



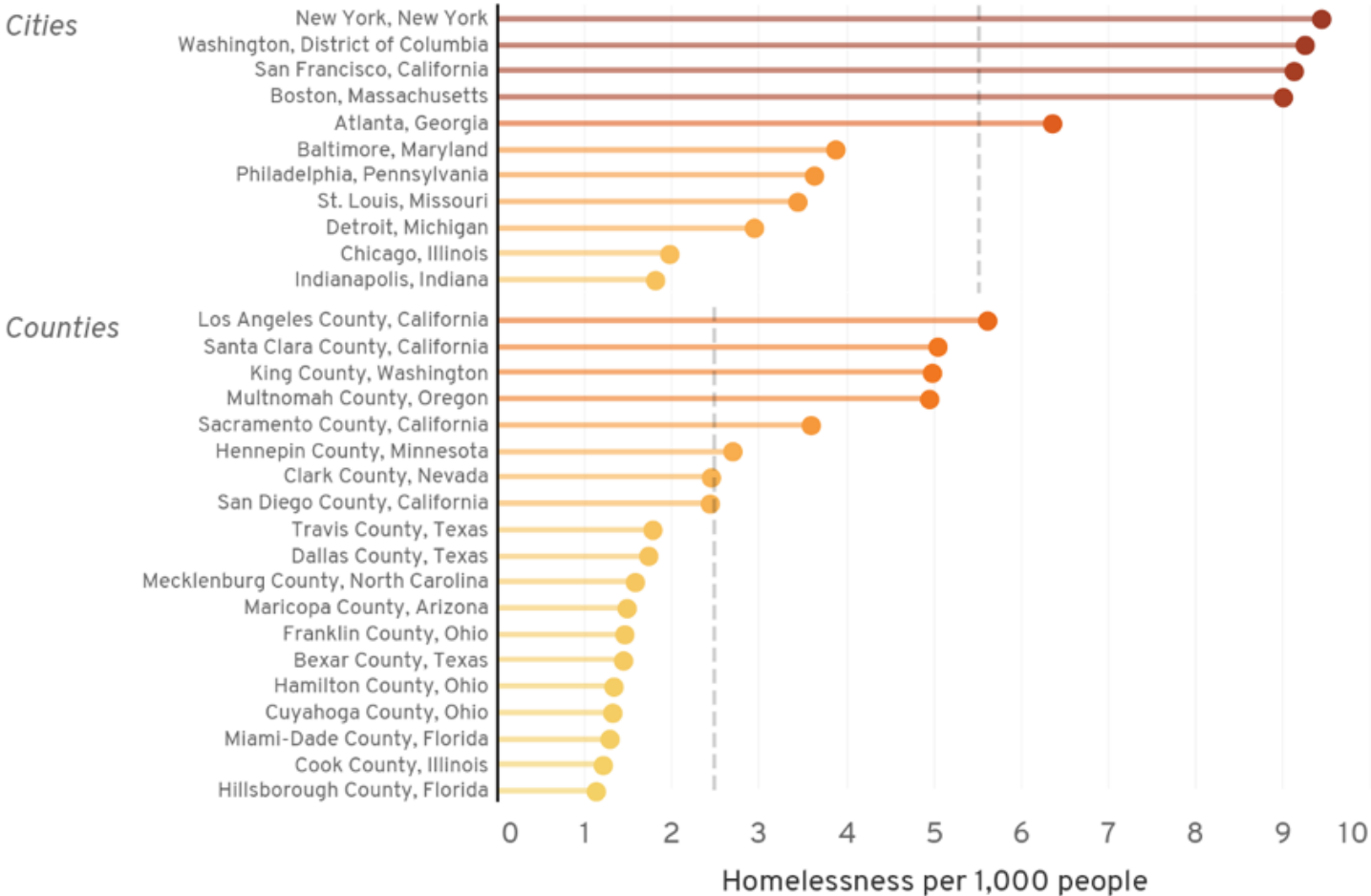
2021-2029 Housing Element Progress Report

May 16, 2023

Homelessness is a Housing Problem

Per capita rates of homelessness in select U.S. regions, 2019

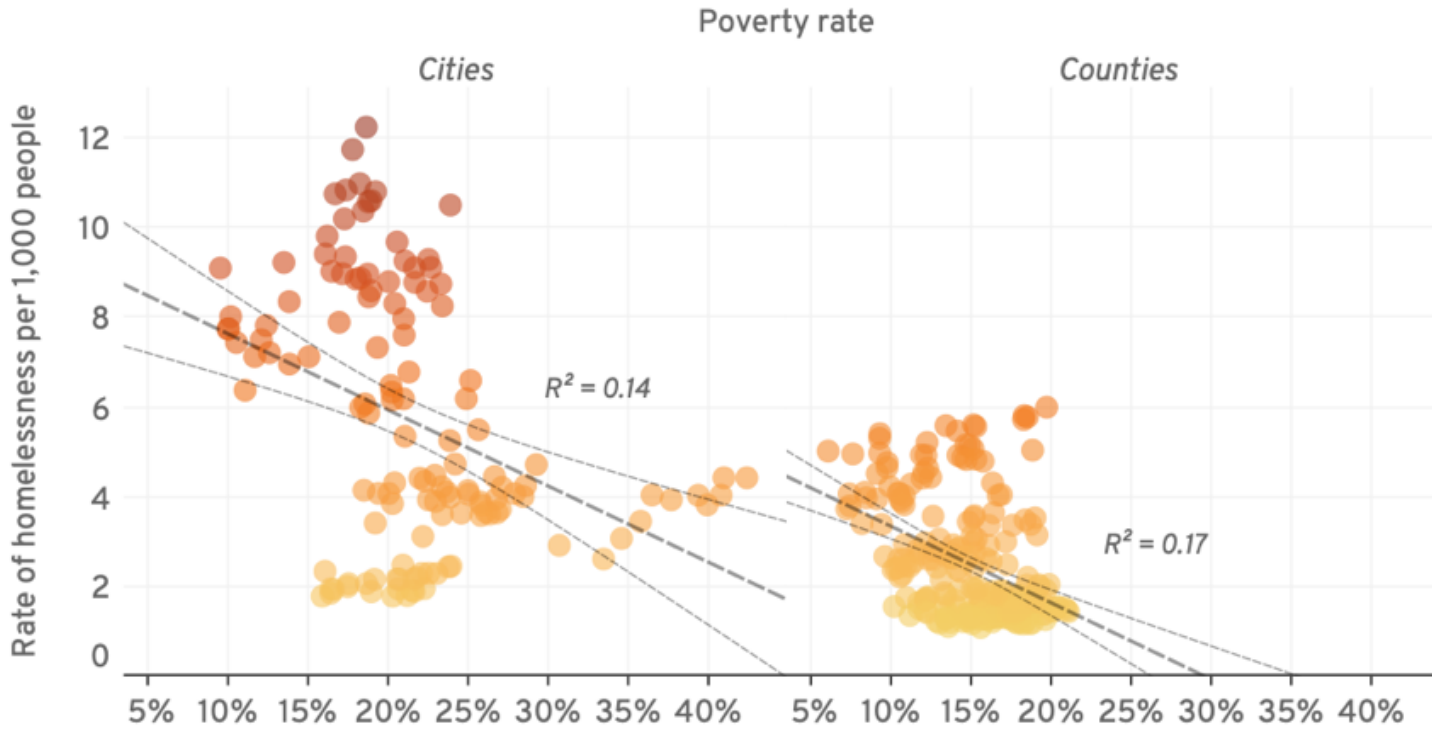
Dashed lines indicate city and county averages of per capita PIT counts



Homelessness is a Housing Problem

Percent with income below poverty level versus PIT count (per capita)

Dashed lines indicate a linear regression of per capita PIT counts onto poverty rate between 2007 and 2019 for a sample of U.S. regions.

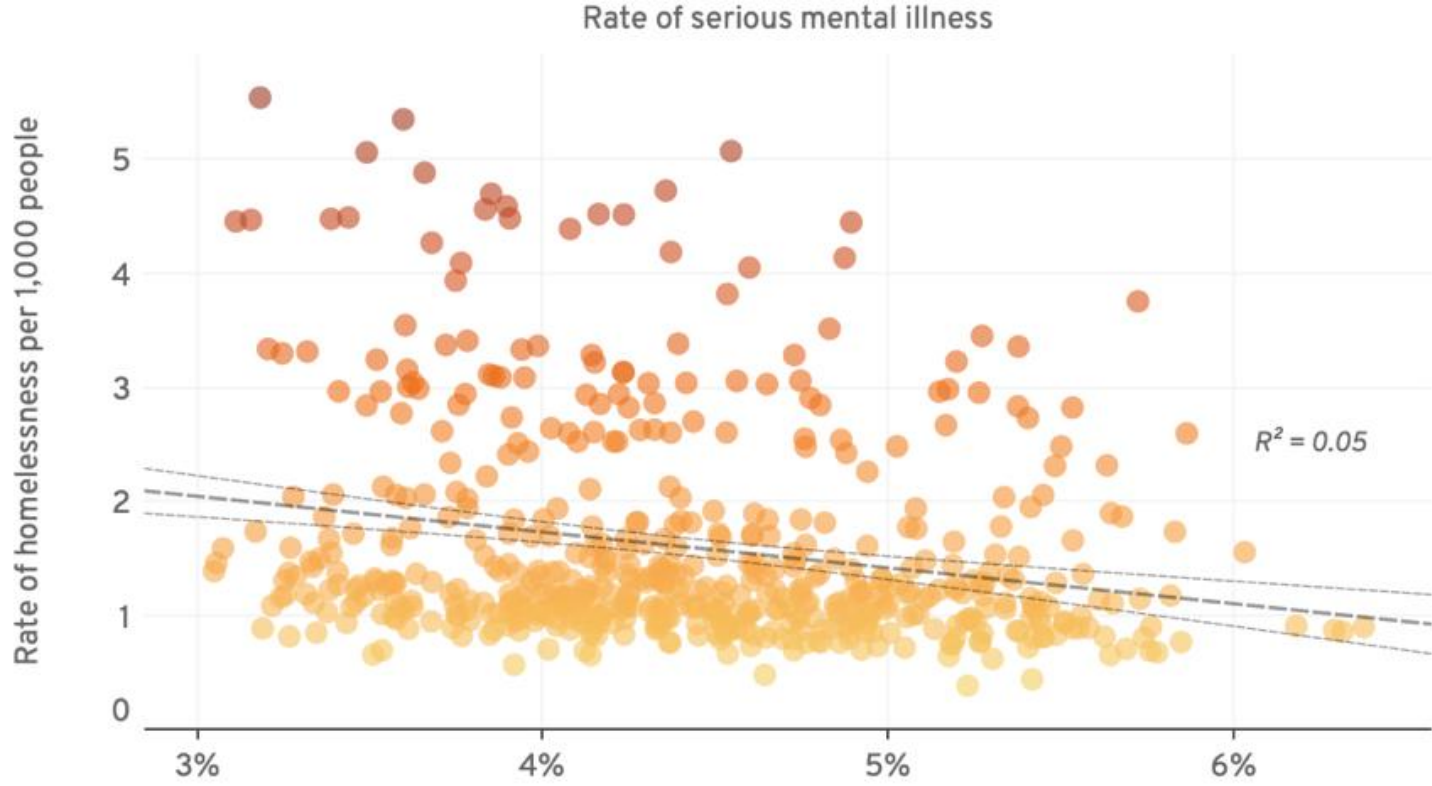


Bands indicate 95% confidence intervals for the slope of the regression line.

Homelessness is a Housing Problem

Rate of serious mental illness versus PIT count (per capita)

Dashed lines indicate a linear regression of per capita PIT counts onto rates of serious mental illness in U.S. states between 2007 and 2019.

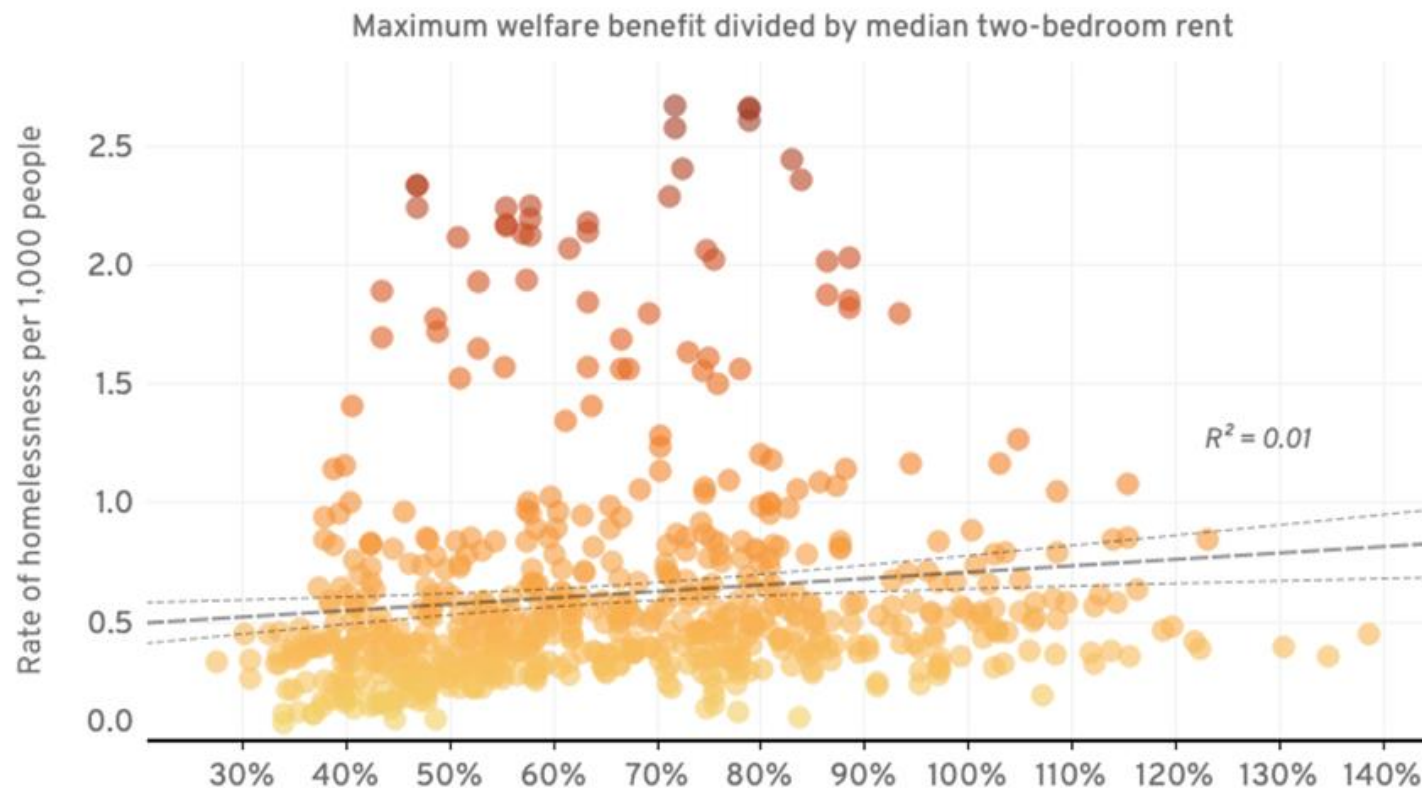


Bands indicate 95% confidence intervals for the slope of the regression line.

Homelessness is a Housing Problem

Benefit/rent ratio versus family PIT count (per capita)

Dashed lines indicate a linear regression of family per capita PIT counts onto benefit/rent ratios in U.S. states between 2007 and 2019.

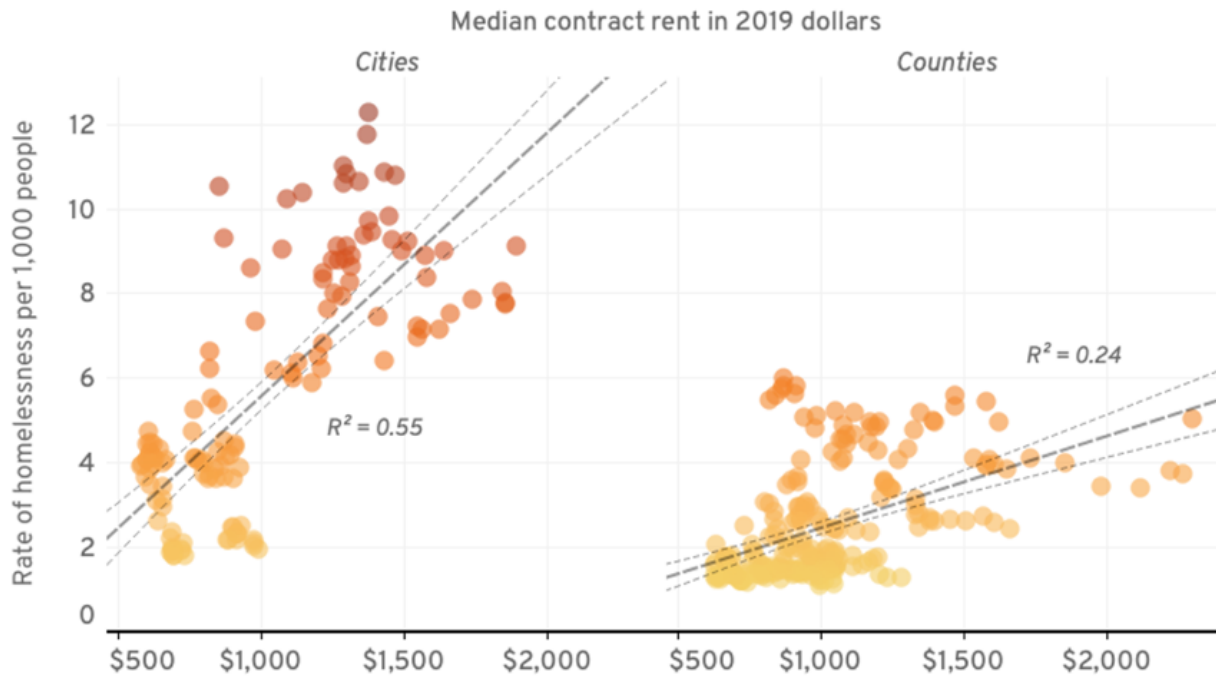


Bands indicate 95% confidence intervals for the slope of the regression line.

Homelessness is a Housing Problem

Median contract rent versus PIT count (per capita)

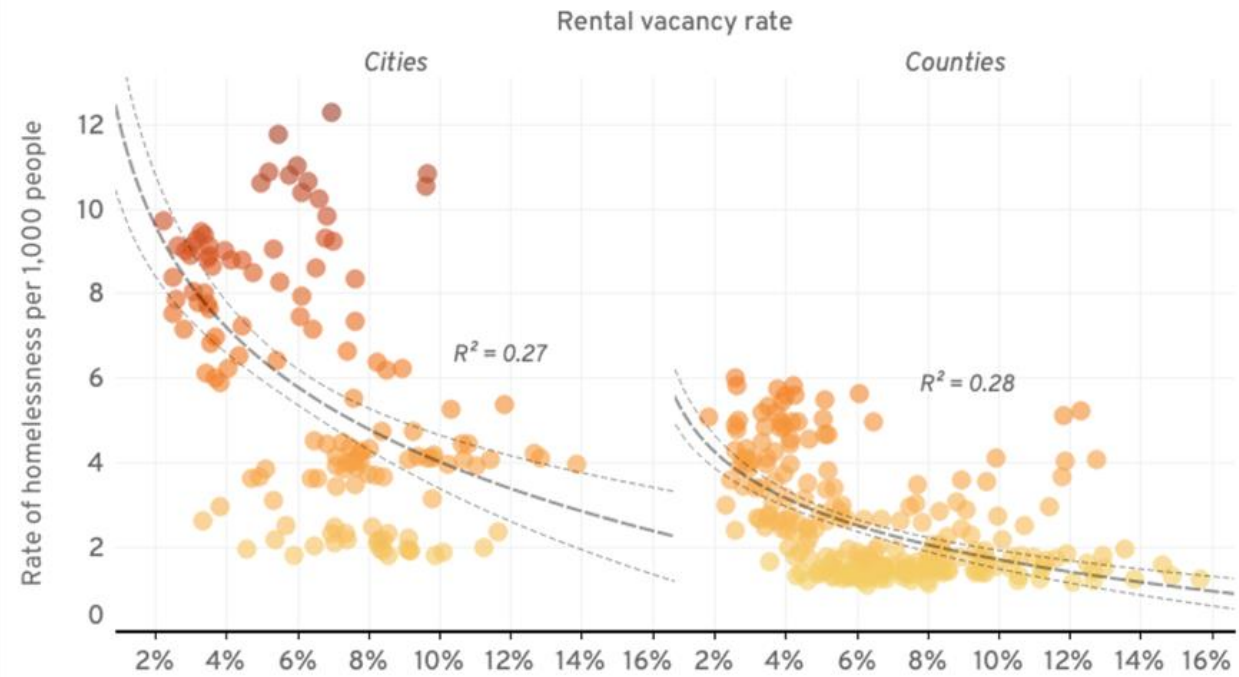
Dashed lines indicate a linear regression of per capita PIT counts onto median contract rent between 2007 and 2019 for a sample of U.S. regions.



Bands indicate 95% confidence intervals for the slope of the regression line.

Rental vacancy rate versus PIT count (per capita)

Dashed lines indicate a linear regression of per capita PIT counts onto the natural log of rental vacancy rate between 2007 and 2019 for a sample of U.S. regions.



Bands indicate 95% confidence intervals for the slope of the regression line.

Homelessness is a Housing Problem

Median Share of Income Spent on Housing by Income Quartile 2021

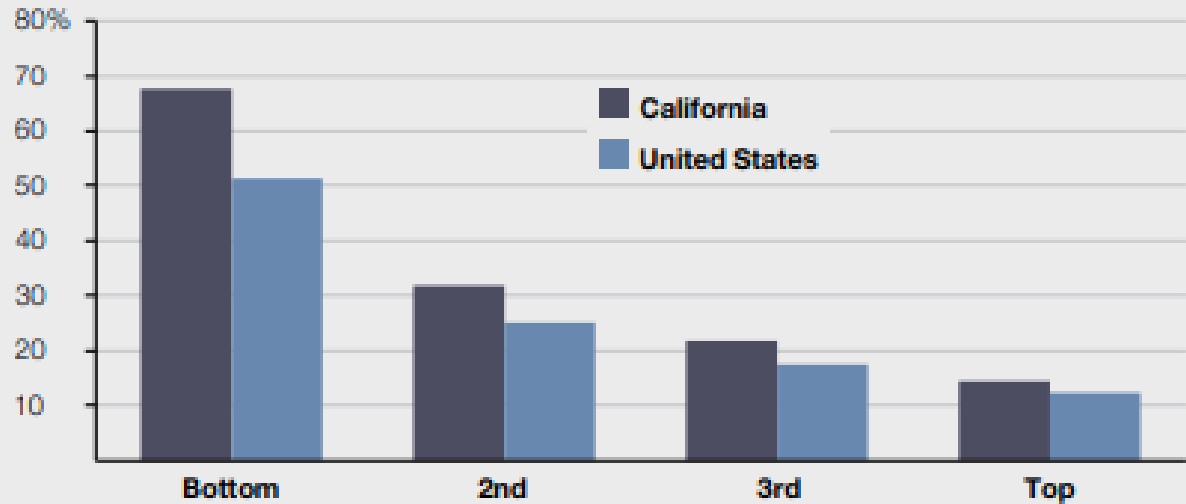
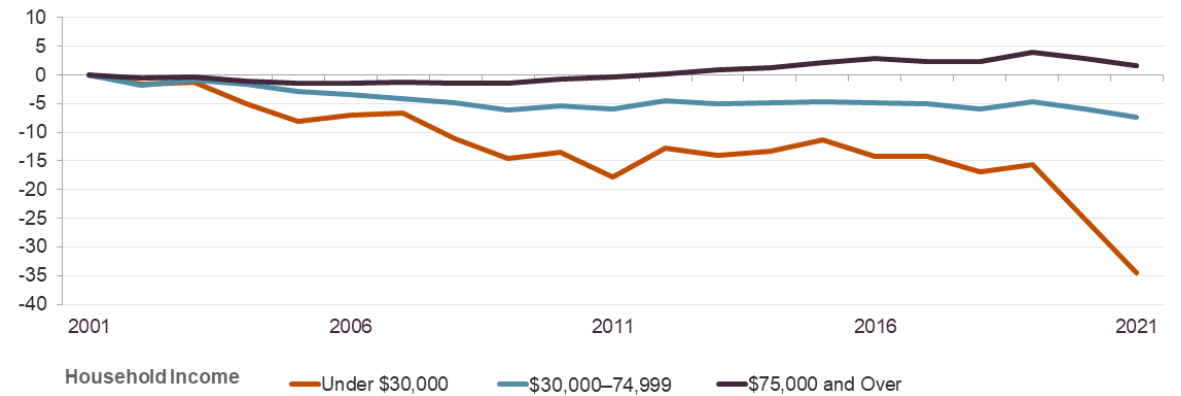


Figure 3: Inequality is Increasing Among Renters as Affordability for Lower-Income Households Worsens

Change in Residual Income (Percent)



Notes: Household incomes and residual incomes are adjusted for inflation using the CPI-U for All Items. Values for 2020 are interpolated. Source: JCHS tabulations of US Census Bureau, American Community Survey 1-Year Estimates.

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Joint Center for Housing Studies of Harvard University JCHS

Understanding Housing Markets and Housing Production

Items Local Governments Control

- Limited government-owned property
- Zoning
- Impact fees (except for school fees)
- Development review process
- Entitlement and plan check fees (cost recovery)
- Limited local funds for affordable housing
- Investments in public infrastructure
- Additional regulatory controls for existing housing (e.g. rent caps)

Understanding Housing Markets and Housing Production

Items outside of Local Government Control

- State and federal regulations (construction, labor, immigration, banking/lending and other laws)
- Workforce development programs
- Distribution of federal tax credits (Low-Income Housing Tax Credit [LIHTC])
- State affordable housing funds
- State planning and zoning laws
- California Environmental Quality Act (CEQA)
- Department of Housing and Urban Development (HUD) and other agency budgets
- Macroeconomic conditions
- Interest rates
- Construction and materials costs and/or shortages
- Migration patterns
- Insurance and underwriting criteria
- Major Building code changes
- Wages and labor force participation
- A global pandemic

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 California Department of Housing and Community Development (HCD) by fall 2021)

Plan Overview: Housing Element Components



Executive Summary



Housing Resources



Introduction



Housing Constraints



Housing Needs Summary



Housing Plan



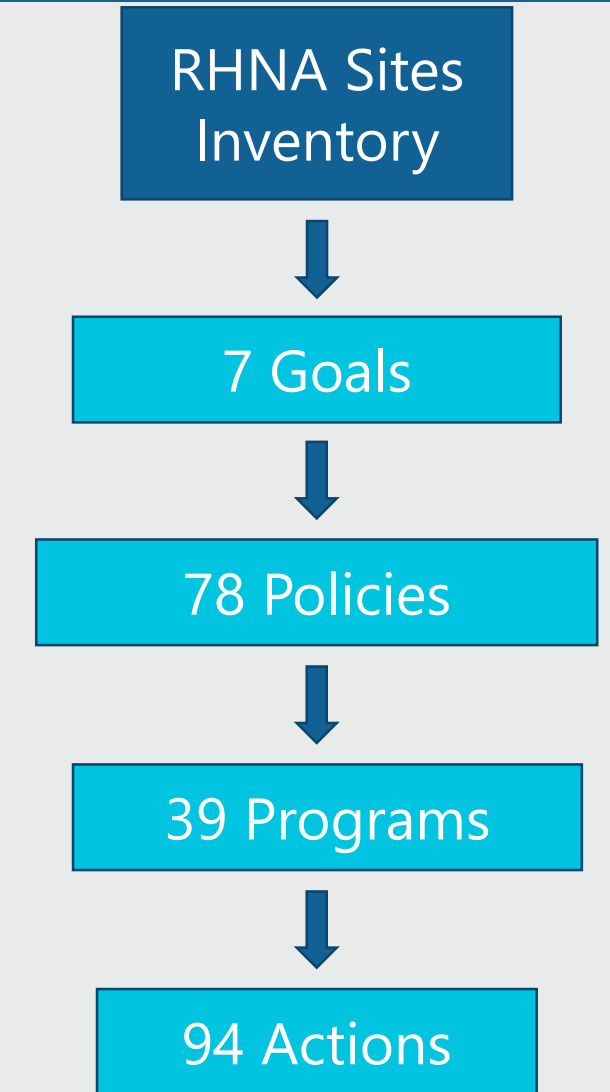
Projected Housing Need



Appendices

How is the Housing Element Used?

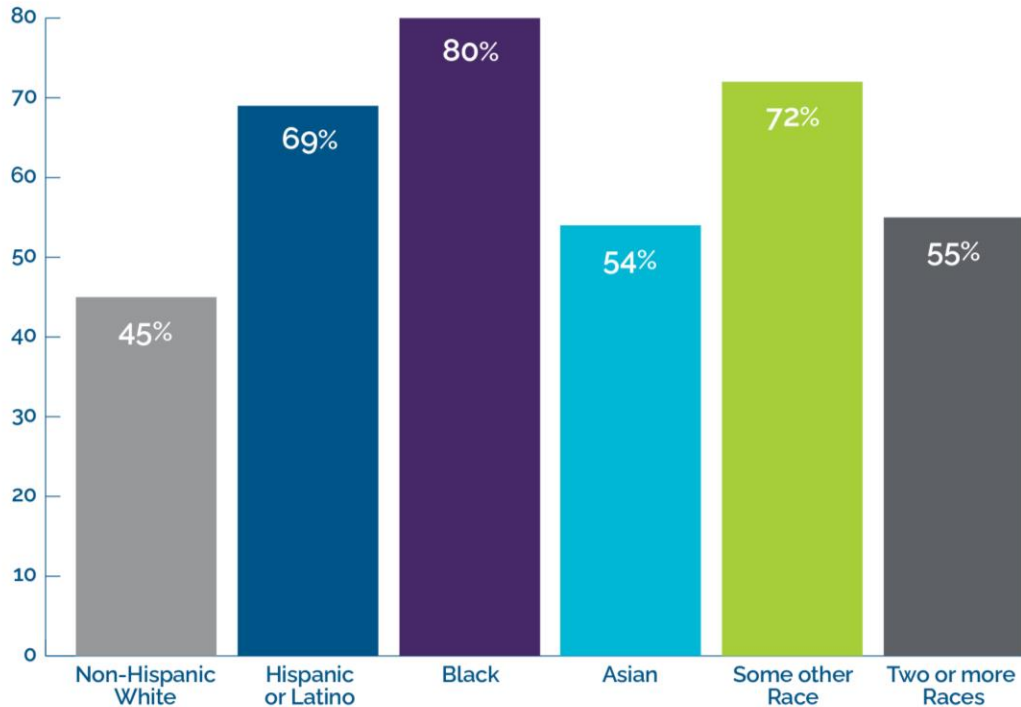
- The Housing Element is the guiding document that sets the City's **policy and program direction** related to housing
- **Used when reviewing development projects** (both housing and non-housing projects)
- **Guides all future city ordinances** that the City develops as they must be consistent with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



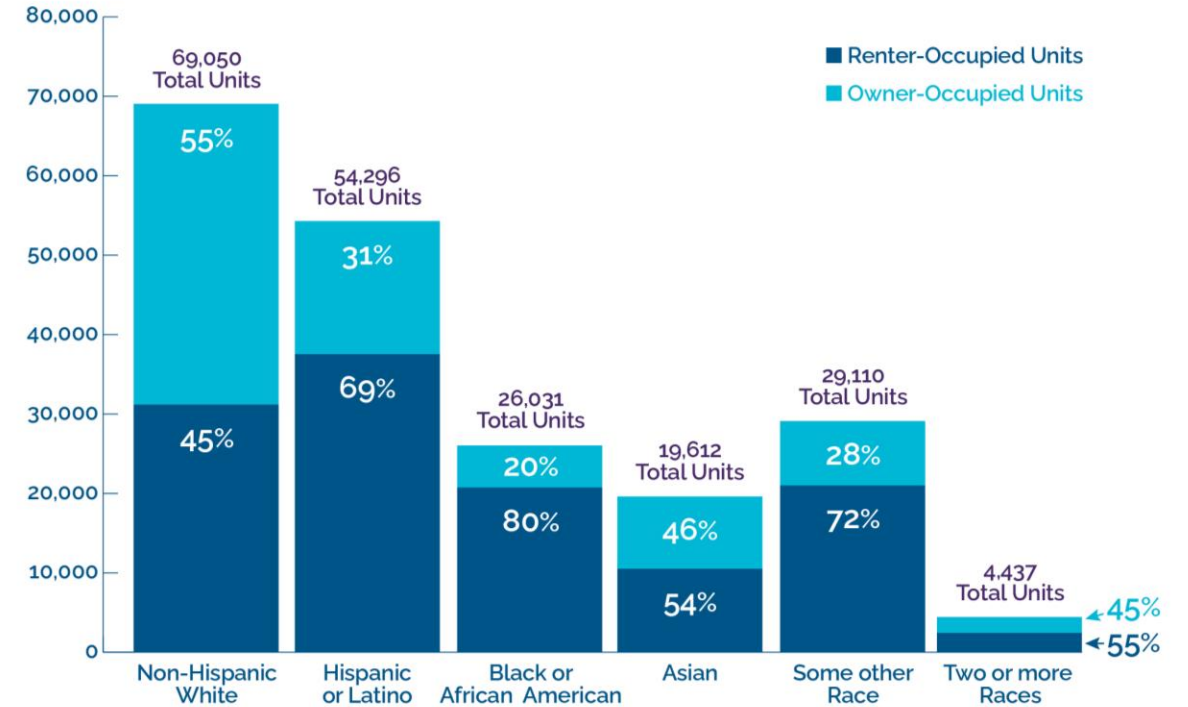
Housing in Long Beach: Population Characteristics

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

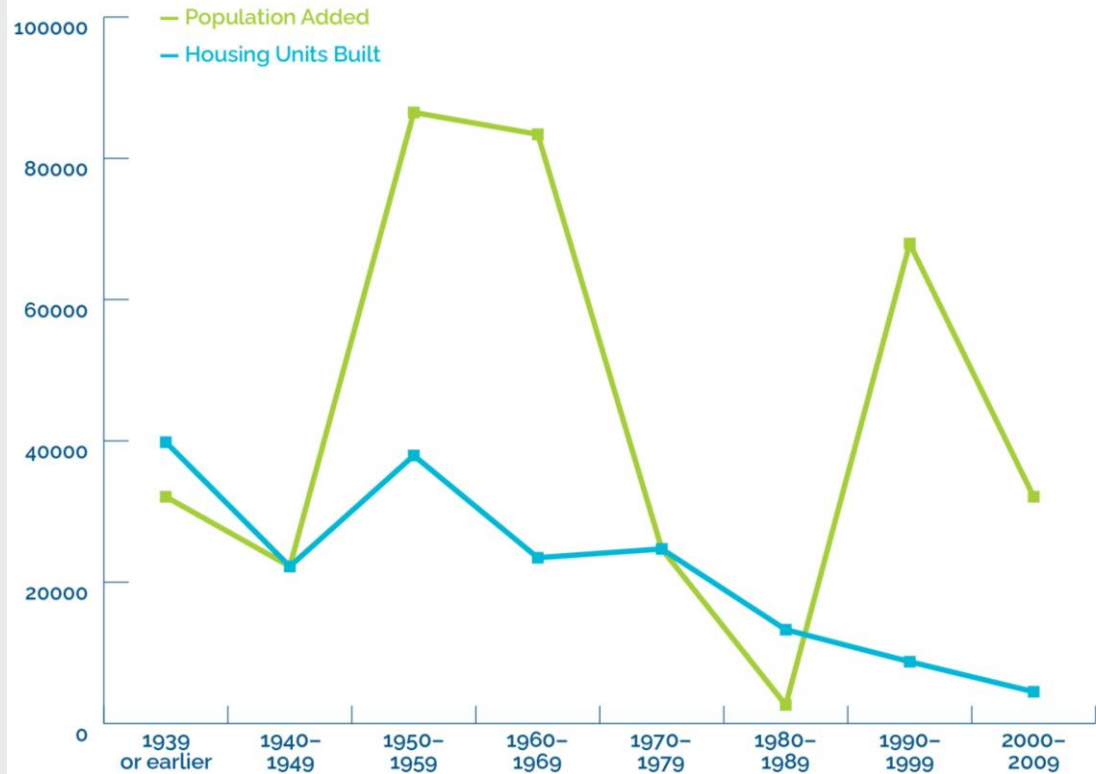


Source: U.S. Census Bureau, 2018 American Community Survey

An Aging and Insufficient Housing Stock

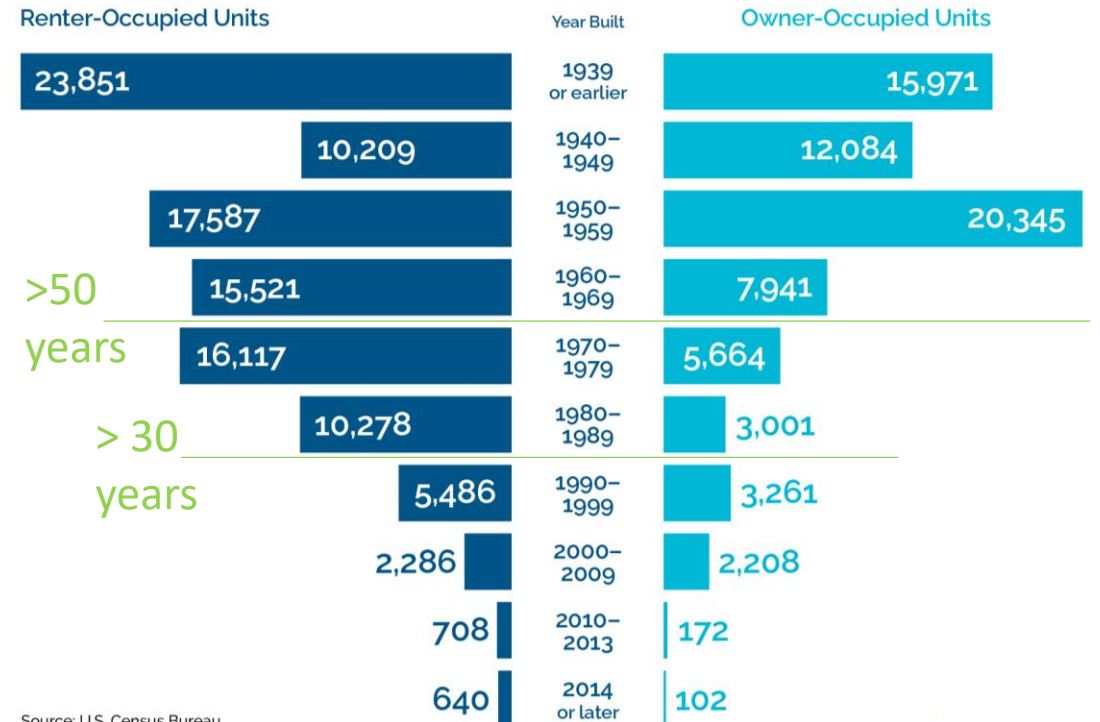
The City has an aging housing supply, indicating housing production has not kept pace with population growth and housing demand.

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

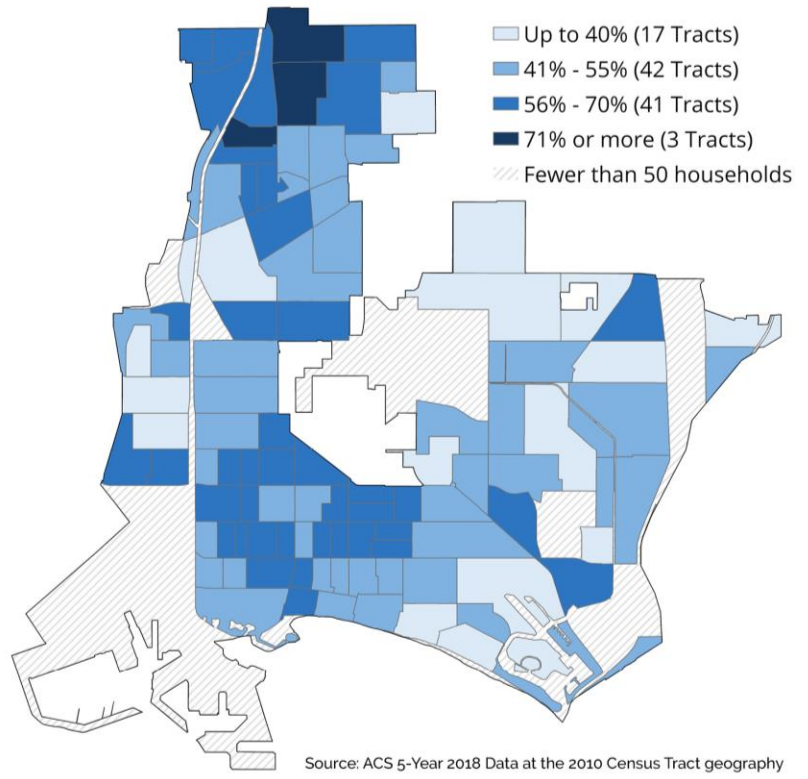


Source: U.S. Census Bureau

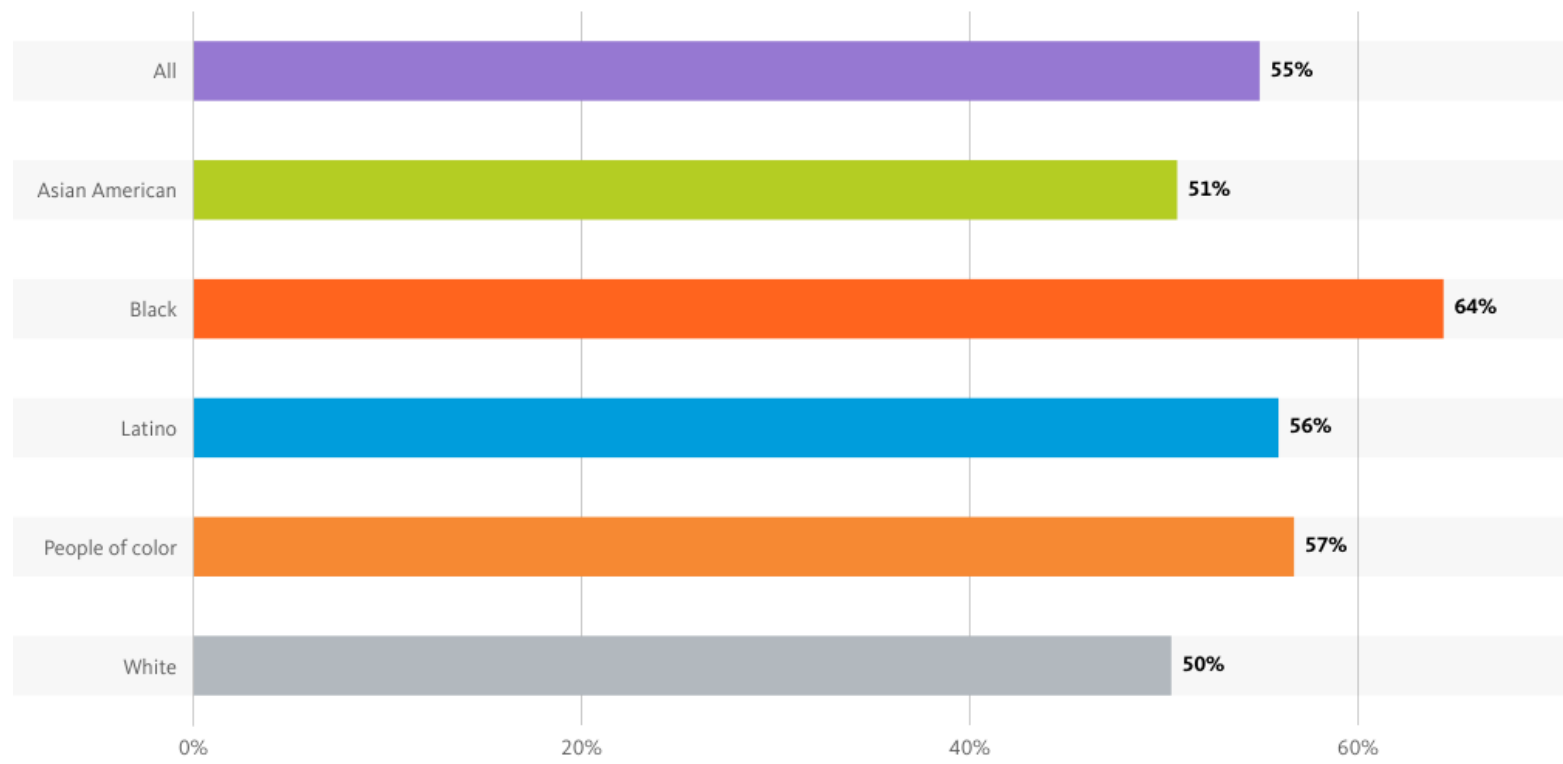
Rent Burden

Most renters in Long Beach are people of color and Black and Latinx renters are more likely to be rent-burdened.

Percentage of Rent-Burdened Renter Households



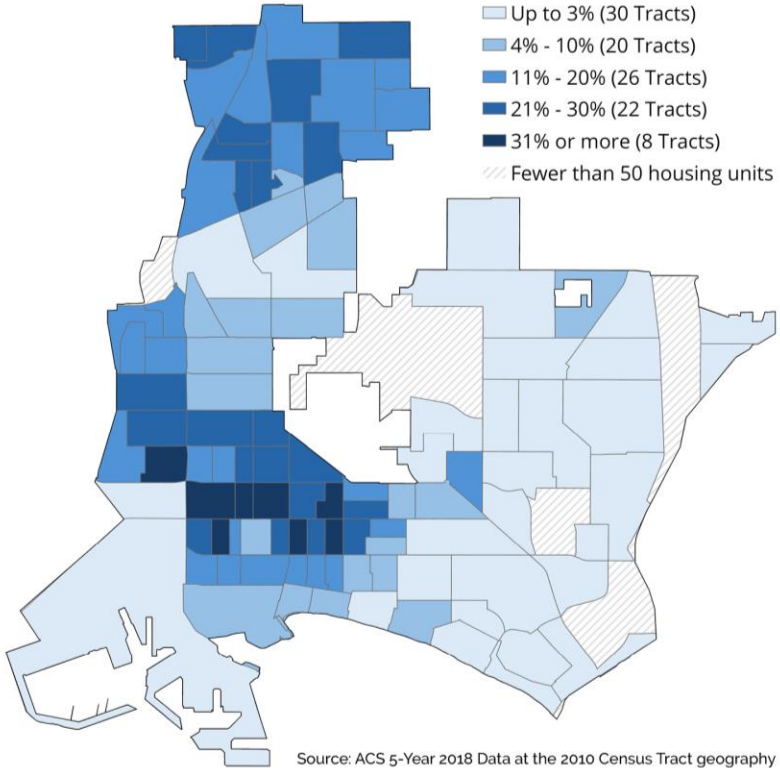
Percentage of Rent-Burdened Renters in Long Beach, 2020



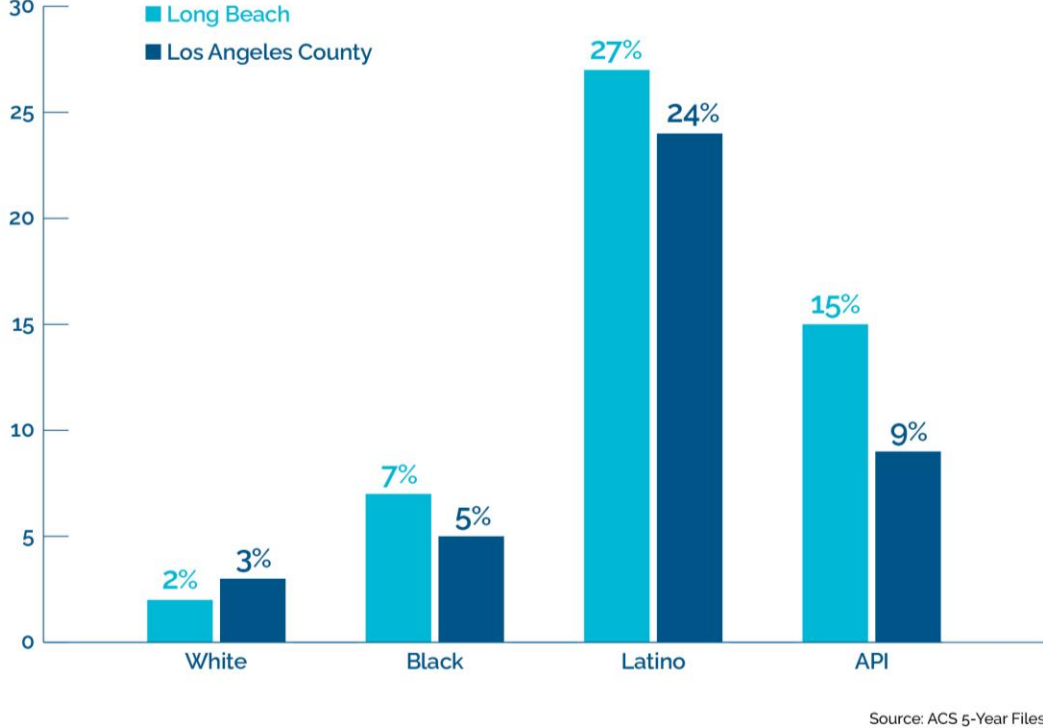
Household Overcrowding

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



Housing Development: 6th RHNA Cycle

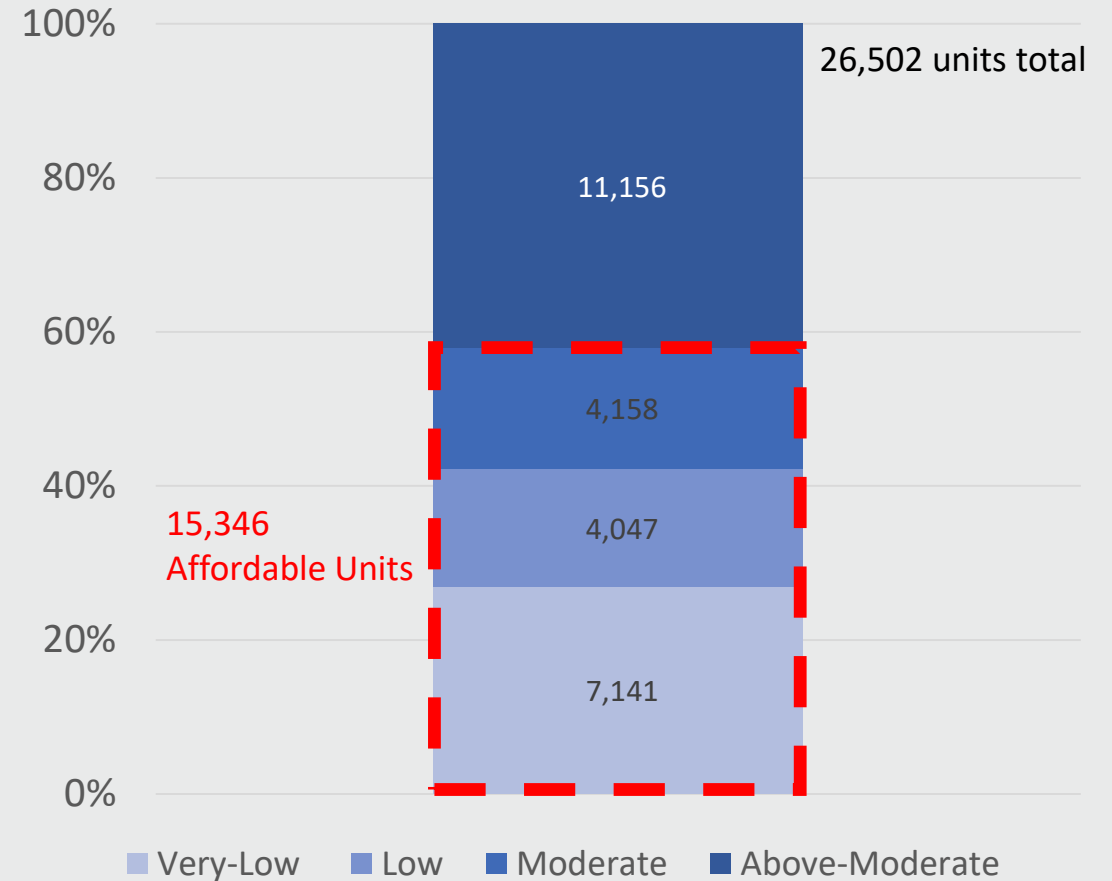
The Regional Housing Needs Assessment (RHNA) quantifies the need for housing within each jurisdiction during specified planning periods. RHNA establishes a target number of new housing units for the region at different affordability levels. The new **6th cycle** RHNA Allocation Plan covers the planning period from October 2021 to October 2029.

6th Cycle Targets

Housing Unit Allocation:

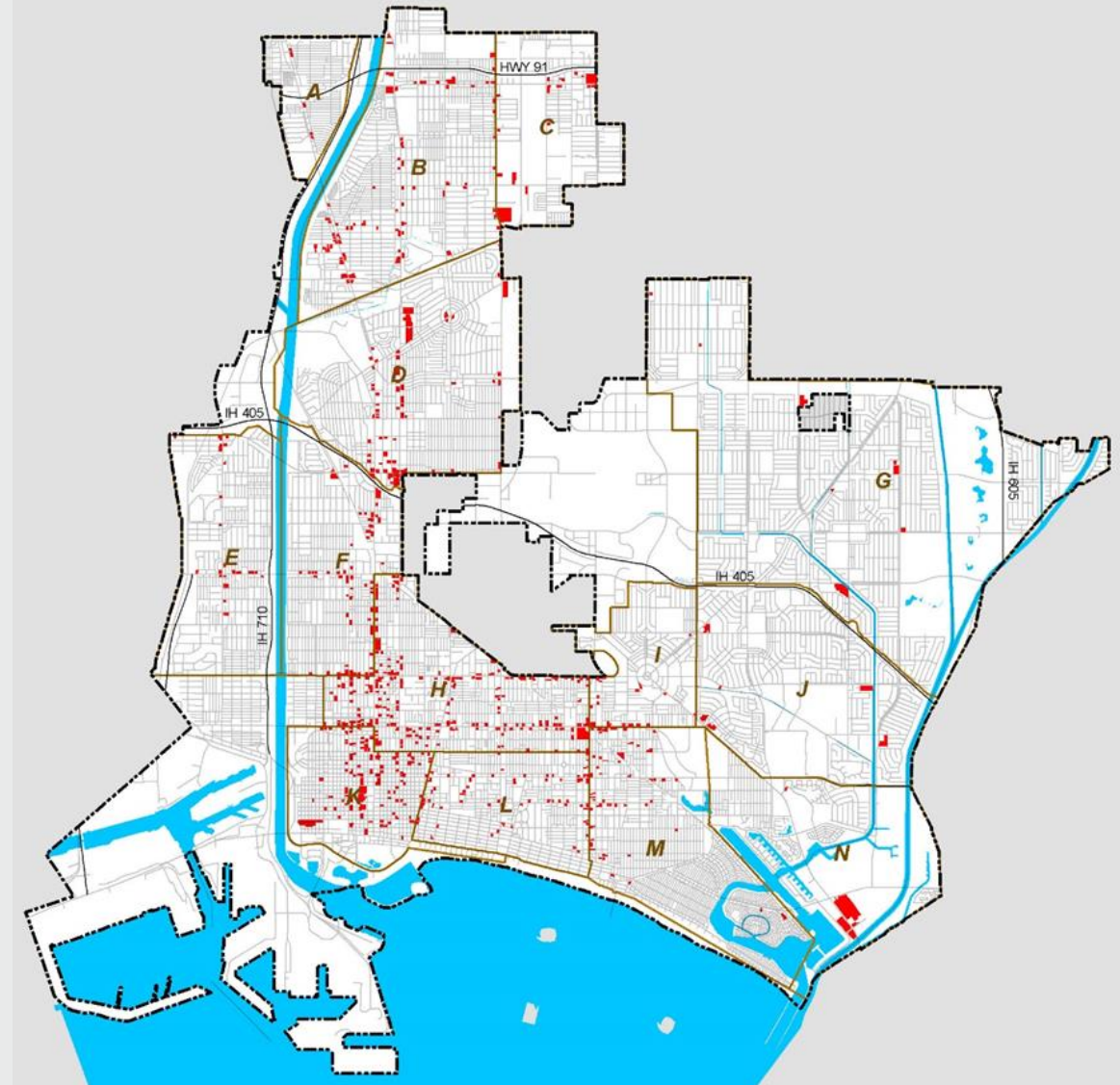
- Southern California Association of Governments (SCAG) Region: 1,341,827 units
- Los Angeles County: 812,060 units
- **City of Long Beach: 26,502 units**

Long Beach RHNA Housing Unit Allocation



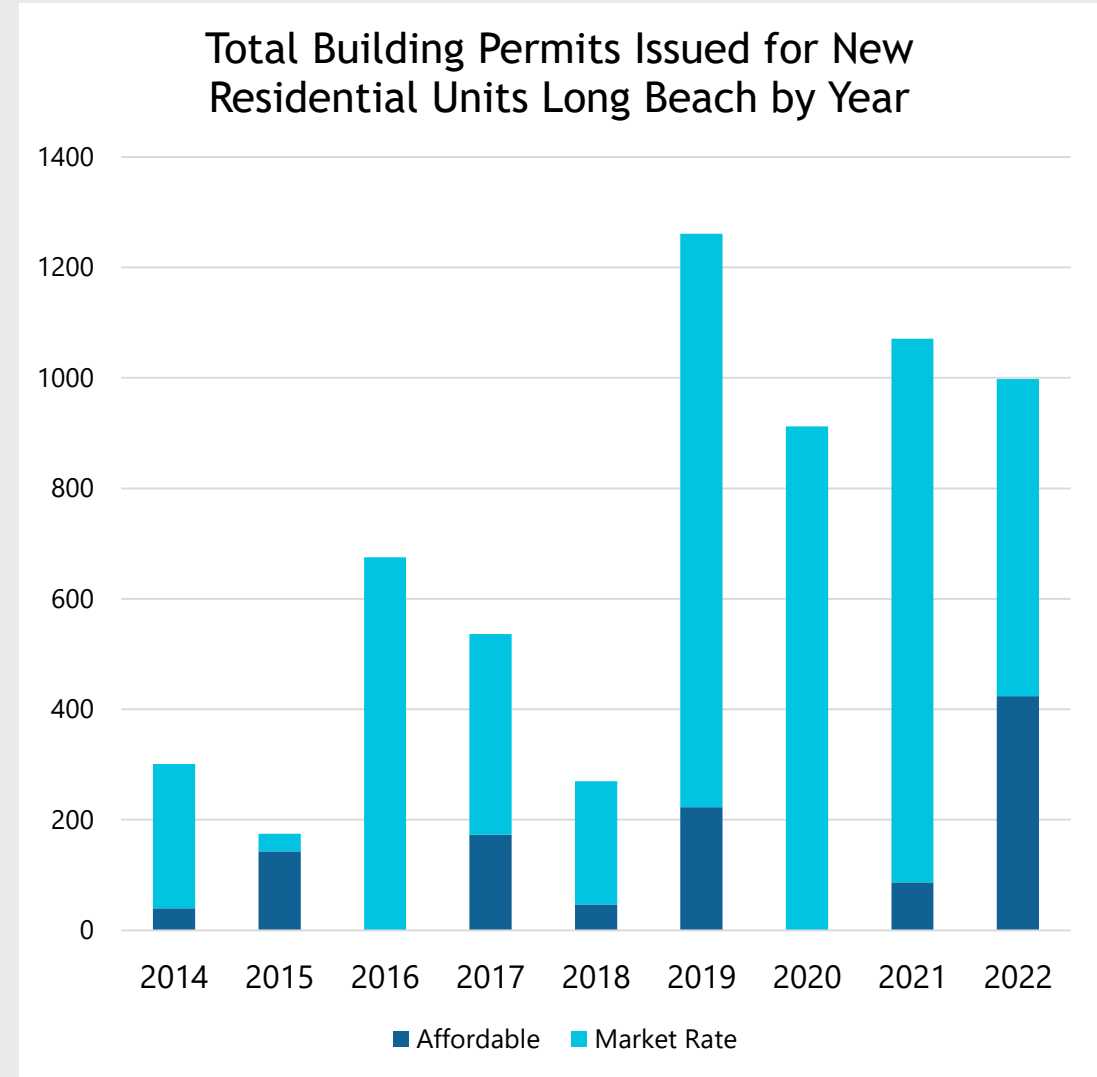
What Does it Mean if a Property is in the Site Inventory?

- 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



Housing Development: 6th RHNA Cycle

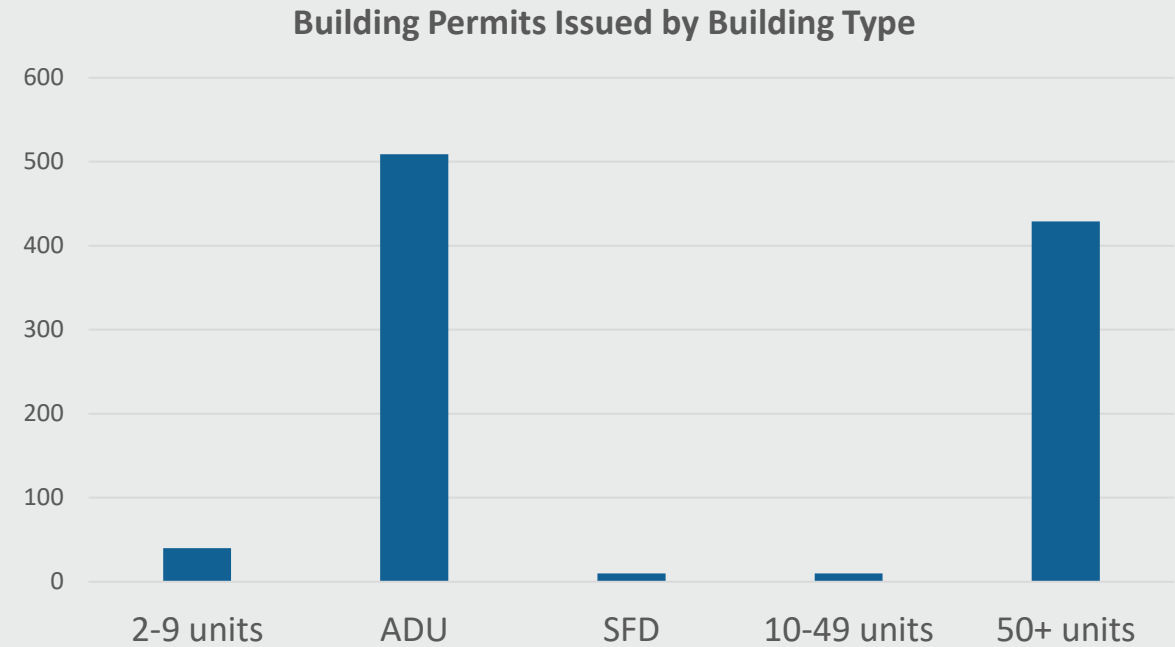
In 2022, despite a global pandemic and market volatility, Long Beach maintained housing production primarily due to increased Accessory Dwelling Unit (ADU) activity. However, new applications have begun to slow down.



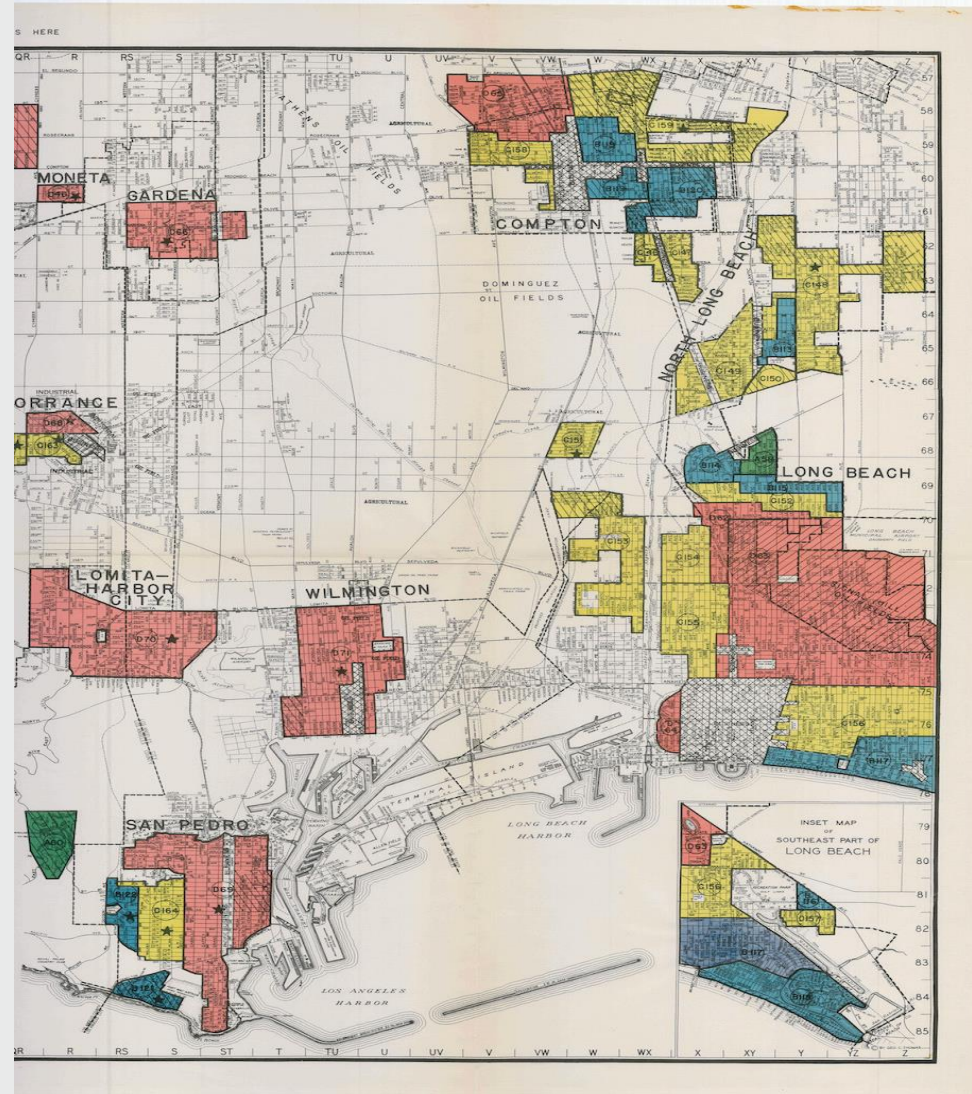
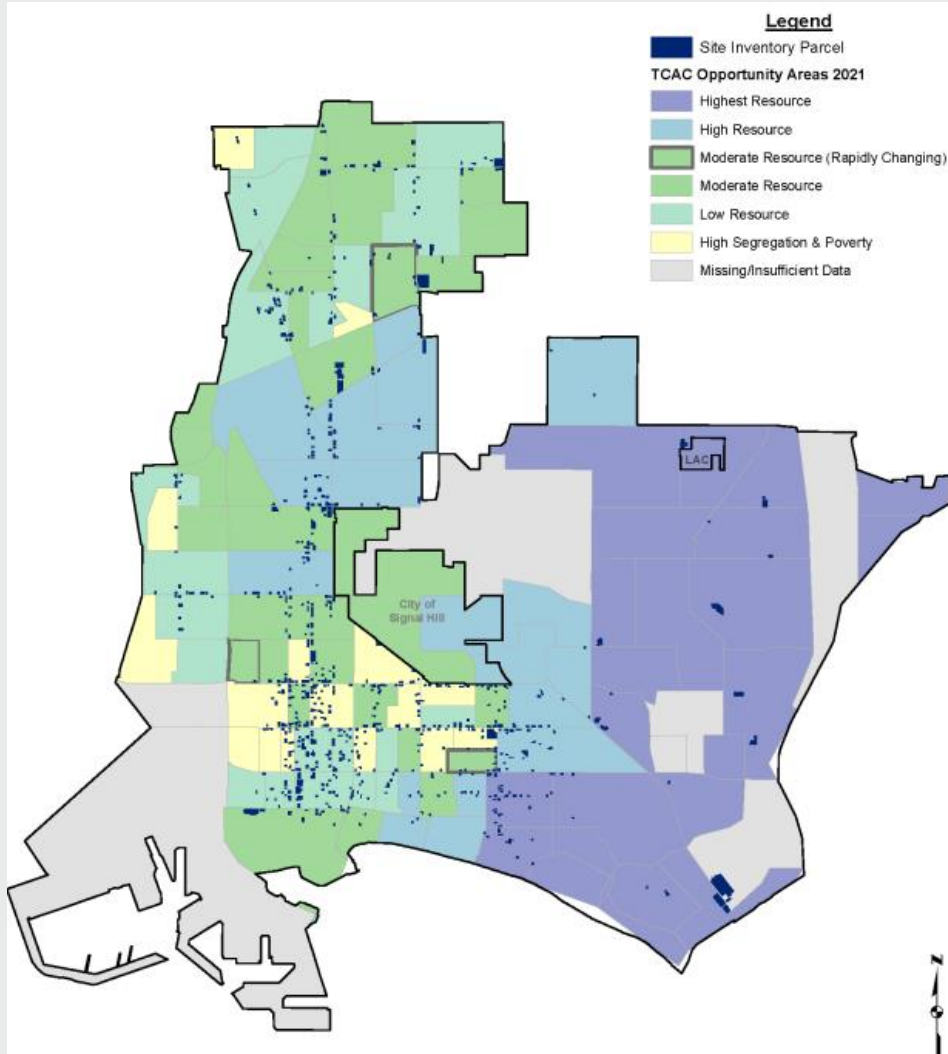
Development Trends Going Forward

ADU production has increased every year since statewide legislation went into effect. In 2022, out of the 980 building permits issued for new units, 509 were for ADUs.

Calendar Year	ADU Building Permits Issued
January 1st – December 31, 2017	22
January 1st – December 31, 2018	118
January 1st – December 31, 2019	151
January 1st – December 31, 2020	267
January 1st – December 31, 2021	445
January 1st – December 31, 2022	509



Fair Housing Considerations



Commitment to increasing housing production at all income levels in high-resource areas to address historic segregation

Housing Policy Milestones for the City

- **Housing Element Update – Certified April 2022**
- Tools in the toolkit: Enhanced Density Bonus, Micro-Units, Inclusionary Housing
- Implementation actions for Housing Element
- Continued implementation of ADUs, including garage conversions and modular structures - Ongoing
- Implementation of Everyone Home and Mayor’s Task Force on Affordable and Workforce Housing – Ongoing
- Additional EOC actions and initiatives: interim housing locations, motel conversion opportunities, affordable housing streamlining, tenant protections

Additional 2023 Housing Initiatives

In the works:

- ADU Ordinance Update
- Pre-approved ADU plans
- Permit Software Replacement
- UPlan Phase II Adoption
- Zone In updates for: City Core, West Long Beach, Greater Bixby Knolls
- Launch Zone In for Broadway/Historic Corridors, Wrigley
- Omnibus Housing Zoning Code Updates
- Homeless Emergency transition to Permanent Zoning Code Updates
- Permanent Ordinance of Micro-unit Pilot Program
- PD-30/PD-6 Updates to Downtown and Shoreline Plans
- Religious Facility Ordinance
- Housing Dashboard updates

For More Information

For previous housing annual progress reports:

<https://www.hcd.ca.gov/community-development/housing-element/index.html>

For information on General Plan updates in Long Beach, contact:

Alejandro Sánchez-López, Planner
alejandrosanchez-lopez@longbeach.gov
(562) 570-6553



Thank you

Alejandro Sanchez-Lopez
Planner
Development Services Department
Alejandro.Sanchez-Lopez@longbeach.gov