



Emergency Proclamation to Address Homelessness Update 10

City Council Meeting – May 23, 2023

Mission Statement

To reduce the number of persons experiencing homelessness in the City and the region by increasing housing opportunities and by enhancing current initiatives that provide field-based outreach, engagement, and supportive services while maintaining the safety and security of the people experiencing homelessness, the general public and staff, and improving overall public safety for the entire community.

Homelessness Strategic Plan

- The Statement of Possibility from the Everyone Home Homelessness Strategic Plan continues to define success in Long Beach in its mission to end homelessness.
- Statement of Possibility: The experience of homelessness in Long Beach is rare and brief when it occurs.



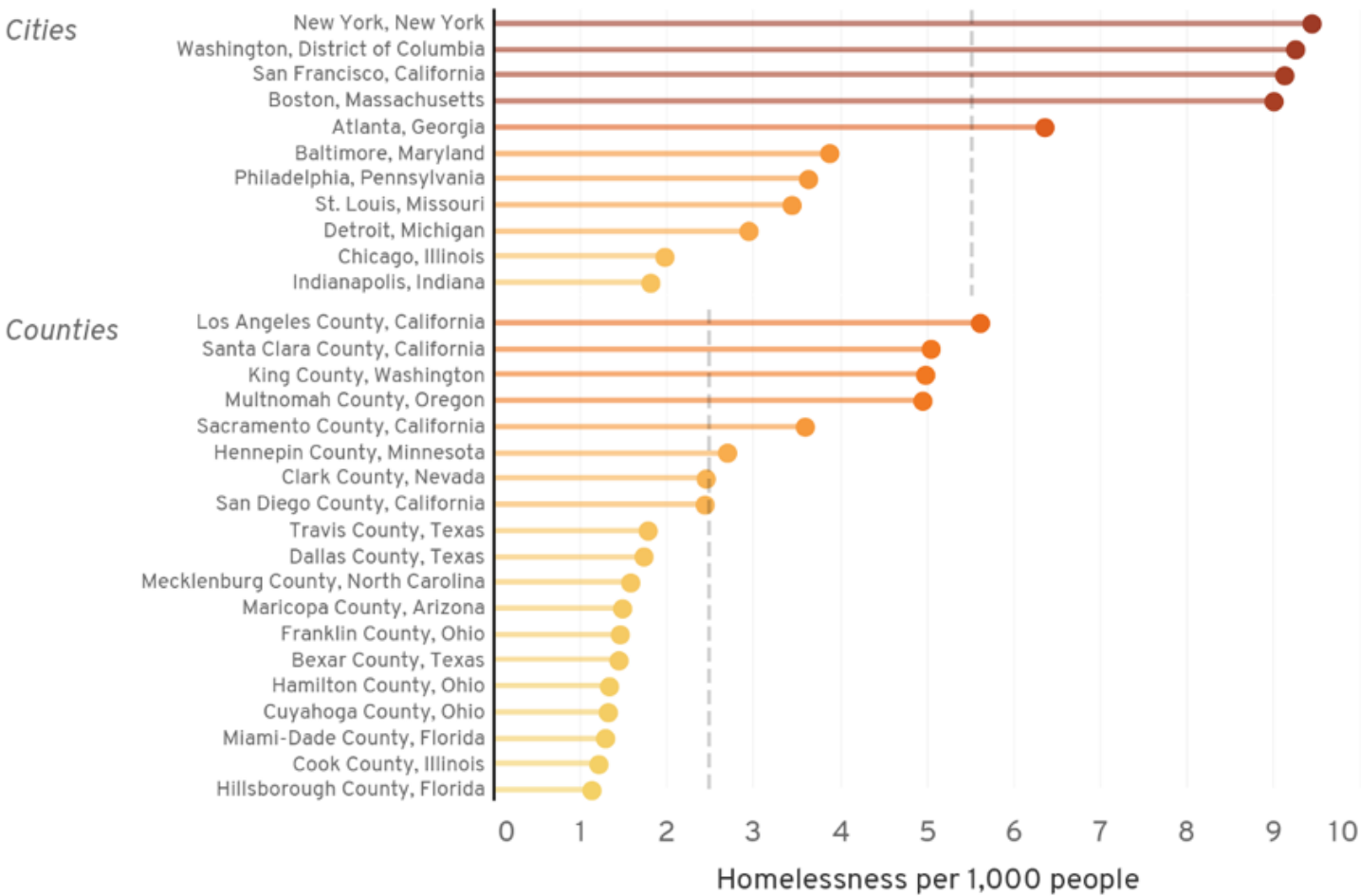
A nighttime photograph of a city waterfront. In the foreground, a body of water reflects the colorful lights from the city. A large, multi-story building with a red wheel-like structure is prominent in the middle ground. The background features a skyline of various skyscrapers and palm trees, all illuminated by city lights. The overall scene is vibrant and captures the energy of a coastal city at night.

Homelessness Is a Housing Problem

Homelessness is a Housing Problem

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

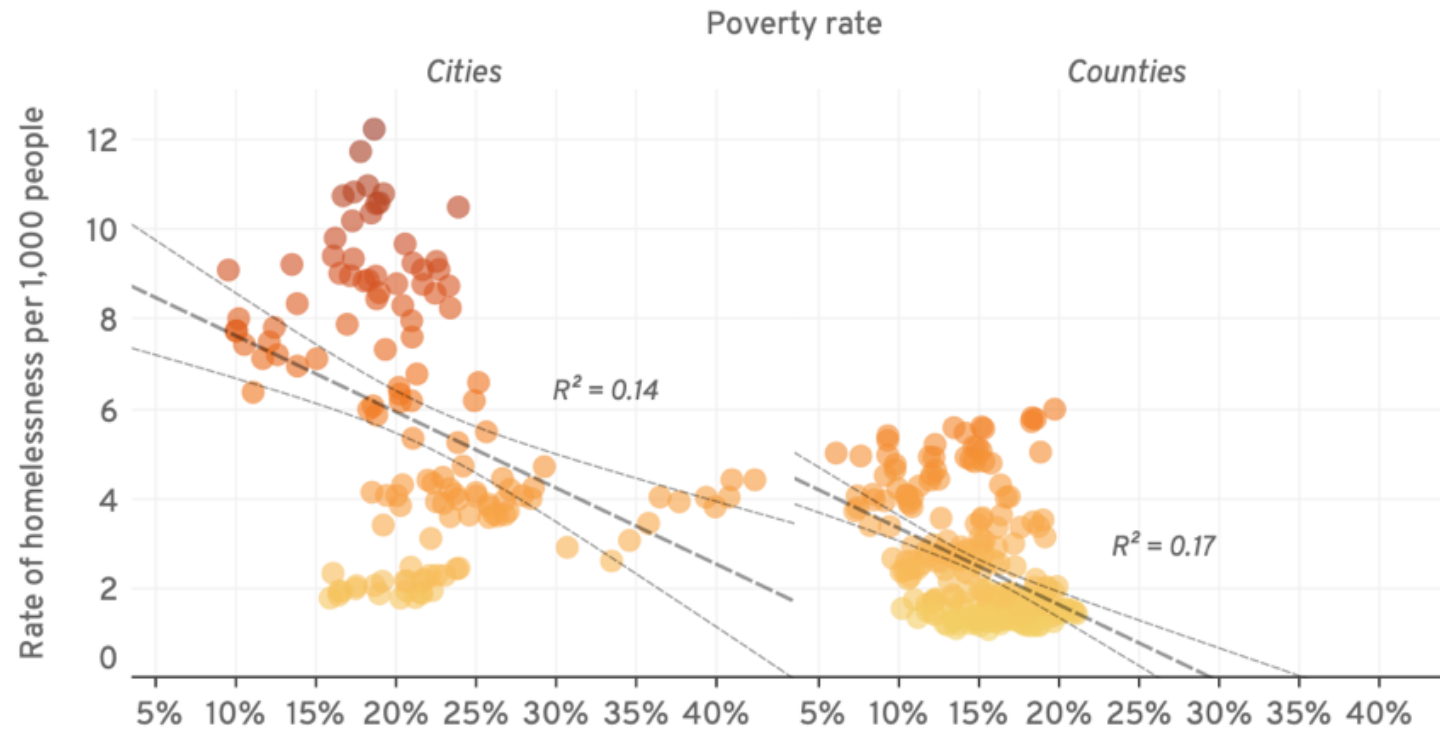
Dashed lines indicate city and county averages of per capita PIT counts



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.

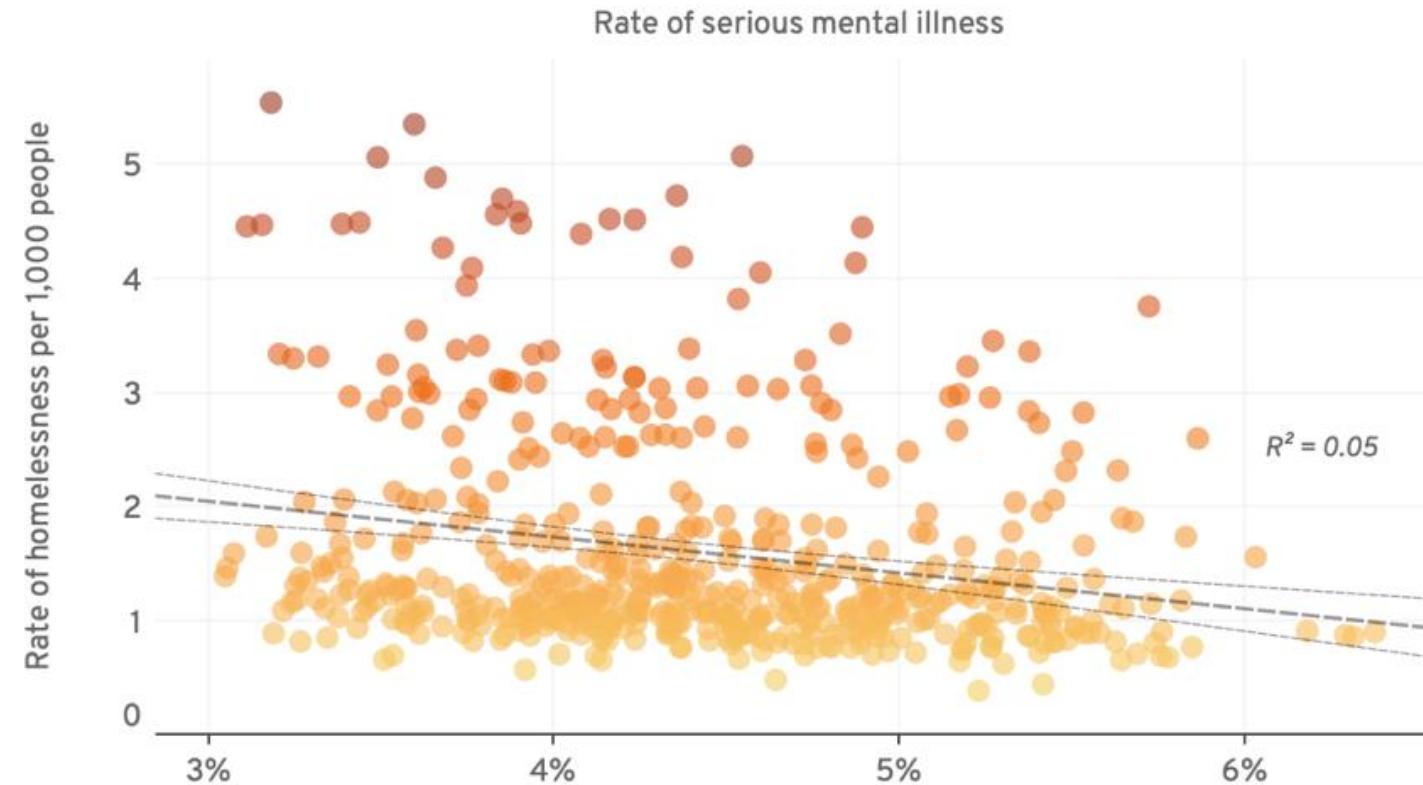


Bands indicate 95% confidence intervals for the slope of the regression line.

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.

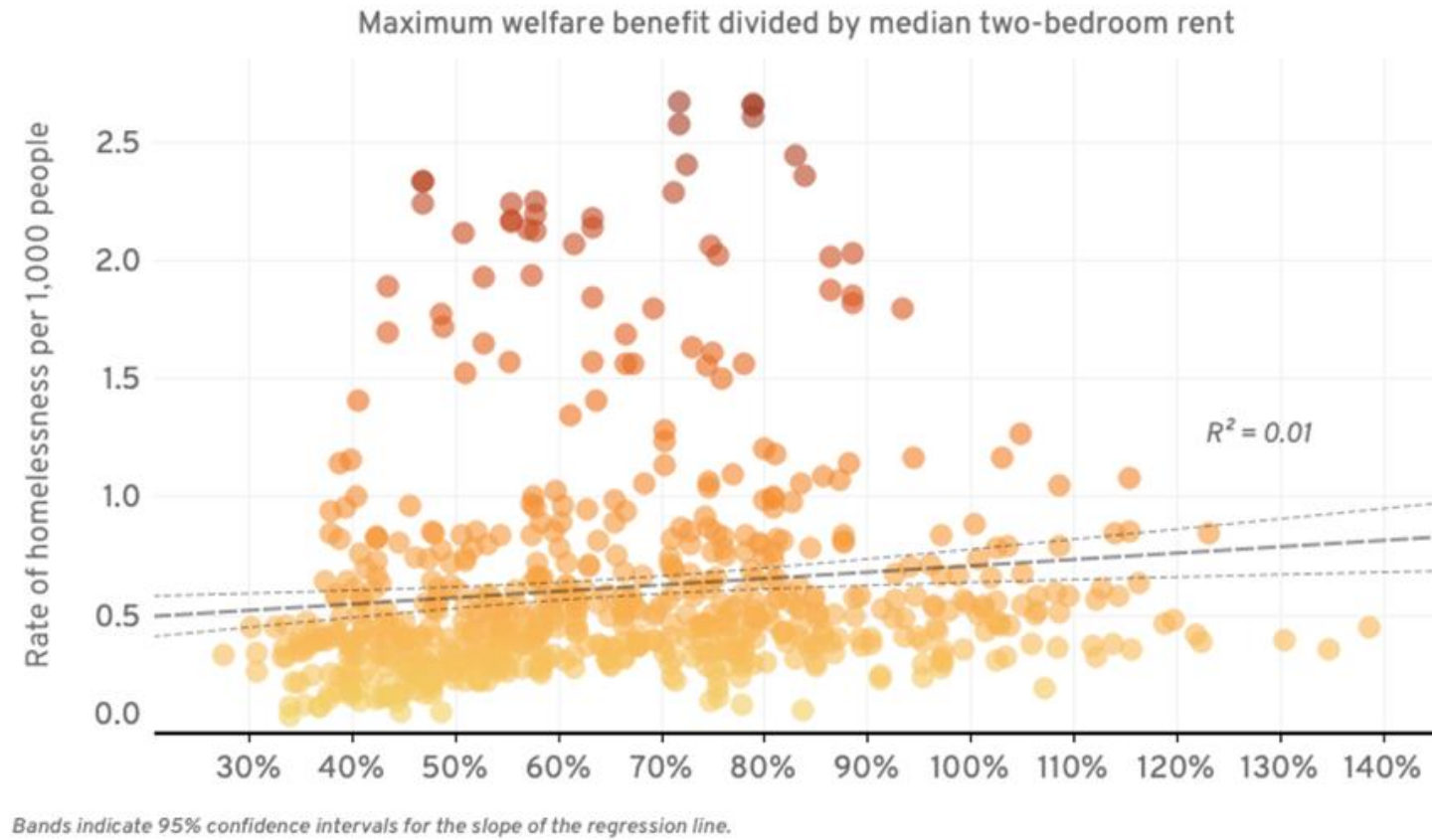


Bands indicate 95% confidence intervals for the slope of the regression line.

Homelessness is a Housing Problem

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

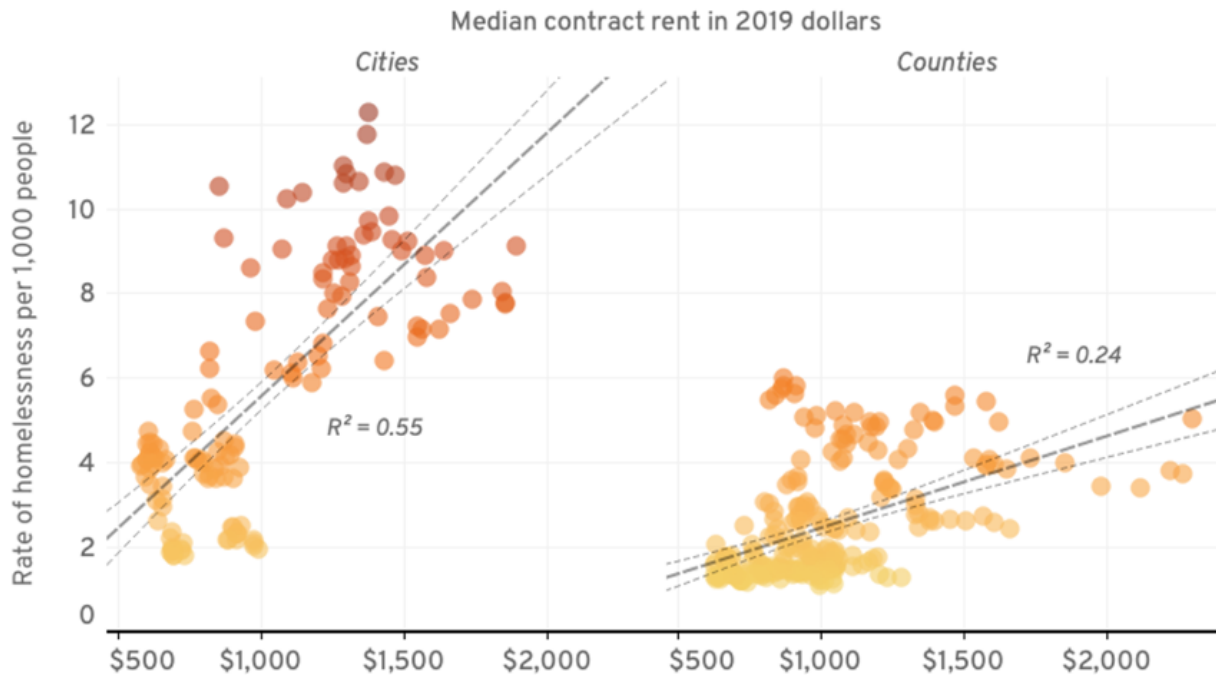
Dashed lines indicate a linear regression of family per capita PIT counts onto benefit/rent ratios in U.S. states between 2007 and 2019.



Homelessness is a Housing Problem

Median contract rent versus PIT count (per capita)

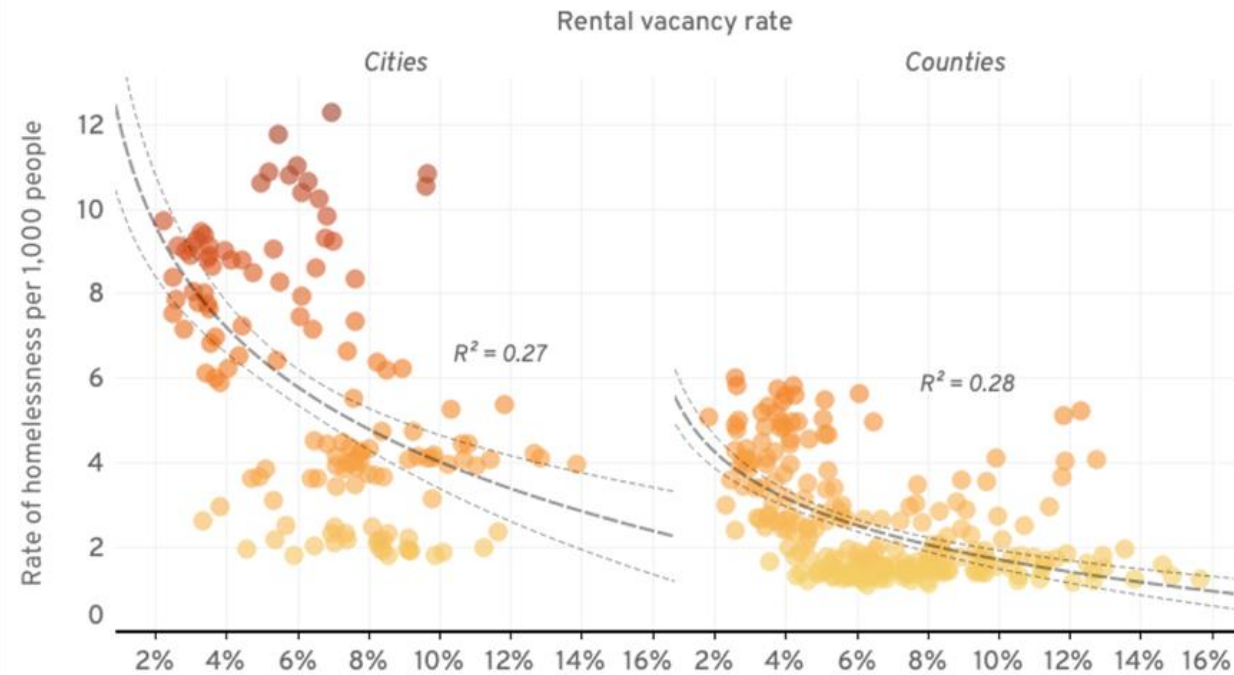
Dashed lines indicate a linear regression of per capita PIT counts onto median contract rent between 2007 and 2019 for a sample of U.S. regions.



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

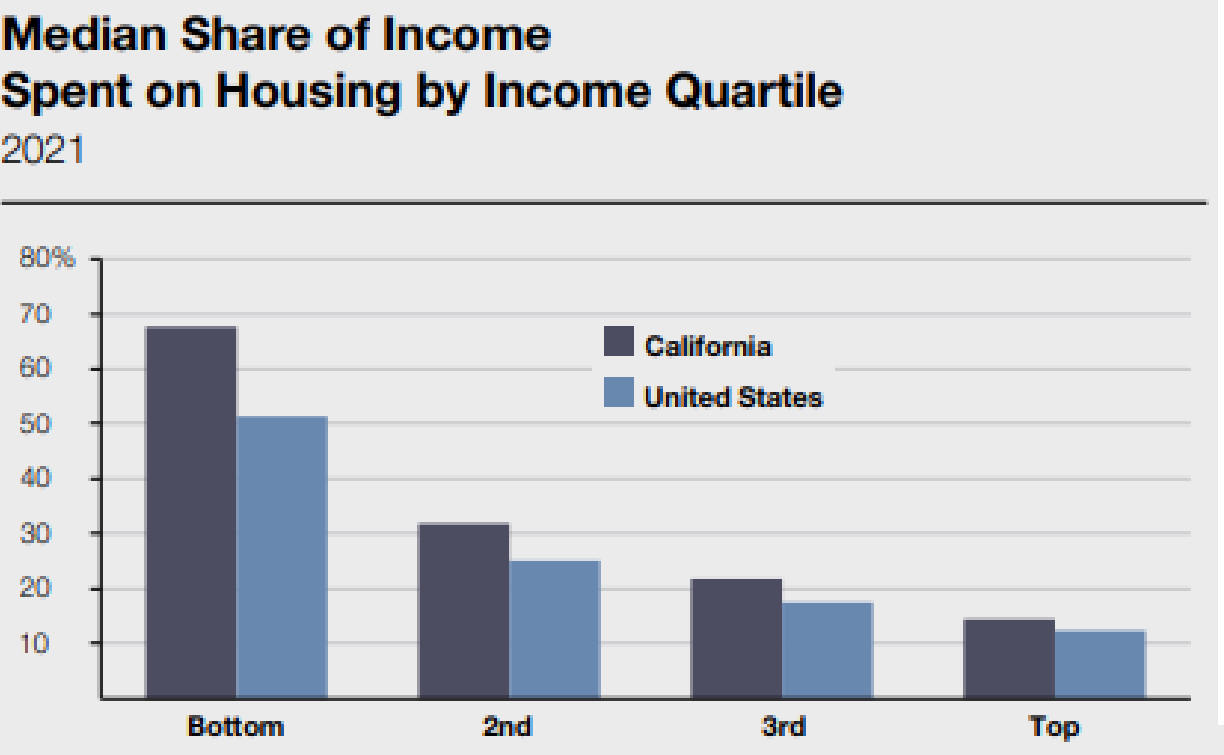
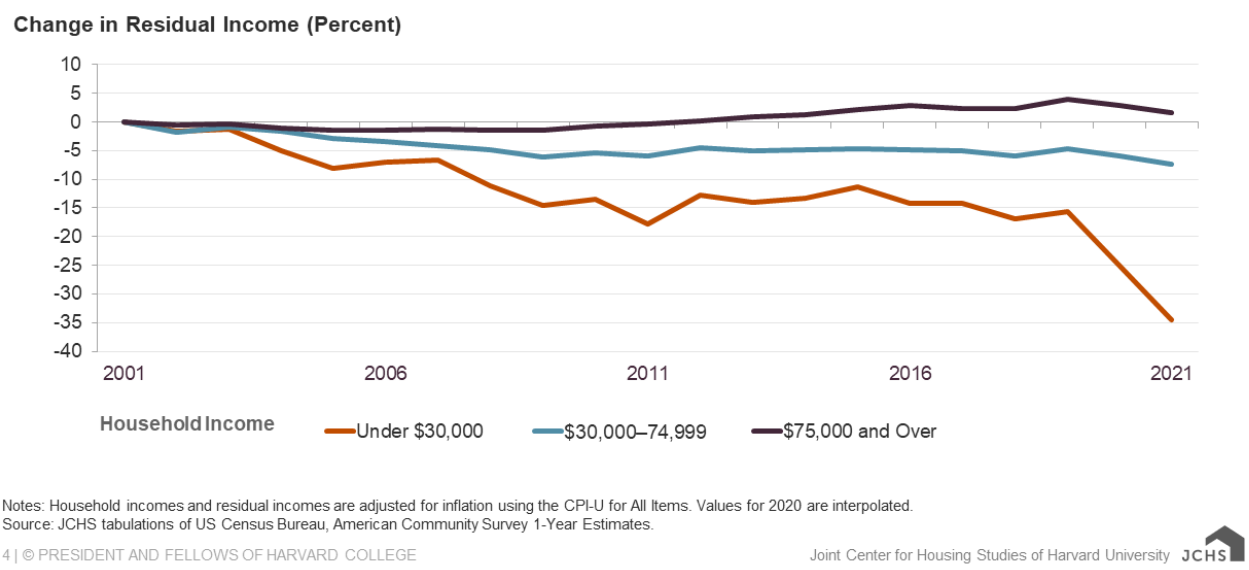


Figure 3: Inequality is Increasing Among Renters as Affordability for Lower-Income Households Worsens



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, tenant protections)

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?

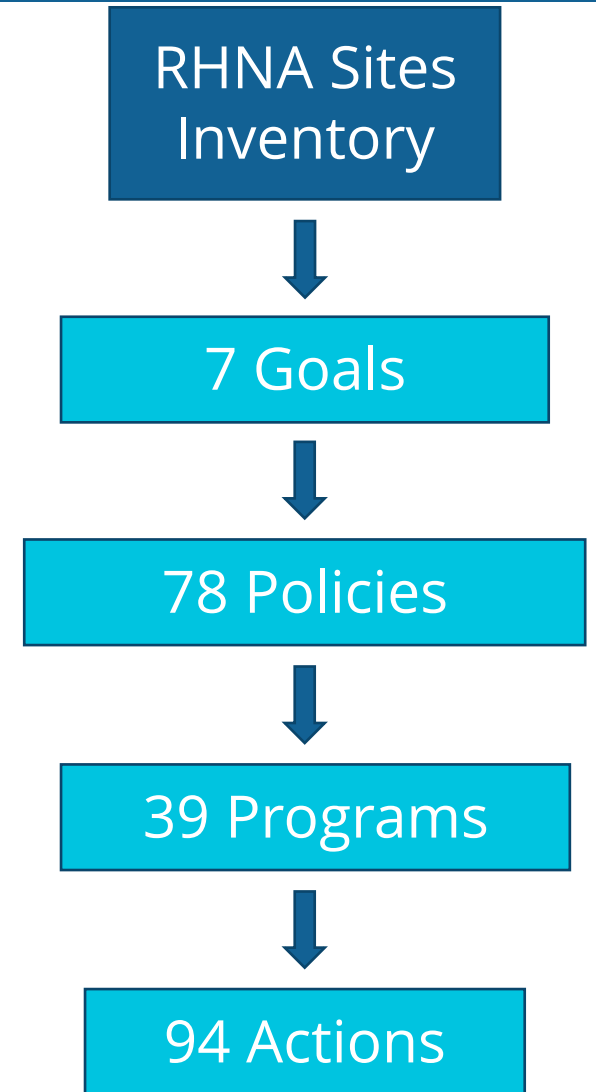
Required Elements



- 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)

How is the Housing Element Used?

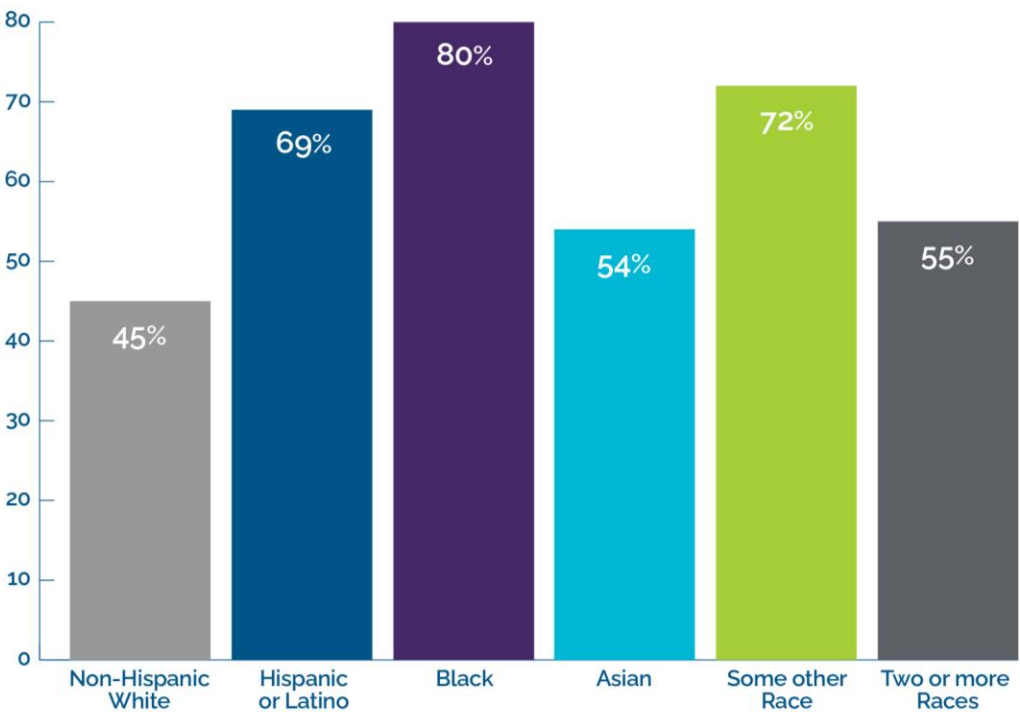
- The Housing Element is the guiding document that sets the City's **policy and program direction** related to housing
- **Used when reviewing development projects** (both housing and non-housing projects)
- **Guides all future city ordinances** that the City develops as they must be consistent with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



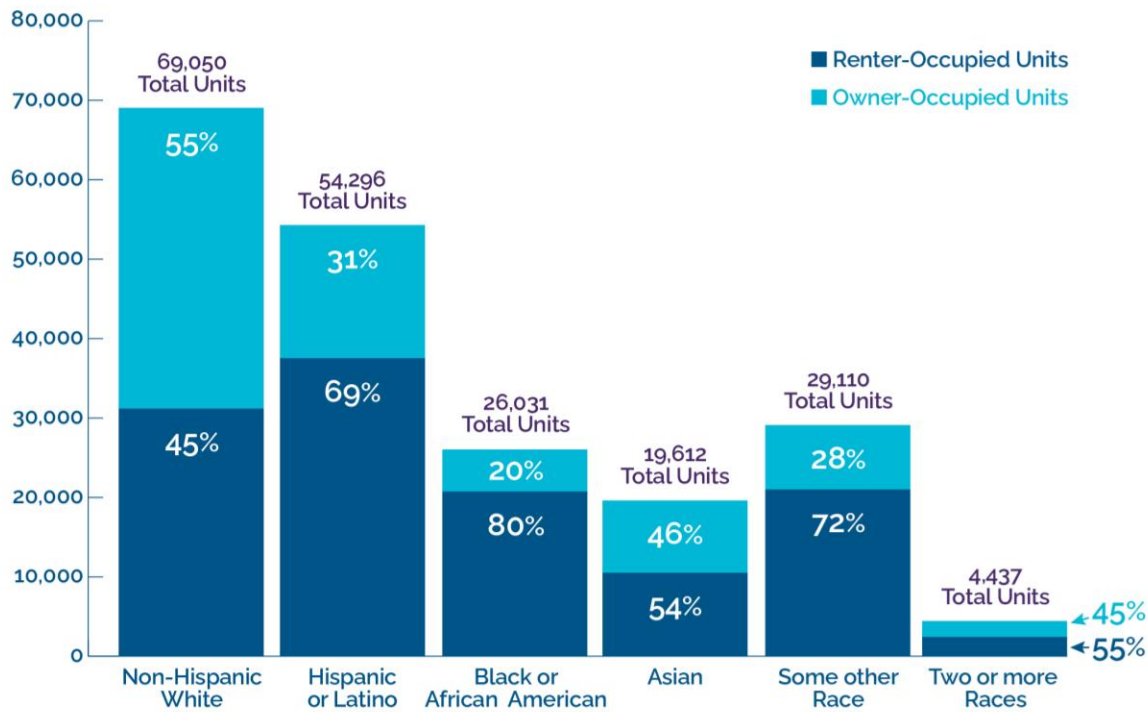
Housing in Long Beach: Population Characteristics

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

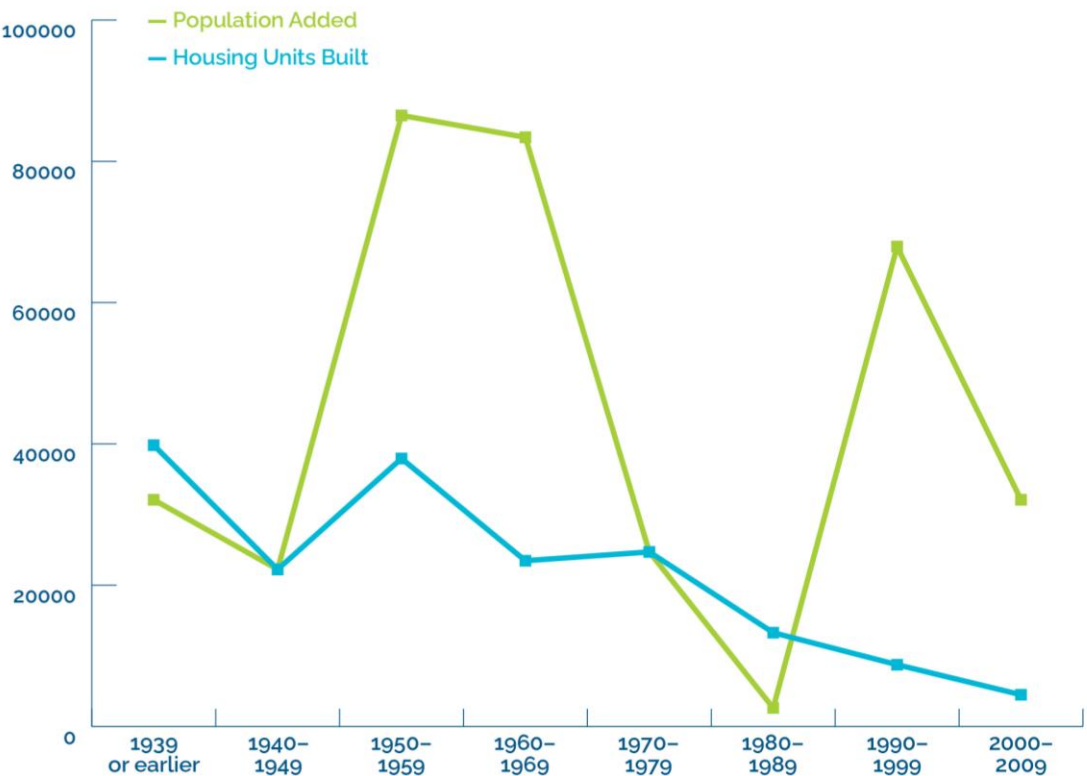


Source: U.S. Census Bureau, 2018 American Community Survey

An Aging and Insufficient Housing Stock

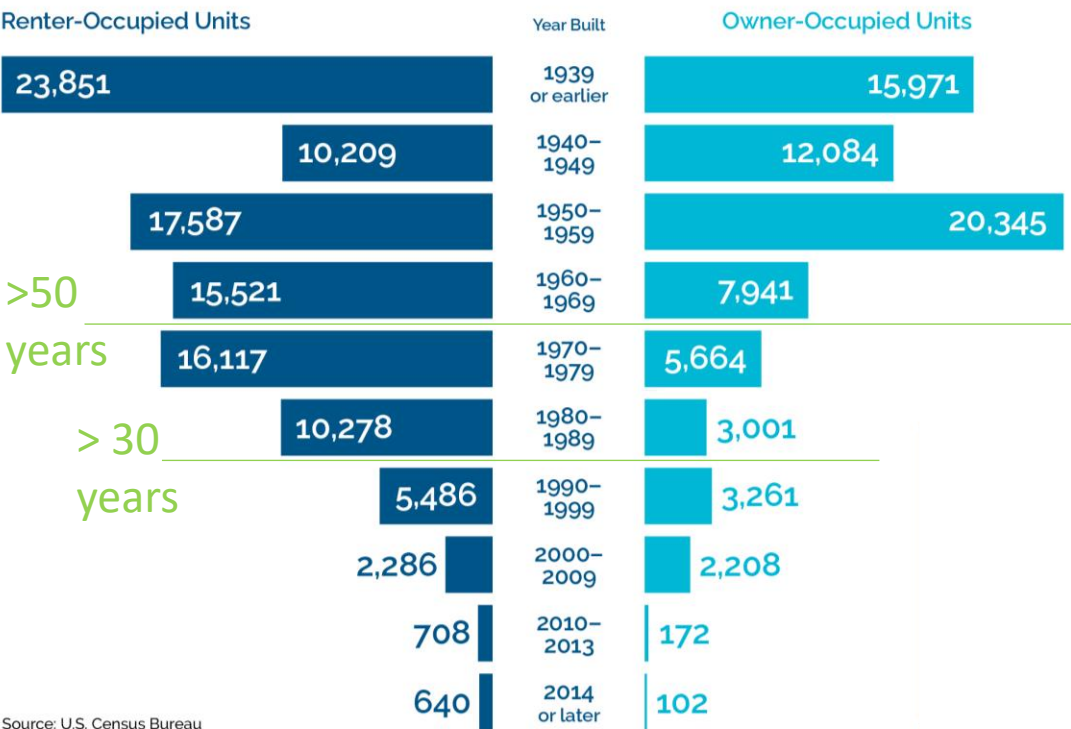
The City has an aging housing supply, indicating housing production has not kept pace with population growth and housing demand.

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

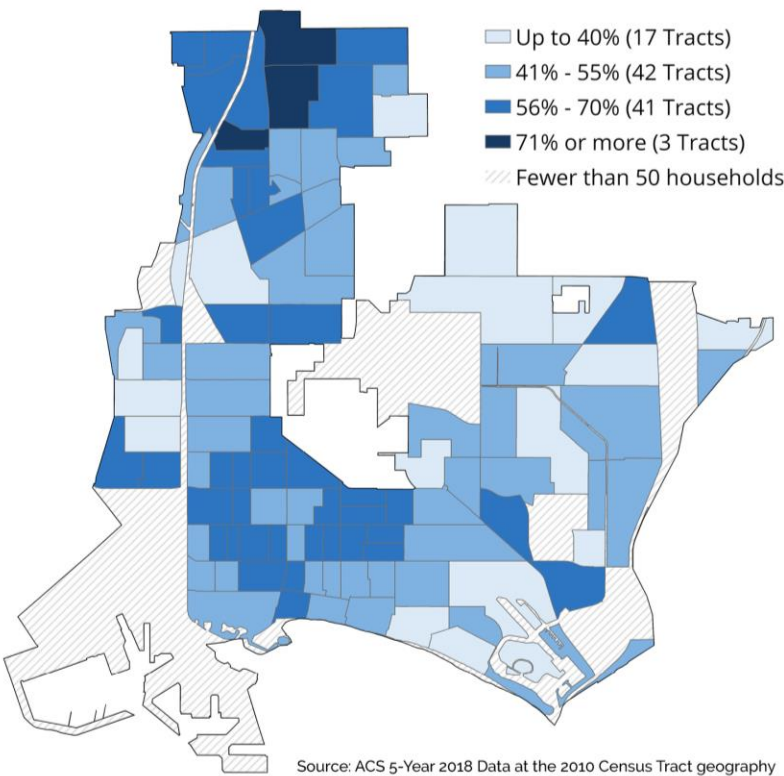


Source: U.S. Census Bureau

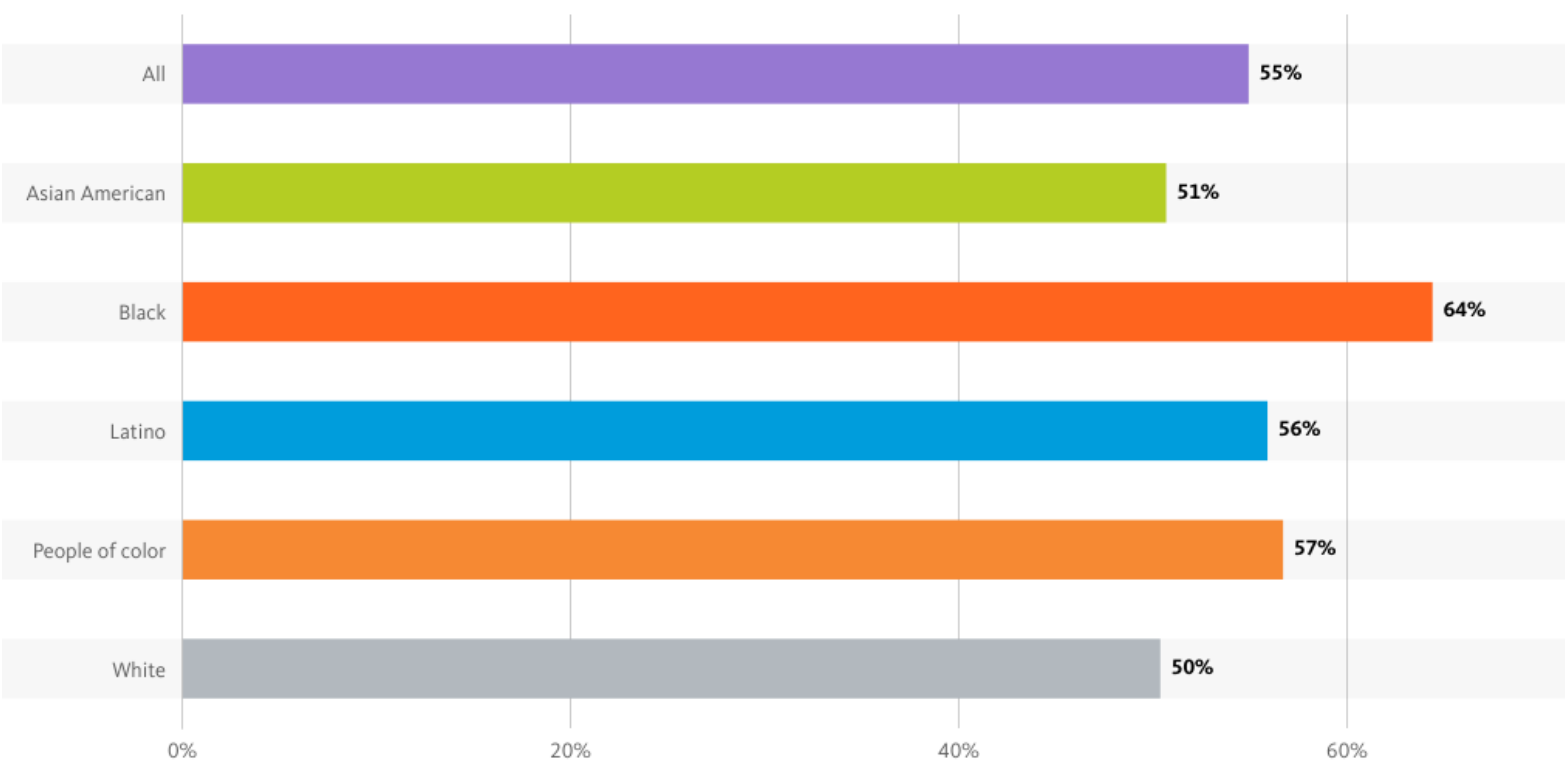
Rent Burden

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



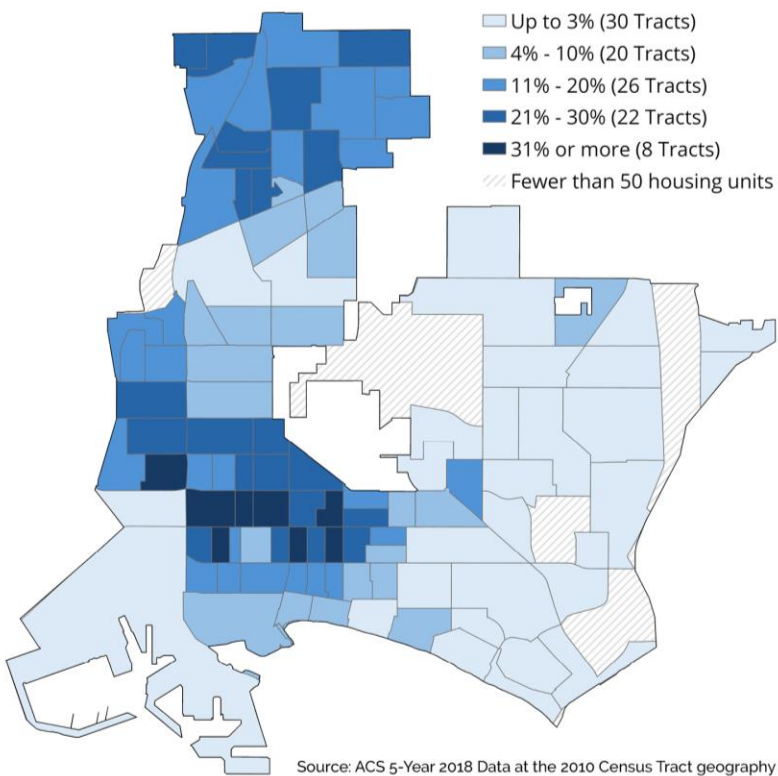
Percentage of Rent-Burdened Renters in Long Beach, 2020



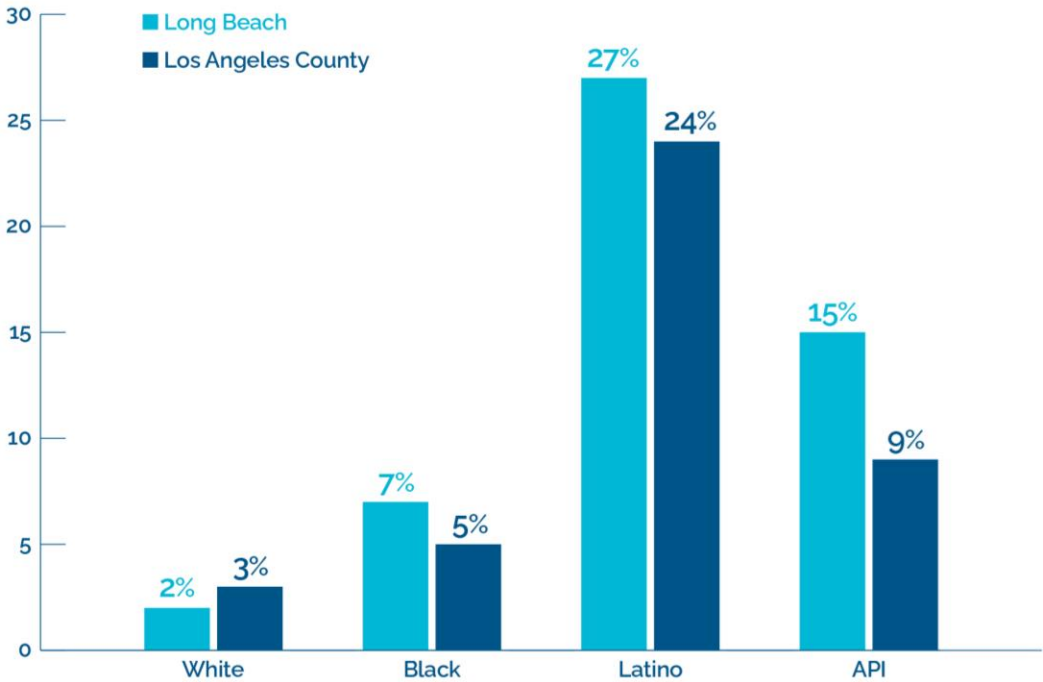
Household Overcrowding

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



Source: ACS 5-Year Files

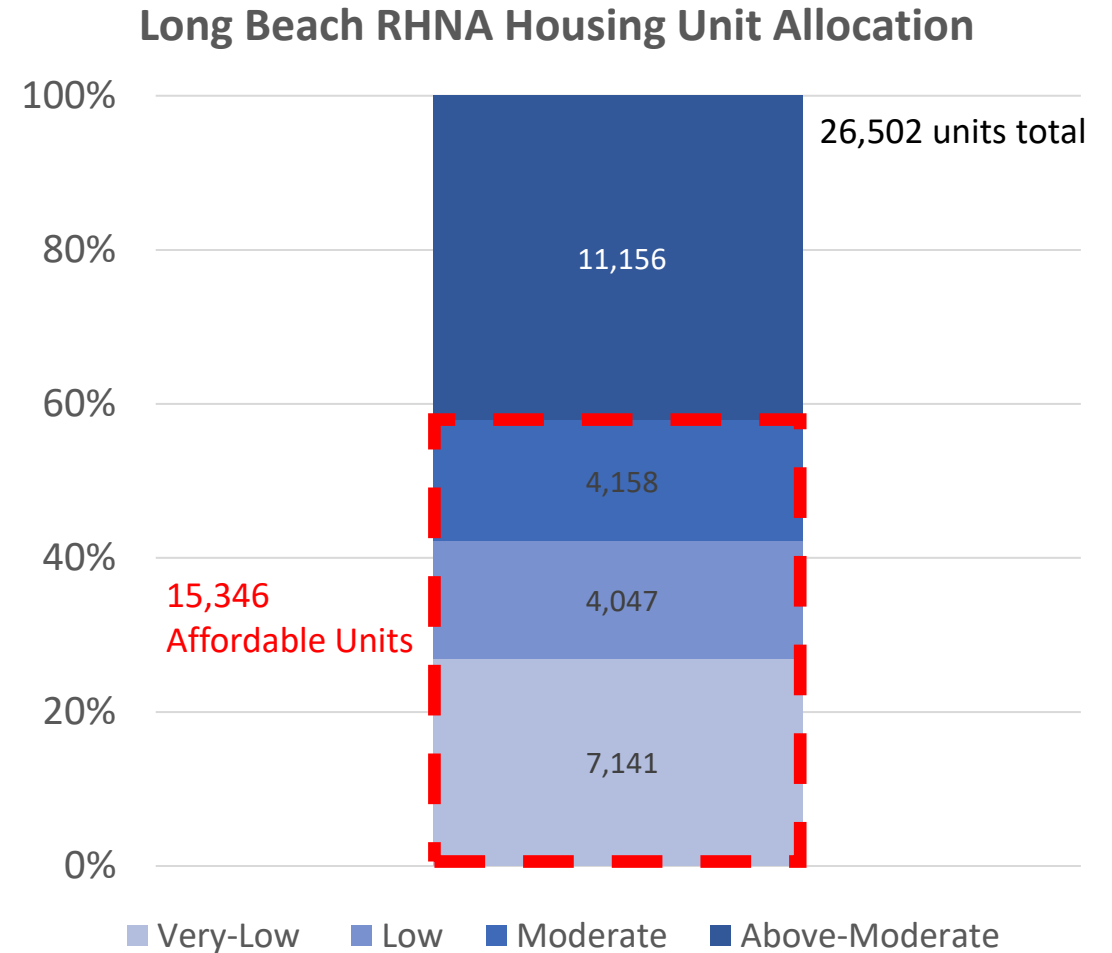
Housing Development: 6th RHNA Cycle

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

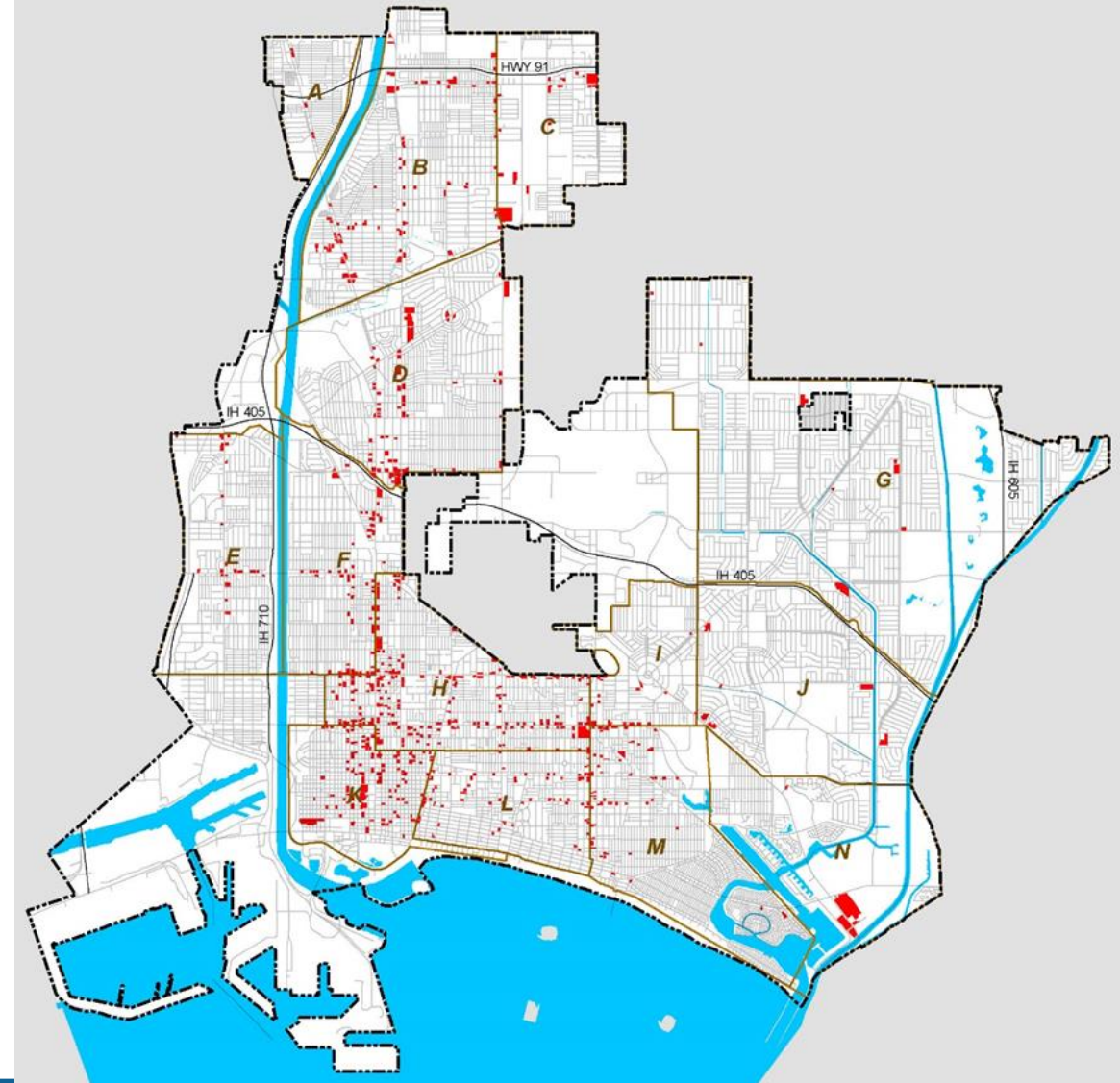
Housing Unit Allocation:

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



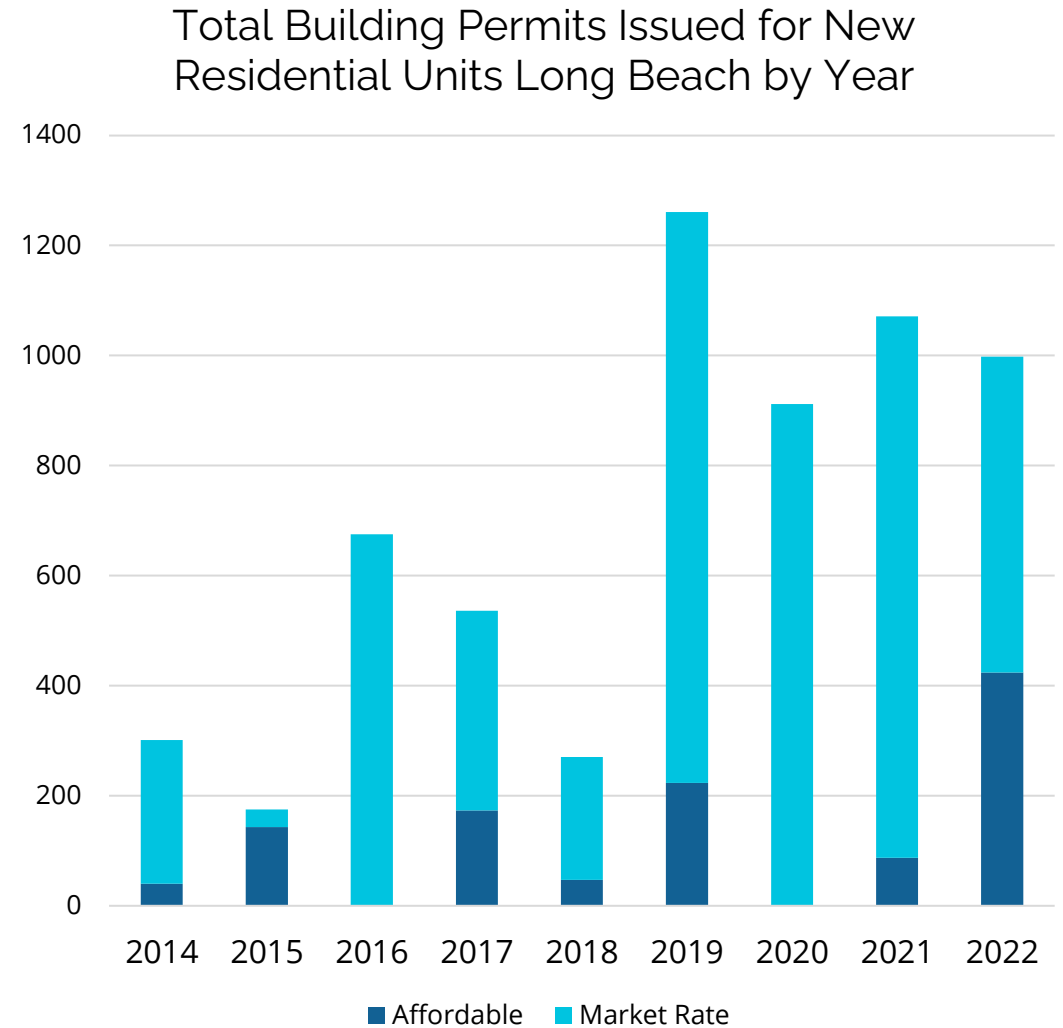
What Does it Mean if a Property is in the Site Inventory?

- 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

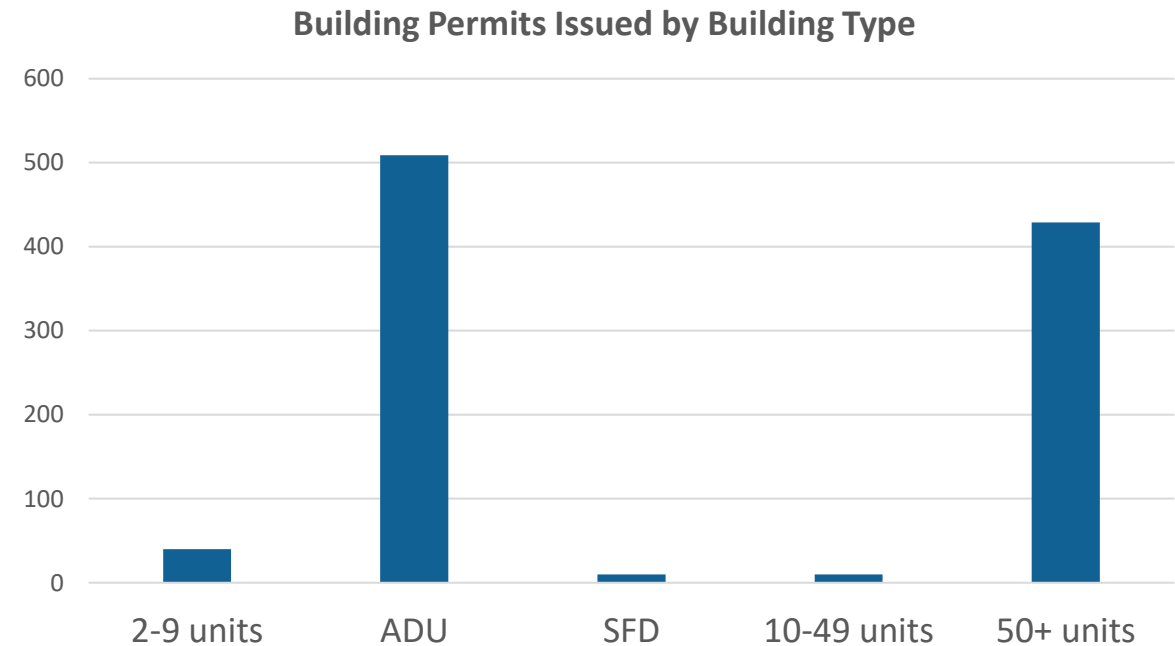
In 2022, despite a global pandemic and market volatility, Long Beach maintained housing production primarily due to increased Accessory Dwelling Unit (ADU) activity. However, new applications have begun to slow down.



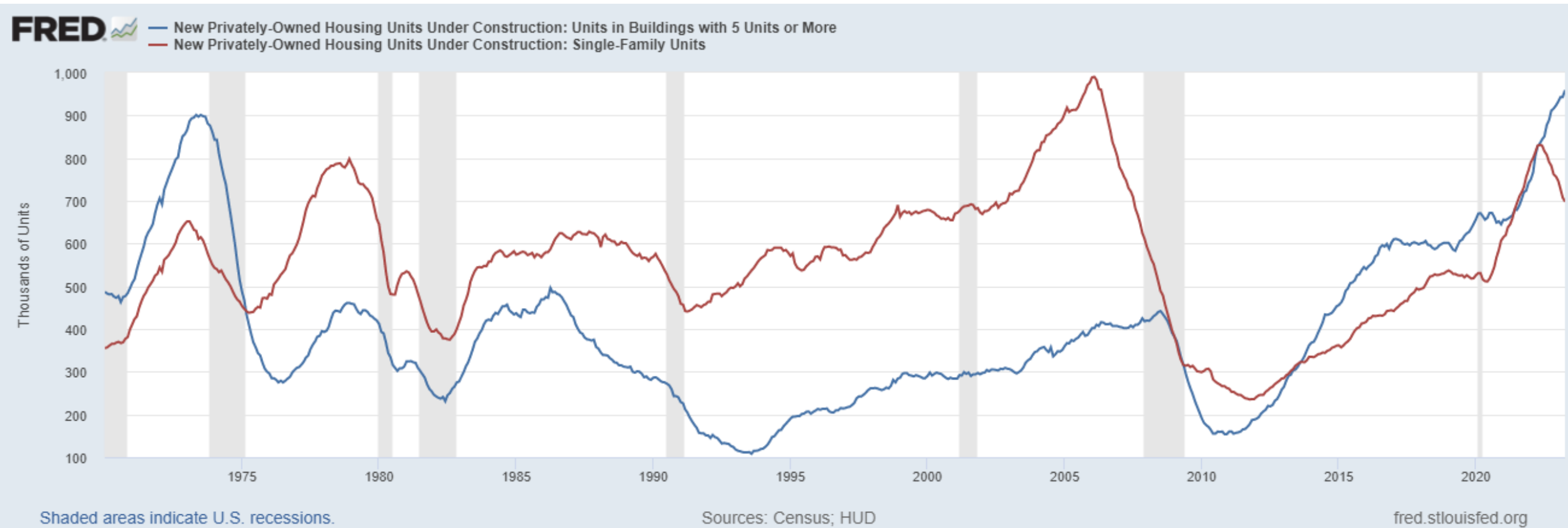
Development Trends Going Forward

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 |



Development Trends Going Forward

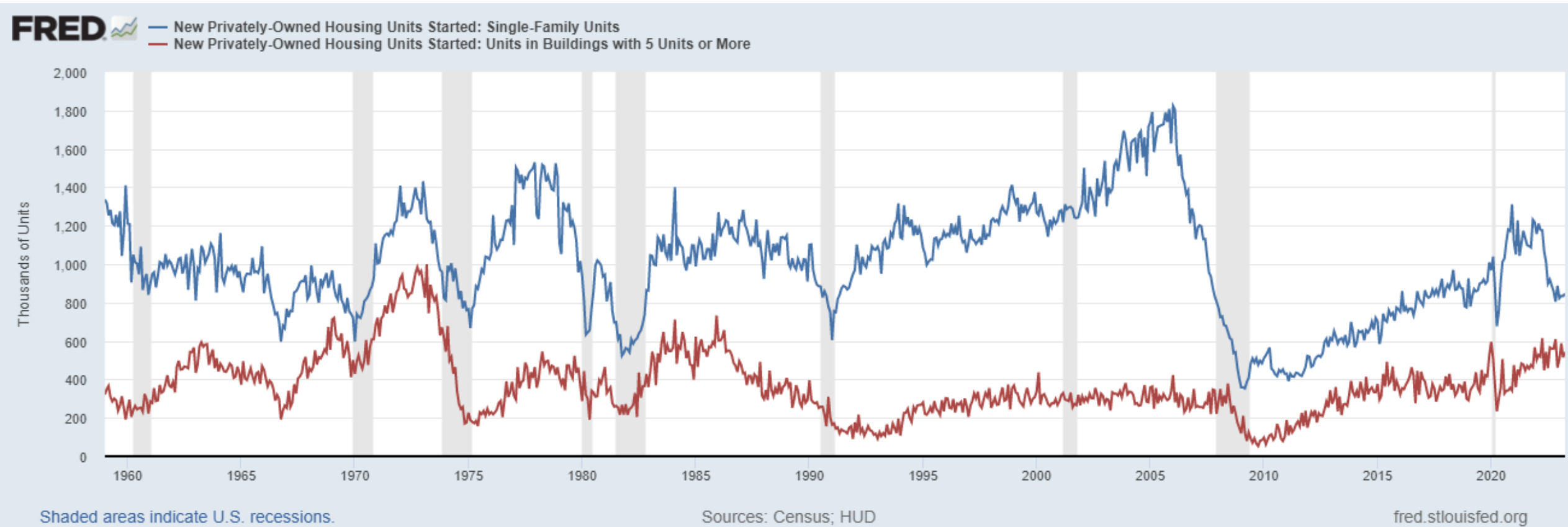


Housing Development: 6th RHNA Cycle (continued)

2022 Activity

| | Applications Submitted (# of Units) | | | Applications Approved (# of Units) | | |
|-------------------------|--|-------------|--------------|---------------------------------------|-------------|------------|
| | Affordable | Market-Rate | Total | Affordable | Market-Rate | Total |
| Entitlements | 364 | 2,870 | 3,234 | 204 | 453 | 657 |
| Building Permits | 205 | 421 | 626 | 424 | 574 | 998 |

Development Trends Going Forward



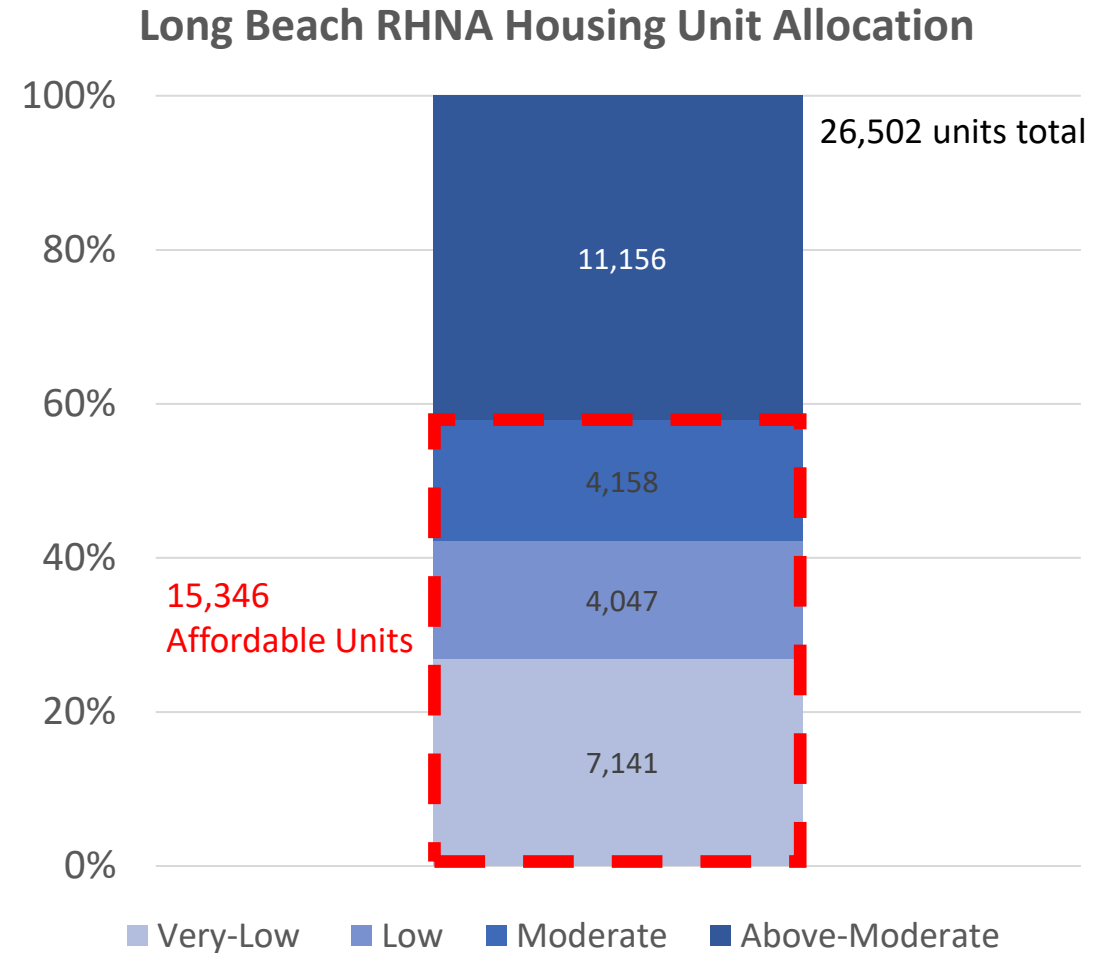
A Regional Housing Crisis

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

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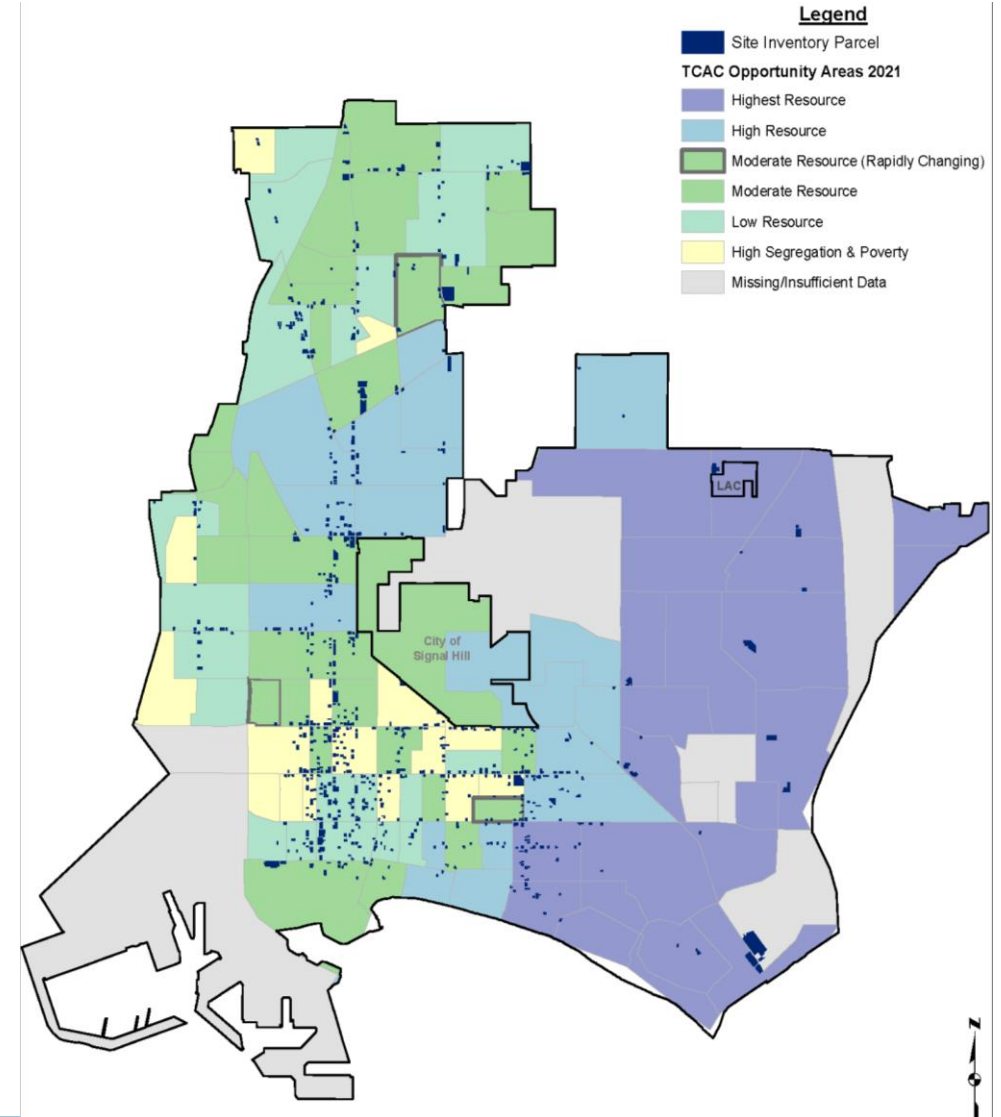
Understanding Housing Markets and Housing Production

Items Local Governments Control

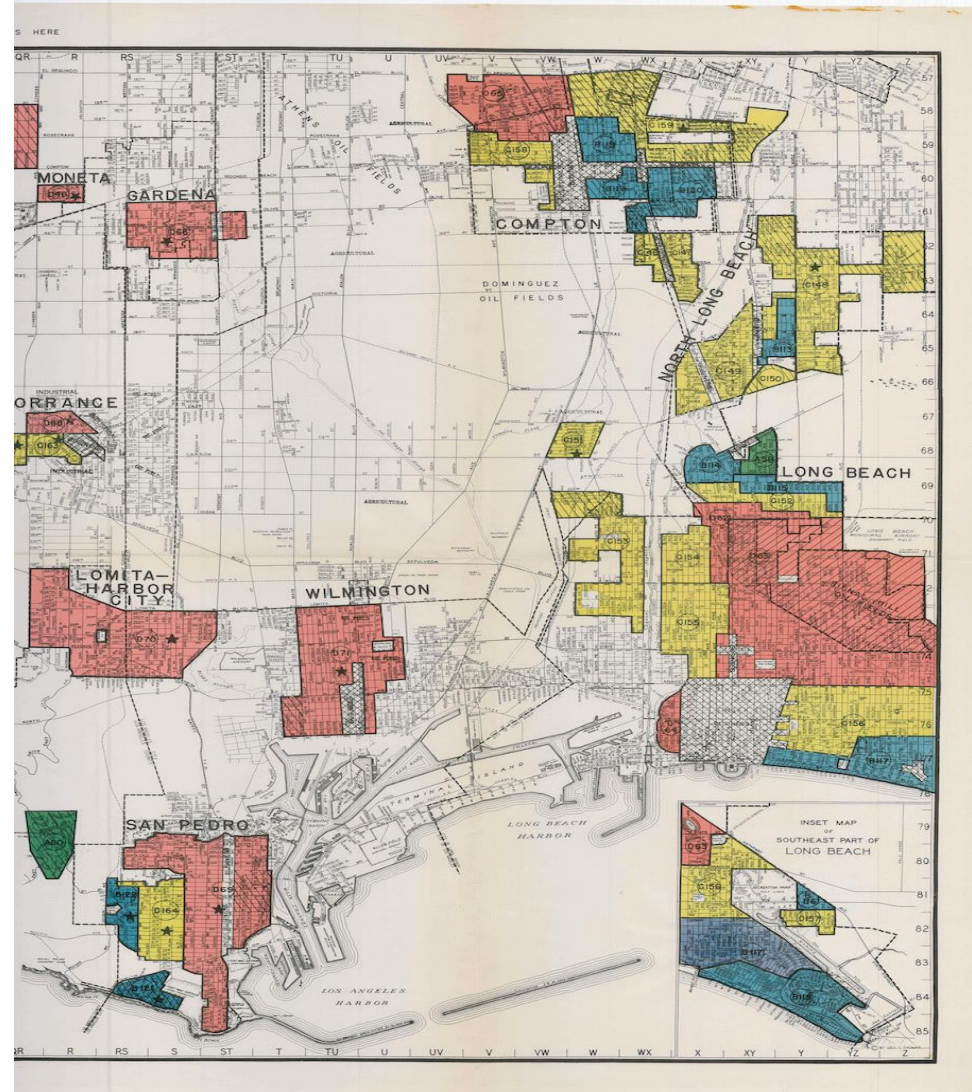
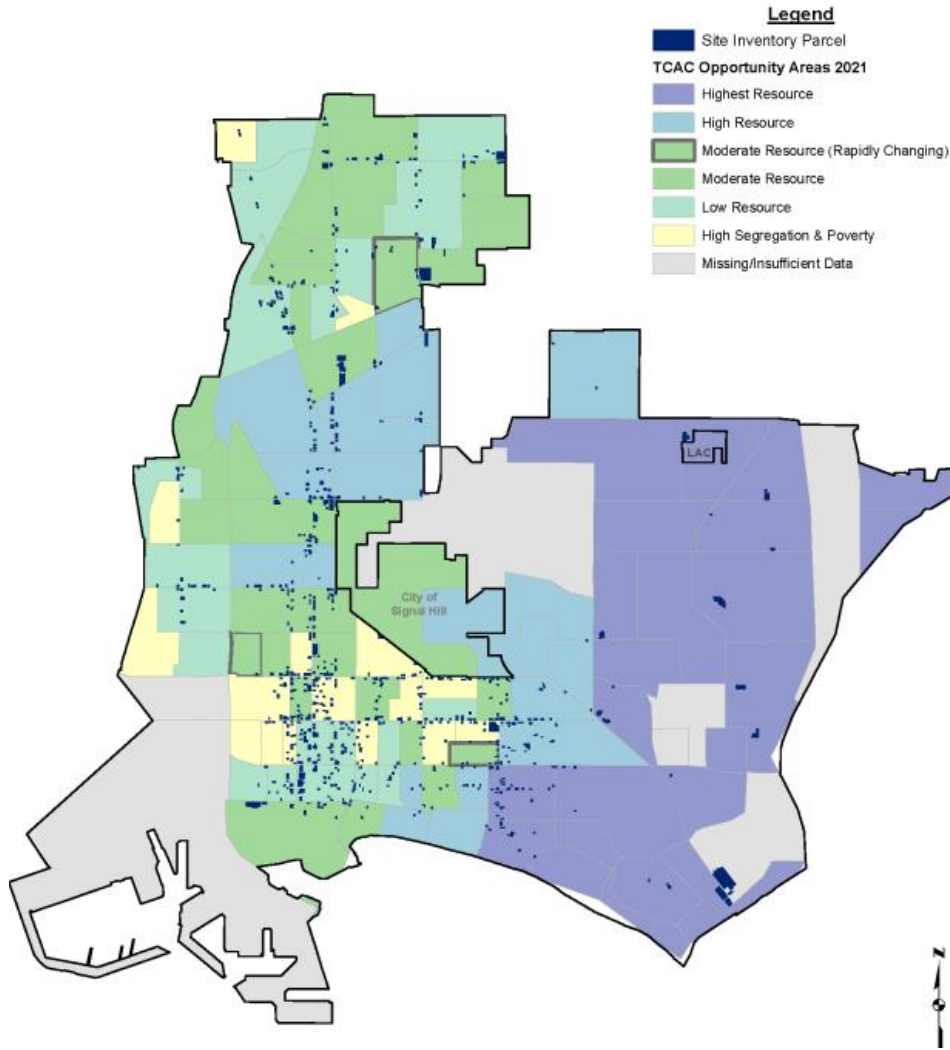
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Fair Housing Assessment Findings (Appendix F)

- 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



Fair Housing Considerations

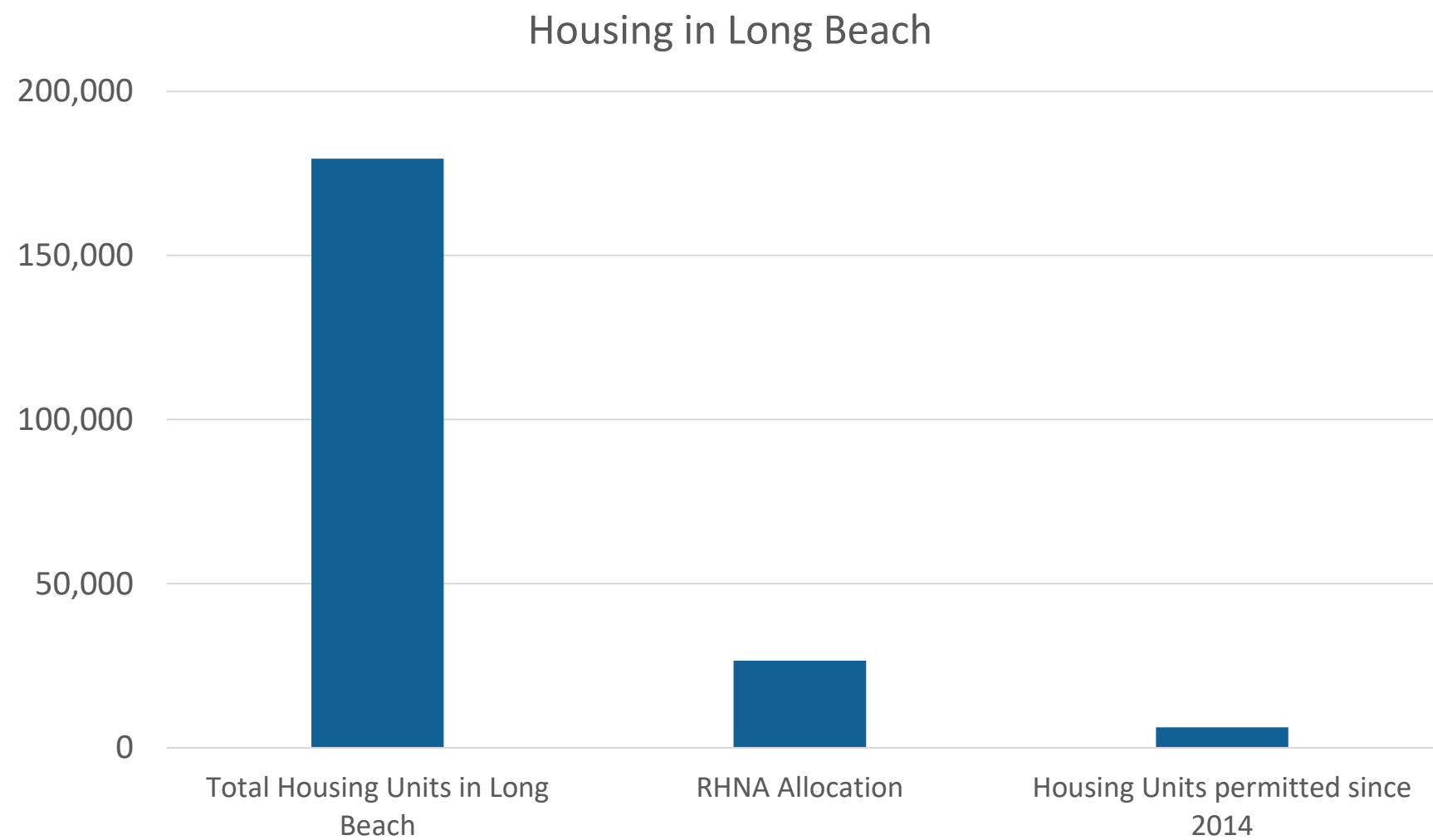


Commitment to increasing housing production at all income levels in high-resource areas to address historic segregation

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
- Zoning updates: Zone In WestLB

Housing Stock in Long Beach



Understanding Housing Markets and Housing Production

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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, 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
- Improvements to existing tenant protections
- Identify and address data gaps in housing and homelessness

A nighttime photograph of a city waterfront. In the foreground, several boats are docked along a pier, their lights reflecting in the calm water. A prominent red Ferris wheel is visible among the boats. The background features a city skyline with various buildings, including a tall, brightly lit skyscraper on the right. Palm trees line the waterfront, and their lights are also reflected in the water. The overall scene is vibrant with city lights and a clear reflection in the water.

Actions Taken in the Past Week with Focus Areas for Next Two Weeks

Increase Access to Services

Past week:

- Finalizing outreach for Safe Parking at South Shore Boat Launch scheduled to open in approximately one week.
- Held livestream update with Mayor Richardson and Hannah Stribling, from our MSC to discuss mental health and homelessness

Next two weeks:

- Increase outreach and education regarding availability of the RV Sanitation and Water Filling site
- Open alternative Safe Parking site at South Shore Boat Launch. Individuals using the Queensway site will be invited to transition to the new site
- Housing Authority will continue to work to update its Housing Choice Voucher List

Increase Interim and Long-term Housing Access

Past week:

- Worked to identify an ongoing emergency shelter site
- Worked to identify potential Homekey sites for state application

Next two weeks:

- Continue to conduct enhanced engagement with housing providers to boost housing access
- Work to identify a long-term emergency shelter site
- Review sites for a potential Project Homekey application

Engage Community in Data, Planning and Assistance

Past week:

- Continuing to explore translation options for Homelessness Dashboard
- Scheduled for Thursday, June 22 the Interfaith Convening with faith-based organizations across the City who are committed to supporting the efforts of not only the emergency response, but ongoing after the emergency has been lifted

Next two weeks:

- Plan the June 22 Interfaith convening of faith organizations



Thank you

Kelly Colopy, Director

Department of Health and Human
Services

Eric Lopez, Director

Department of Public Works