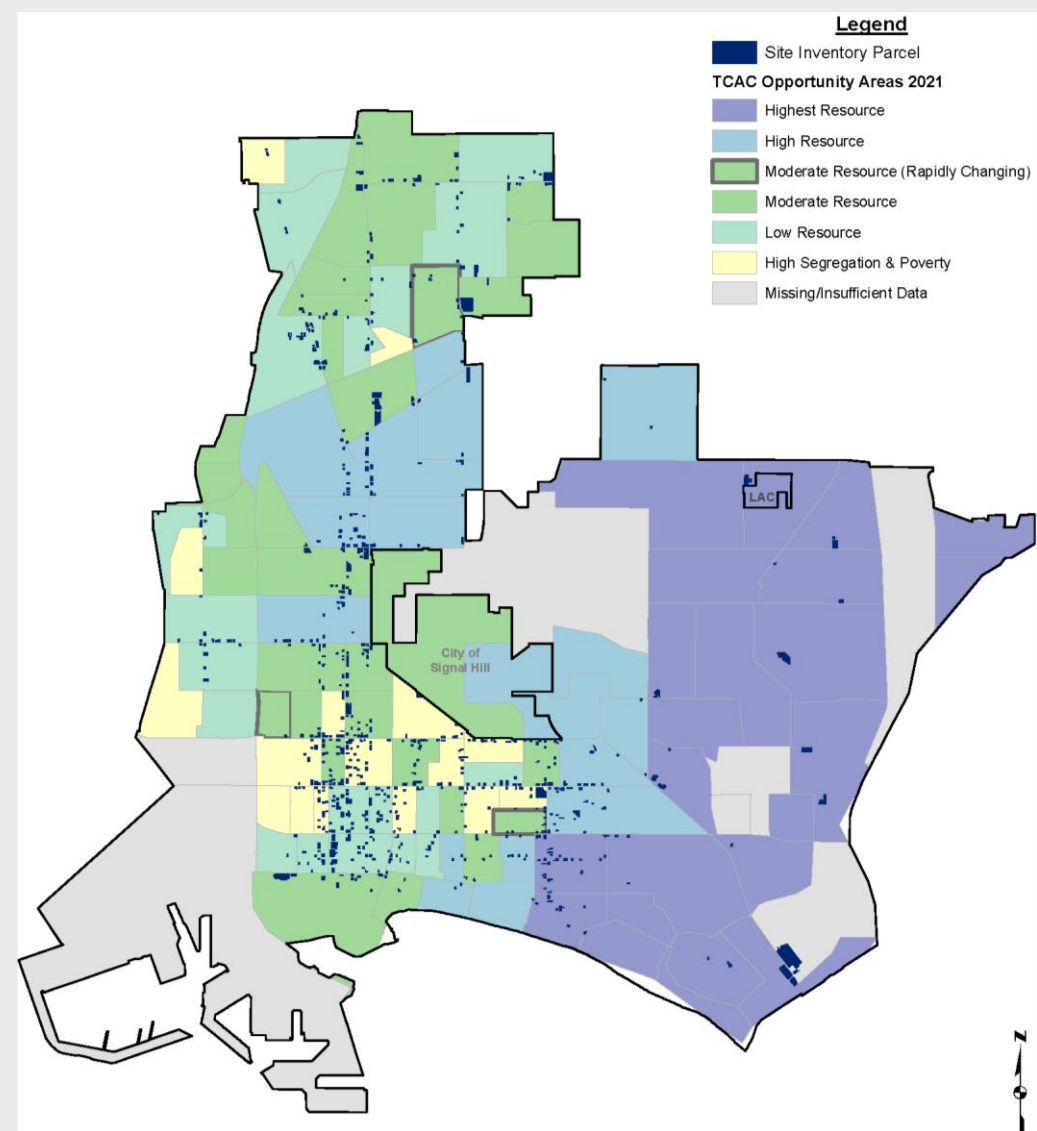
- “The assessment should also [discuss how access to higher-resource areas might be created despite containing few identified sites](#) and the exclusion of the Founding and Contemporary Neighborhood (FCN) PlaceType from consideration in the inventory. Depending on the results of a complete analysis, the element should add programs as appropriate”
- [The element’s programs for anti-displacement and new housing in high opportunity areas do not appear adequate](#) to address the fair housing issues described in the element...”
- While important, the element’s programs for new housing opportunities in high opportunity areas should consider additional actions...”

Fair Housing Assessment Findings (Appendix F)

- Fair housing issues include racial segregation, overcrowding, substandard housing, displacement risk, pollution burden, and more
- Finding- the site inventory reflects prevailing inequitable zoning and land use patterns
- The state requires distribution analysis of new housing potential in high opportunity areas
- “High opportunity” areas, as defined by state law, show where low-income children can best access opportunity such as quality schools, greenspace, access to transit, low pollution burden
- Disproportionately few children live in high opportunity areas in Long Beach
 - Disproportionately few Inventory Sites are in high opportunity areas
- Policies and programs in this Plan are designed to help address these issues



Demand for Housing in High Opportunity Areas



City Responses to HCD Feedback in the Revised Draft Plan

1. Updates to the Site Inventory

- 25 additional sites identified in high and highest opportunity areas

2. Strengthening Fair Housing Programs and Actions

- Strengthening Religious Facility Overlay to support co-location of housing
- Voucher mobility
- Tenant right to Counsel
- Stronger anti-displacement actions
- Monetary incentive pilot program for affordable covenanted units in high opportunity areas (anticipated to be funded by Consolidate Plan Update)

3. Better articulation of strategies the City is already undertaking:

- Inclusionary requirement & Enhanced Density Bonus incentives support integration
- SEASP
- ADUs

HCD Feedback on Programs and Implementing Actions

State Requirement: Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation... The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).) To have a beneficial impact in the planning period and address the goals of the housing element, programs must be revised with discrete timelines, objectives, and specific commitments

HCD Feedback: More clear commitments, timeframes and objectives for specific implementation actions throughout the plan

Staff Response: Revised 20-plus programs to add more specific and implementable actions with specific time frames

Sample: For Program 3.4 (New Funding Mechanisms for Affordable Housing)

HCD Feedback on Programs & Implementing Actions

Previous Draft

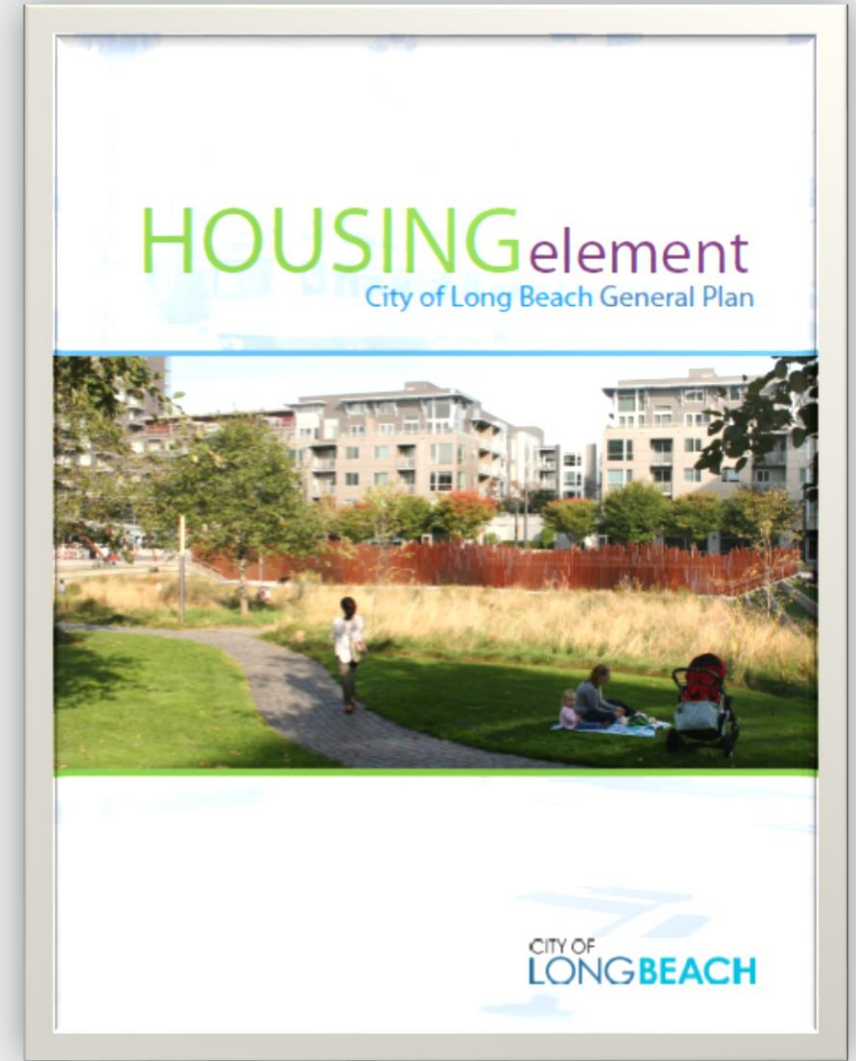
Actions	Objectives and Timeframe
Action 3.4.1: Explore new mechanisms for funding affordable housing	2025

Updated Draft

Actions	Objectives and Timeframe
Action 3.4.1: Evaluate new mechanisms for funding affordable housing, including but not limited to those listed above [annual budget, Consolidated Plan, commercial linkage fees, parcel tax, short term rental fees, etc.], and select the most viable to implement in the planning period	Provide recommendations to the City Council in 2023

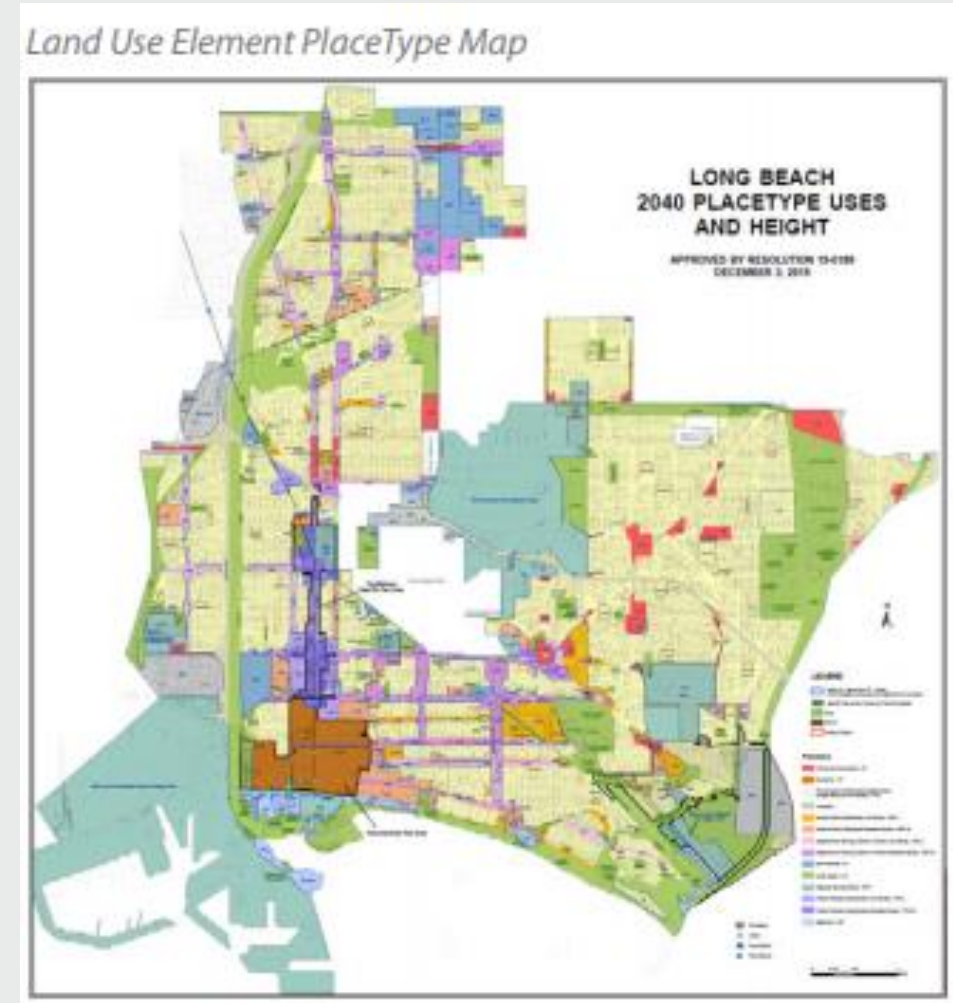
Site Inventory - State Requirements

- Required component of Housing Element submission to HCD
 - Must provide a specific inventory of sites to demonstrate there is sufficient zoning capacity to meet the RHNA
 - Sites are eligible for inclusion in the Site Inventory if they:
 - Are of a certain size
 - Are zoned appropriately and available for residential use during the planning period
- If the inventory demonstrates that there are insufficient sites to accommodate the RHNA for each income category, the inventory must identify sites that will be rezoned to accommodate housing unit allocation within 3 years of State certification



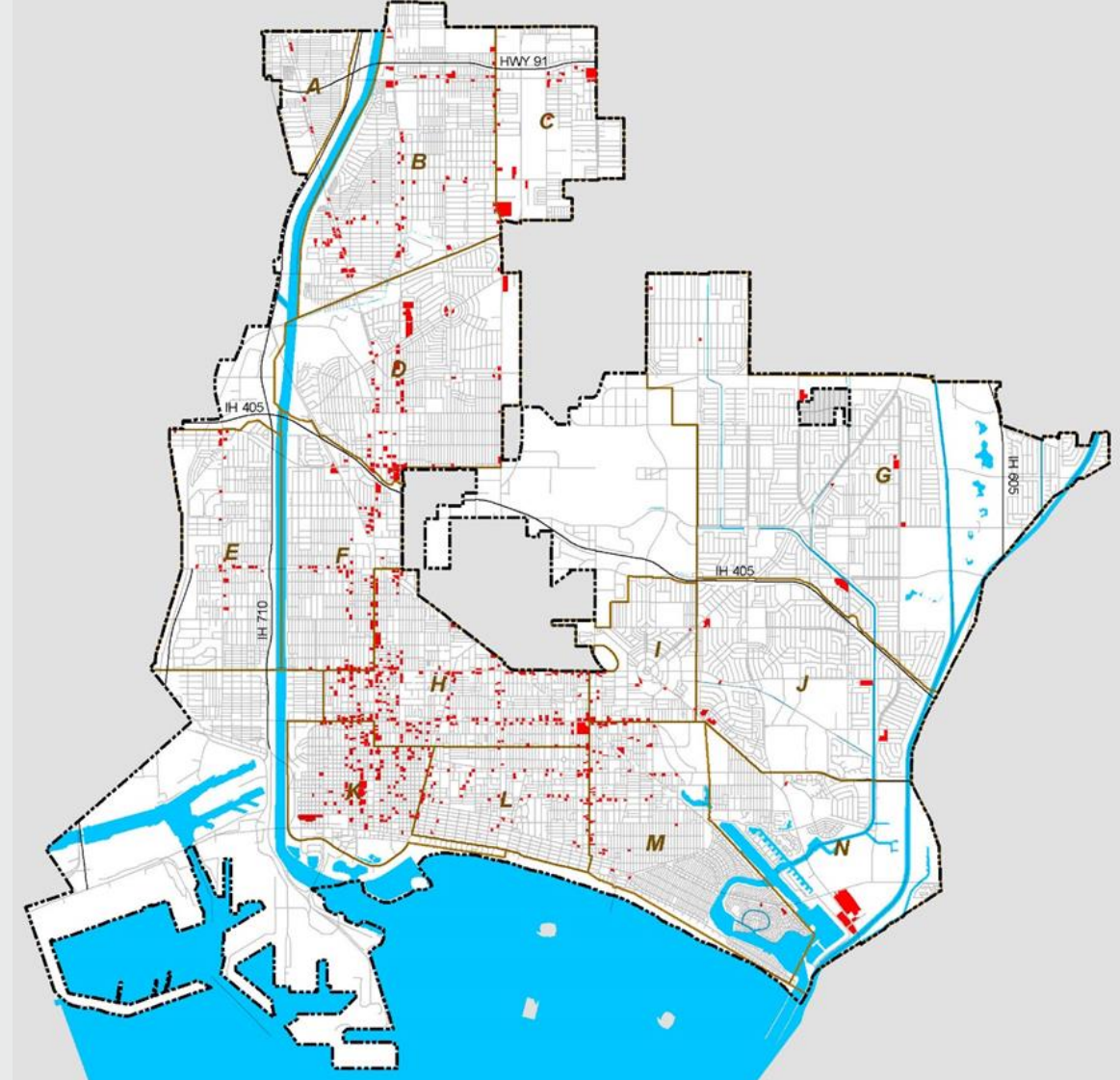
Site Inventory - City Approach

- “Front-end” methodology to identify parcels most likely to develop, rather than estimate development likelihood of all eligible parcels
- Uniform criteria applied to all parcels citywide:
 - Can housing be built there? (land use and zoning)
 - Is the site big enough to build on?
 - Is there “room to grow”?
 - Does the site have common ownership?
- Relies on the adopted 2019 General Plan Land Use Element and Downtown/Midtown plans as a blueprint, focusing the greatest amount of housing in areas served by the highest quality transit



What Does it Mean if a Property is in the Site Inventory?

- Does not mean housing will actually be built on any given site
- Identifies locations that have the potential and where regulations allow housing to be built
- Affordable housing replacement policies now required for all identified sites (no-net-loss requirements by the State)
- Reused lower-income sites are eligible for a "by-right" process if 20% of the units are affordable



Recommendation and Next Steps

- Submittal to HCD for second round of review
- Final adoption by City Council prior to final certification by the State
- Implementation already underway:
 - Zoning Code Updates [i.e. UPLAN Phase 2, Anaheim Corridor Zoning Update (ACZIP)]
 - Inclusionary Housing Policy; Enhanced Density Bonus; Interim Motel Conversion Ordinance; Micro-Units; Amnesty program for informal dwelling units



Thank you

Patricia Diefenderfer

Planning Bureau Manager, Development Services
Department

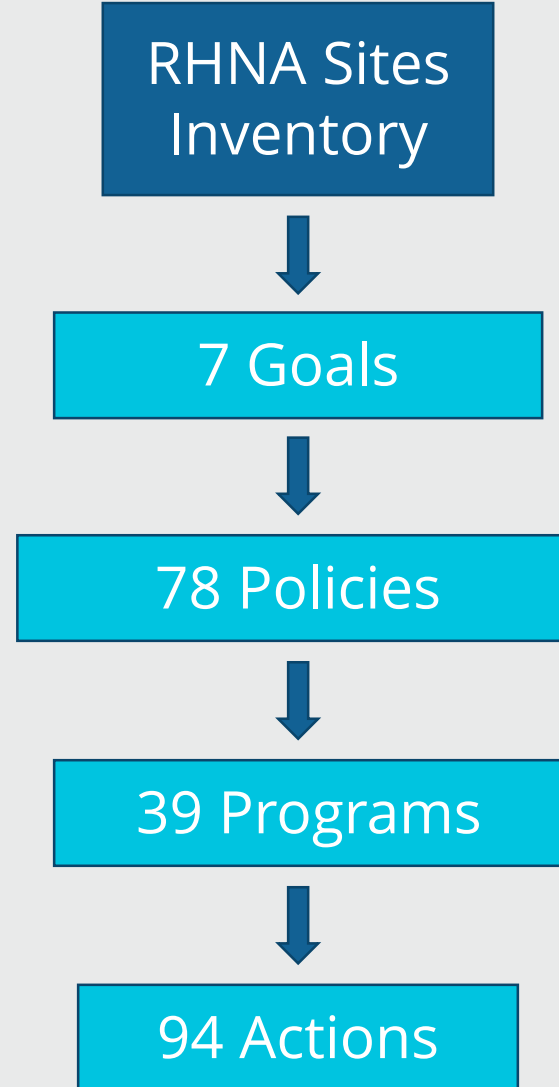
Patricia.diefenderfer@longbeach.gov

Note to Reviewer– Slides past this point are only for Q&A

Plan Overview: Housing Element Goals

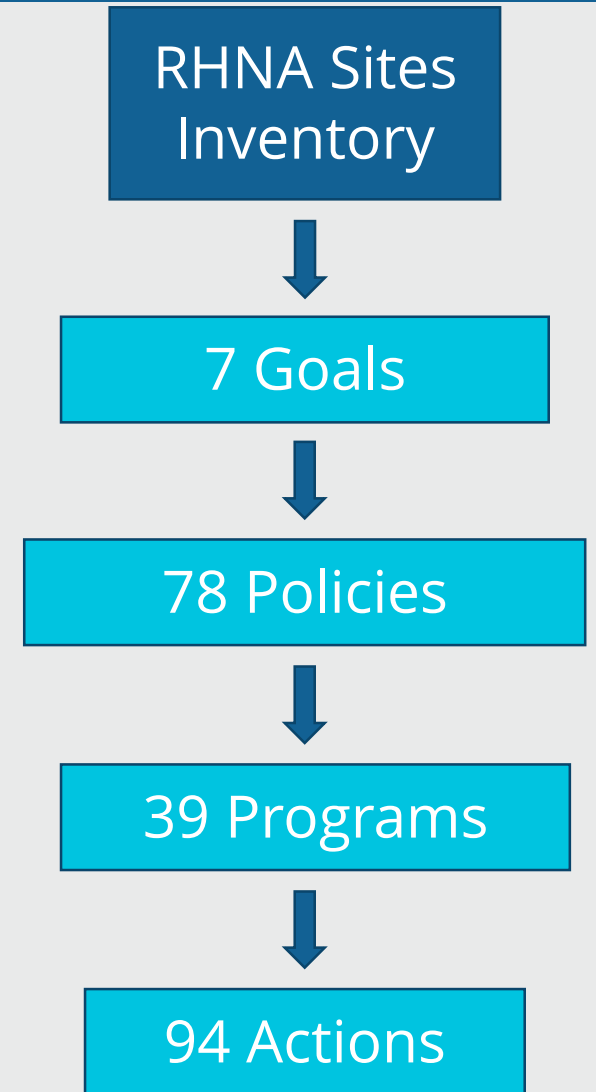
1. Provide Increased Opportunities for the Construction of High-Quality Housing
2. Mitigate Government Constraints to Housing Investment and Affordability
3. Provide Housing Assistance and Preserve Publicly Assisted Units
4. Address the Unique Housing Needs of Special Needs Residents
5. Retain and Improve the Quality of Existing Housing and Neighborhoods
6. Ensure Fair and Equal Housing Opportunity
7. Ensure Effective and Efficient Delivery of Housing Programs and Services

Housing Plan Overview



How is the Housing Element Used?

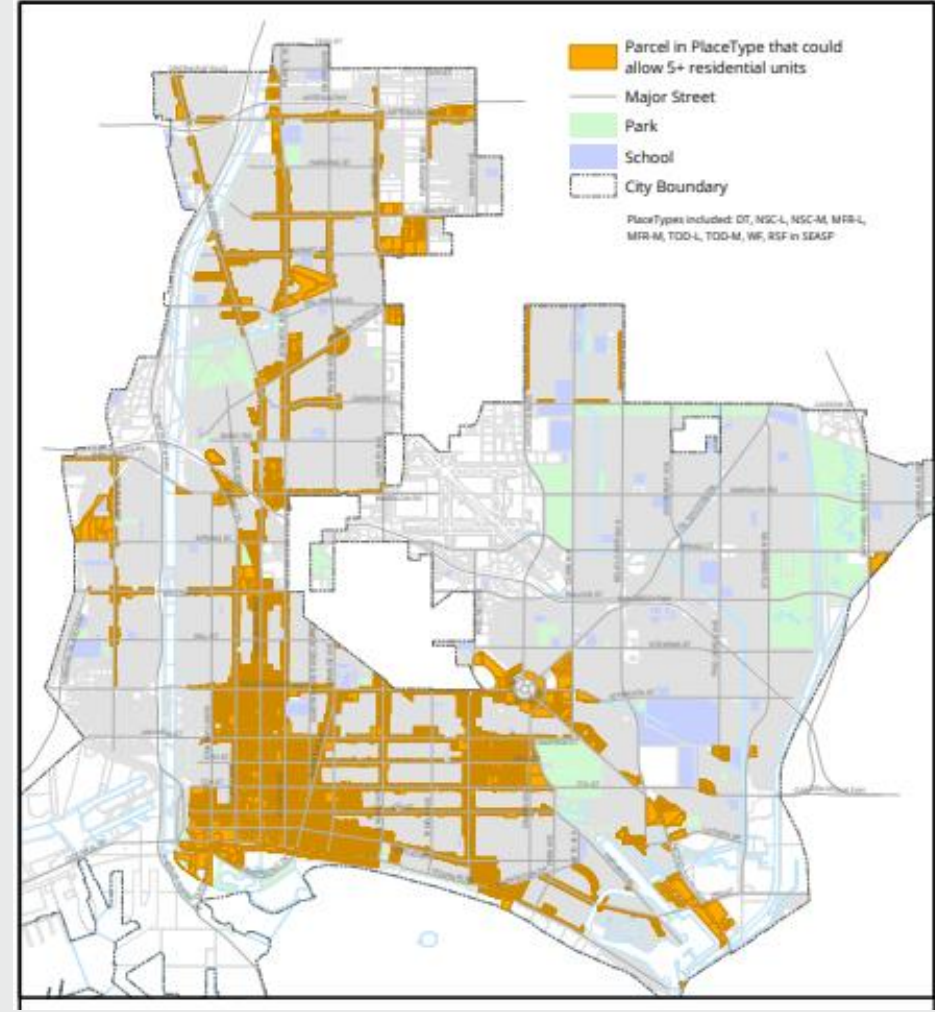
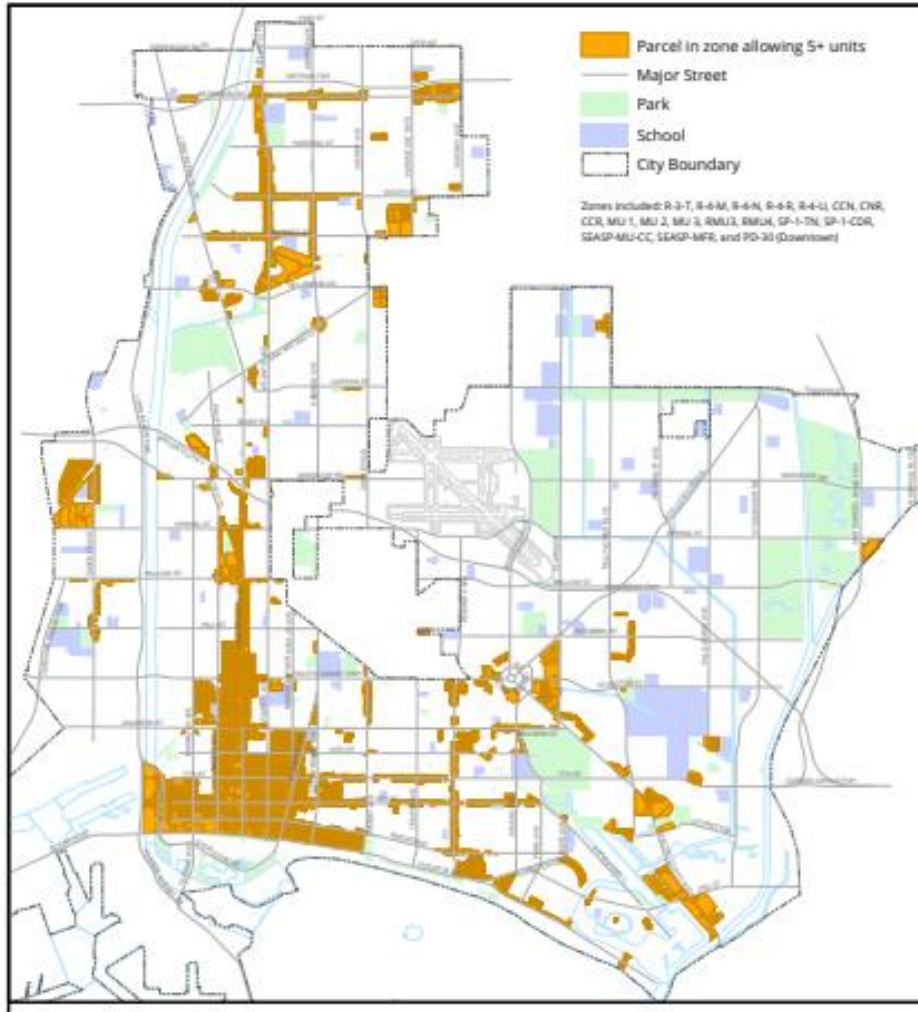
- The Housing Element is the guiding document that sets the City's **policy and program direction** related to housing
- **Used when reviewing development projects** (both housing and non-housing projects)
- **Guides all future city ordinances** that the City develops as they must be consistent with the General Plan



Penalties and Consequences of Housing Element Noncompliance

- General Plan Inadequacy – local governments with an invalid General Plan can no longer make permitting decisions
- Legal Suits and Attorney Fees – litigation from housing rights' organizations, developers, and HCD; substantial attorney fees
 - Mandatory compliance within 120 days; suspension of local control; court approval of housing developments
- Loss of Permitting Authority – suspension of local authority to issue building permits or grant zoning changes, variances, or subdivision map approvals
- Financial penalties - courts can multiply financial penalties by a factor of six
- Court receivership – appointed agent with powers to remedy housing element deficiencies

Parcels That Allow 5+ Units based on Zoning and PlaceType



HCD Feedback and City's Revisions

- **Review and Revision:** Evaluate effectiveness and progress in implementation since previous element and reflect in the updated Housing Element in regards to special needs housing and coastal zone housing
 - City elaborated on effectiveness of Special Needs housing efforts and affordable housing in the Coastal Zone in its revisions
- **Housing Needs, Resources, and Constraints:** Provide additional data to show compliance with Affirmatively Further Fair Housing (AFFH) requirements as they relate to the site inventory
 - City confirmed site inventory improves fair housing conditions and is conducting additional analysis to provide further detail;
 - City is articulating other important strategies for creating new housing in high opportunity areas (rezoning in SEASP and increasing the development of ADUs), in addition to programs that encourage a variety of housing types in low-density zones;
 - City is addressing other relevant factors such as historical land use, supplemented by recent and relevant planning efforts;
 - Considering how to best estimate the number of units in need of rehabilitation and replacement; considering parking requirements for congregate and residential care facilities as a local constraint; review of certain local processes, regulations, timeline, and fees as potential constraints; and considering additional programs, further elaborating and clarifying within the draft plan, and other plan revisions

HCD Feedback and City's Revisions

- **Housing Programs:** 1) Provide schedule of actions and timeline for implementation 2) Detail how sites will become available including zoning and development standards and services and facilities 3) Detail programs which assist in the development of adequate housing to meet the needs of very-low to moderate-income households 4) Address how constraints will be removed
 - City is detailing specifics related to commitment, objectives, and timelines; reflecting compliance with by-right provisions to demonstrate how sites will become available; detailing existing housing services provided, particularly for housing for ELI households; strengthening program language that goes above and beyond state law in regards to anti-displacement strategies; and is considering additional actions to support new housing in high opportunity areas
- **Quantified Objectives:** Establish number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year timeframe
 - City is conducting this analysis and will ensure compliance with this requirement
- **Public Participation:** Make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element
 - City detailed public participation process and is better articulating how community input was incorporated into the plan

What is “Affordable Housing”?

Area Median Income (AMI) in Long Beach is \$77,300.



\$24,000 <

< 0% to 30% AMI
Extremely Low
Income



<

31% to 50% AMI
Very Low
Income

<

51% to 80% AMI
Low
Income



\$77,300

81% to 120% AMI
Moderate
Income

These income categories are defined by the state and are based on varying percentages of the Area Median Income (AMI), in this case the **average incomes** for LA County

Housing is considered “affordable” if occupants pay **no more than 30%** of their income on housing costs.

Income Categories for RHNA

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

Regional Housing Needs Allocation (RHNA) for Long Beach

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%

Pg 26 of the draft Housing Element

Site Inventory Criteria

For a parcel to be included in the site inventory, it must meet **all** the following criteria:

Eliminated:

- If known non-developable use
- If limited growth opportunity
- Included if it met criteria that indicate the following characteristics:
 - Has high development potential
 - Has room to grow
 - If site (combined parcels) is HCD-defined size minimum
 - And has three (3) or fewer owners
 - Exclude if it fails visual red flag review



Draft Site Inventory Criteria

Criteria

- **Not** a parcel containing or intersecting a:
 - Park
 - School
 - Waterway
- **Not** a property listed in the previous housing element site inventory



Draft Site Inventory Criteria

Criteria

- High development Potential "Variable"
 - This metric compares the number of additional new units that could be built on each parcel with the number of existing units
 - The higher the value, the greater potential there is for redevelopment
 - Exclude parcels where development potential factor is **less than 3**
 - Meaning, include properties where at a minimum, 3 times as many units could be built, based on allowed density in the land use element
- OR**
- Include properties with no existing housing units

Table LU-3: PlaceType Uses, and Density and Intensity Levels

PlaceType		Uses	Mix of Uses	Density/Intensity/Height		
		Uses Allowed		Residential Density	Nonresidential Intensity (FAR)	Maximum Height ^A
Open Space		Parks, beaches, golf courses, marinas, flood control channels and basins, rivers, utility rights-of-way, oil islands, inland bodies of water, nature preserves, marine habitats, estuaries, wetlands, lagoons; Limited commercial recreation uses that supplement recreation services and complement existing programming and facilities	No	N/A	See Open Space and Recreation Element	2 stories
Neighborhoods	Founding and Contemporary Neighborhood	Single-family and low-density housing; Neighborhood-serving low-intensity commercial uses	Yes	7-18 du/ac	0.25 to 0.50	2 stories; varies by area ^B
	Multi-Family	Low Duplex, triplex and garden apartment housing; Neighborhood-serving, low-intensity commercial uses	Yes	Up to 29 du/ac based on lot size	0.25 to 0.50	4 stories
		Moderate Moderate-density apartment and condominium buildings on larger parcels of land; Neighborhood-serving, low-intensity commercial uses	Yes	Up to 62 du/ac based on lot size	0.50 to 0.75	6 stories
Mixed-Use	Neighborhood-Serving Centers and Corridors	Low Neighborhood-serving, low-intensity commercial uses; Low-density apartment and condominium buildings	Yes	Up to 44 du/ac based on lot size	0.50 to 1.00	4 stories
		Moderate Neighborhood-serving, moderate-intensity commercial uses; Moderate-density apartment and condominium buildings on larger parcels of land	Yes	Up to 54 du/ac based on lot size	1.00 to 1.50	7 stories
	Transit-Oriented Development	Low Low urban density apartment and condominium buildings; Low-intensity commercial uses	Yes	N/A	1.50 to 3.00	5 stories
		Moderate Moderate urban density apartment and condominium buildings; Moderate-intensity commercial uses	Yes	N/A	2.00 to 4.00	10 stories
Employment	Community Commercial	Commercial and office uses that serve community-based needs for goods and services	No	N/A	2.00 to 4.00	7 stories
	Industrial	Research and development activities, storage, industrial and manufacturing endeavors, tank farms, oil drilling and the like; Limited commercial uses accessory to the industrial business	No	N/A	N/A	65 ft.
	Neo-Industrial	Light industrial, clean manufacturing and offices; Commercial uses accessory to creative business endeavor(s); Repurposed buildings with live/work artist studios ^C	Yes	Up to 36 du/ac based on lot size	0.50 to 1.00	65 ft.
Unique	Regional-Serving Facility	Medical centers, higher education campuses, Port of Long Beach, Long Beach Airport and surrounding areas, public utility facilities (e.g., water, energy), destination retail centers and similar uses	Yes	See Map LU-8 (PlaceType Height Limits)		
	Downtown	See Downtown Plan	Yes	See Downtown Plan		
	Waterfront	Varies by area; see descriptions	Yes	Varies by area; see descriptions		

Draft Site Inventory Criteria

- Lastly, staff completed a visual review of sites to identify any which, even after meeting all the criteria thus far, would be inappropriate for a site inventory
- Total identified: < 30
- Examples are below:

