Draft 2013-2021 Housing Element

City of Long Beach

Long Beach Development Services
Planning Bureau
333 West Ocean Blvd., 5th Fl
Long Beach, CA 90802

June 14, 2013

Table of Contents

I. INTRODUCTION 1
- A. Community Context 1
- B. Organization of the Housing Element 2
- C. Data Sources and Methods 2
- D. Public Participation 3
- E. Relationship to Other General Plan Chapters 7
- F. Relationship to City's Strategic Plan 7

II. HOUSING NEEDS ASSESSMENT 8
- A. Population Characteristics 8
- B. Household Characteristics 18
- C. Housing Stock Characteristics 33
- D. Assisted Housing At-Risk of Conversion 41
- E. Housing Problems 48

III. HOUSING CONSTRAINTS 53
- A. Market Constraints 53
- B. Governmental Constraints 55
- C. Environmental and Infrastructure Constraints 80

IV. HOUSING RESOURCES 83
- A. Opportunities for Residential Development 83
- B. Financial Resources 93
- C. Administrative Resources 94
- D. Opportunities for Energy Conservation 95

V. HOUSING PLAN 99
- A. Goals and Policies 99
- B. Housing Programs 105
- C. Summary of Program Objectives 127

APPENDIX A: PUBLIC PARTICIPATION A-1
APPENDIX B: SITES INVENTORY B-1
APPENDIX C: REVIEW OF PAST ACCOMPLISHMENTS C-1

List of Tables

Table 1: Summary of Public Comments....3
Table 2: Population Growth in Long Beach....9
Table 3: Age Characteristics....10
Table 4: Race and Ethnicity....11
Table 5: Employment Profile....17
Table 6: Change in Employment Levels....18
Table 7: Changes in Household Type....20
Table 8: Household Size by Race/Ethnicity....20
Table 9: Occupations and Incomes....21
Table 10: Income Distribution....22
Table 11: Income by Household Race/Ethnicity....22
Table 12: Special Needs Populations....23
Table 13: Disability Status (2009-2011)....27
Table 14: Continuum of Care Gaps Analysis - Homeless Population and Subpopulations....31
Table 15: Continuum of Care Housing Gaps Analysis Chart....32
Table 16: Housing Type (1990-2011)....34
Table 17: Age of Housing Stock....36
Table 18: Active Code Violations....37
Table 19: Median Home and Condominium Sales Prices (March 2013)....38
Table 20: Median and Average Rents by Number of Bedrooms (April 2013)....39
Table 21: Maximum Affordable Housing Costs (2013)....40
Table 22: Inventory of Assisted Housing Developments....42
Table 23: Rent Subsidies Required....47
Table 24: Estimated New Construction Costs....48
Table 25: Housing Assistance Needs of Lower Income Households (2005-2009)....51
Table 26: Disposition of Home Loan Applications....54
Table 27: Residential Land Use Districts....56
Table 28: Residential Development Standards....59
Table 29: Residential Densities for Multi-Family Districts....60
Table 30: Parking Requirements....61
Table 31: Housing Types by Residential Zone....64
Table 32: Planning Timelines....74
Table 33: Building Timelines....74
Table 34: Development Services Fees....77
Table 35: Development Impact Fees....78
Table 36: Removal of Affordable Housing in Coastal Zone....79
Table 37: Entitled and Proposed Developments....84
Table 38: Residential Sites Inventory....87
Table 39: Achieved Densities....90
Table 40: Residential Development Potential and RHNA....92
Table 41: Quantified Objectives for 2013-2021....127
Table 42: Housing Program Matrix....127

List of Figures

Figure 1: Hispanic Concentrations 13
Figure 2: African-American Concentrations 14
Figure 3: Asian Concentrations 15
Figure 4: Unemployment Rate 16
Figure 5: Household Type 19
Figure 6: Housing Vacancy Rate 35
Figure 7: Income Needed to Afford Housing Compared with Income 41
Figure 8: Overcrowding 49
Figure 9: Renters – Unit Size vs. Household Size (Supply vs. Demand) 50
Figure 10: Sites Inventory 89

I. INTRODUCTION

A. Community Context

First incorporated in 1888, Long Beach is a progressive urban community of 462,000 residents located in the South Bay region of Los Angeles County. The City is home to the world renowned Port of Long Beach, a rejuvenated and thriving downtown, major employers, tourist attractions, a State University and over 60 residential neighborhoods, incorporating 17 historic districts and over 150 local neighborhood and business organizations.

Long Beach benefits significantly from strong employment and educational institutions. The City's economy is expanding as the region's economic base continues to shift from manufacturing industries to an information-based economy built around higher technology, a more skilled and educated labor force, and venture capital investments. To facilitate this transition, new housing opportunities are needed to accommodate the newly emerging workforce.

Long Beach has a highly diverse resident population and is a community where no single race or ethnic group is the absolute majority. This is largely due to the former status of the City as a preeminent west coast naval base and the influx of foreign-born immigrants from the 1970's through the present. This diversity is also reflected in age groups, special needs populations and household types. Such diversity manifests itself with significant housing implications, as housing needs and preferences commonly vary by age of residents, household type, and cultural practice, among other factors.

With over 176,000 housing units, Long Beach offers a range of housing opportunities varying from single-family homes, mobile homes and moderate-density courtyard apartments and town homes, to higher-density condominium and apartment buildings. Future housing growth will be focused in the downtown and greater downtown, along major transit corridors, and within close proximity to major employment and activity centers. Through the Long Beach Housing Development Company, the City will continue to be active in preserving and creating affordable housing opportunities for its residents.

Although the Long Beach economy has improved over the last decade, the improvement has been uneven. Residents in some areas have high levels of housing overcrowding and overpayment. Certain neighborhoods also have a high percentage of older housing units. As housing stock ages, neighborhood preservation and improvement continues to be a significant concern.

Therefore, Long Beach faces several challenges over the 2013-2021 planning period of the Housing Element. These challenges include ensuring the quality and affordability of the housing stock, ensuring that suitable housing is available for persons of all economic segments, directing reinvestment in lower income areas, assisting individuals and families with special housing needs, and meeting the needs of a diversifying community. This

Housing Element sets forth policies and programs to address these and other identified housing needs.

B. Organization of the Housing Element

This Housing Element covers an eight-year planning period from October 15, 2013 to October 15, 2021. The current Housing Element planning period was originally set for July 1, 2008 through June 30, 2014, but was amended to end on October 15, 2013 pursuant to SB 375 (Steinberg). The Housing Element identifies policies, programs and objectives that focus on the following issues: 1) conserving and improving existing affordable housing; 2) providing adequate sites for new housing; 3) assisting in the development of affordable housing; 4) removing governmental constraints to housing development; and 5) promoting equal housing opportunities for Long Beach's population. The Housing Element consists of the following:

- A description of the community outreach effort, community comments and a response to this input. (Section I and Appendix A);
- An analysis of the City's demographic, household and housing characteristics to help identify the community's housing needs (Section II);
- A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs (Section III);
- An evaluation of the land, financial, and administrative resources available to address Long Beach's housing needs (Section IV);
- A statement of the Housing Plan to address the City's identified housing needs, including housing goals, policies and programs (Section V);
- A summary of community comments received at public forums on the Housing Element (Appendix A).

C. Data Sources and Methods

Various sources of information were used to prepare the Housing Element. The 2010 Census provides the basis for population and household characteristics. Several data sources were used to supplement the 2010 Census as follows:

- Detailed population and demographic data are provided by the American Community Surveys (ACS);
- Housing market information, such as home sales, rents, and vacancies, is updated by City records and property tax assessor files;

- Public and nonprofit agencies are consulted for data on special needs groups, the services available to them, and gaps in the system; and

- Lending patterns for home purchase and home improvement loans are provided through the Home Mortgage Disclosure Act (HMDA) database.

D. Public Participation

The City of Long Beach recognizes the importance of public participation in helping shaped the City's housing strategy for the next eight years. As part of this Housing Element development, the City's public participation program included the following:

1. Community Meetings

The City conducted three community meetings to solicit input on housing needs, the most underserved groups in the community, and appropriate locations/types of new housing:

- Saturday, March 23, 2013, 10:00 am to 12:00 noon, Houghton Park Community Center
- Wednesday, April 24, 2013, 6:00 pm to 8:00 pm, Mark Twain Library
- Saturday, April 27, 2013, 10:00 am to 12:00 noon, Stearns Park Community Room

The community meetings were advertised on the City's website and direct invitations to the meetings were sent via emails to individuals, organizations, and agencies that had previously expressed interest in housing and community development matters in the City. The email list contains over 1,000 addresses. Comments received are documented in Appendix A and summarized below.

Table 1: Summary of Public Comments

Comments	Housing Element Responses
Top Housing Issues	
▪ Quality of existing housing is a major concern given the age of the housing stock. Deferred maintenance is also a concern, particularly among the rental housing stock.	The Housing Element includes a range of programs that address housing quality and affordability. With limited funding, the City strives to continue its services with the most cost-effective programs and explore new ways to provide assistance. Housing rehabilitation assistance, code enforcement, and multi-family housing inspection continue to be key components of the City's strategy to maintain and improve the quality of its housing stock. The City will be exploring new mechanisms (such as rental escrow) to ensure the rental housing stock is
▪ There is a general lack of affordability. Housing is not affordable to most lower income households in the City, especially those with very low and extremely low income.	

Table 1: Summary of Public Comments

Comments	Housing Element Responses
▪ Overcrowding, relating to affordability and housing condition, is an issue especially among the lower income renters.	maintained. Empowering residents with leadership training and neighborhood resources also help residents take control of their situation and proactively address issues and concerns in their neighborhoods. Regarding affordability, the Housing Choice Voucher program remains an important resource to the City. However, the City will be exploring new programs (such as first right of refusal for displaced lower income households) to maintain affordability for the City's most vulnerable segment. The City will continue its significant efforts to provide a continuum of care for the homeless, including rental assistance through HOME and HOPWA funds. The City has recently amended the Zoning Code to address the provision of emergency shelters for the homeless. The City will be exploring additional opportunities in the City for such facilities. Over the next few years, the City will also be pursuing a range of options to promote a range of housing choices in the City. Specifically, the City will be amending an adaptive reuse policy and updating the Land Use Element and PD-29 (Long Beach Boulevard Specific Plan). The City will also be exploring inclusionary housing as a tool for affordable housing.
▪ Homelessness has increased in recent years due to the economy. Transitional and supportive housing for the homeless is needed.	
▪ Given the age of the City's housing stock, few housing units are accessible to the disabled.	
▪ There is a need to disperse affordable housing throughout the City and ensure affordable housing is not located near areas with environmental hazards. Affordable housing should be located in safe and clean neighborhoods, near amenities such as parks and open space, and with access to transportation.	
Most Underserved Groups	
▪ Disabled	Several programs will continue to benefit the City's most underserved groups. In addition, the City will be exploring new ideas to provide decent and affordable housing for lower income households, families, and residents in general. These include first right of refusal for displaced lower income households, rental escrow, and universal design.
▪ Seniors	
▪ Homeless	
▪ Extremely and very low income households	
▪ Large families	
▪ Young adults and students	
Locations of New Housing	
▪ Near public transportation	The City will be updating its Land Use Element and PD-29 (Long Beach Boulevard Specific Plan). These efforts will explore new opportunities for residential and mixed use development in the City.
▪ Near schools, colleges, and universities	
▪ Near services and amenities (open space, access to healthy food, and shopping)	
▪ Away from freeway, industrial uses	
▪ On major corridors	

Table 1: Summary of Public Comments	
Comments	**Housing Element Responses**
Types of New Housing	
▪ Mixed income housing	Several existing programs address housing quality. But the City will also explore a new idea about rental escrow to ensure rental properties are maintained. The City will continue to implement its green building program.
▪ Larger units suitable for families	
▪ Quality development	
▪ Denser housing	
▪ Mixed use development	
▪ Affordable ownership housing	
▪ Housing with amenities	
▪ Sustainable/green building	

2. Planning Commission Meetings

Two public hearings were conducted before the Planning Commission, one to kick-off the Housing Element update process (March 7, 2013) and one to review the Draft Housing Element (June 20, 2013).

3. Consultations with Stakeholders

The City conducted numerous consultation meetings with community stakeholders. These include:

- Thursday, February 7 - Staff met with representatives of Housing Long Beach and Los Angeles Legal Aid Foundation regarding the Housing Element preparation and adoption schedule.

- Wednesday, March 20 - Staff presentation regarding preparation of the Housing Element to the Long Beach Housing Development Company Board of Directors.

- Wednesday, March 27 - Staff met with Housing Long Beach representatives regarding housing issues and needs in Long Beach, current programs, and Housing Long Beach's ideas for new programs.

- Friday, May 10 - Staff met with representatives of Housing Long Beach and Los Angeles Legal Aid Foundation regarding status of Housing Element preparation, adoption schedule, and incorporation of input received in community workshops.

4. Consolidated Plan/Annual Action Plan

In 2012, the City updated its five-year Consolidated Plan for the use of Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) funds to address the City's housing and community development needs. As part of that process, the City conducted an extensive public

participation programs to solicit input on housing needs and ideas for programs and activities to be funded over the next five years.

Specifically, the City held a series of three community workshops and public meetings on March 27, 2012, April 24, 2012, and May 23, 2012, to provide opportunities for community input on the Consolidated Plan. The City publicized these workshops by publishing notices in Long Beach Press Telegram (English), Impacto USA (Spanish), and Angkor Borei (Khmer), posting flyers on City website, and sending email blasts to over 2,000 individuals and organizations that had previously expressed interest in the City's housing and community development programs. Public hearings held by the Community Development Advisory Commission on April 18 and June 20, 2012, and a City Council meeting held on July 10, 2012 provided residents a final opportunity to comment on the Plan prior to adoption and submittal to HUD.

Several recurring comments were expressed by residents during the community outreach meetings:

- Job creation/retention and business assistance are important investments.
- Foundational assistance such as affordable housing and neighborhood improvements are critical to creating a decent living environment.
- Taking care of the youth, providing services and assistance give positive direction to youth eliminates a lot of issues and have long-lasting impact.
- Shelter for the homeless is needed, particularly for victims of domestic violence.
- Emphasis on central homeless services that provide various services to the homeless.

In addition, the City conducted a Housing and Community Development Needs Survey. A total of 325 responses were received. Among the various housing needs in the City, residents identified the following as top housing-related issues:

- Rehabilitation Assistance for Homeowners
- Affordable Rental Housing
- Rehabilitation Assistance for Rental Housing
- Code Enforcement
- Housing for Victims of Domestic Violence
- Housing for Seniors
- Housing for Disabled
- Homeless Shelters for Homeless
- Housing for Substance Abuse

The comments received during the Housing Element update process were consistent with input received for Consolidated Plan. In crafting the Housing Element programs and policies, the Consolidated Plan was consulted.

E. Relationship to Other General Plan Chapters

The 2013-2021 Housing Element is a chapter of the Long Beach General Plan. The General Plan is currently being updated in an effort called Long Beach 2030 whereby new land use, mobility, urban design, historic preservation and sustainability components are being written. Meanwhile, the existing General Plan consists of the following 12 chapters: 1) Land Use; 2) Transportation; 3) Housing; 4) Open Space; 5) Conservation; 6) Noise; 7) Local Coastal Program; 8) Seismic Safety; 9) Air Quality; 10) Public Safety; 11) Scenic Routes; and 12) Historic Preservation. This Housing Element builds upon the other General Plan chapters and the policies and programs set forth herein remain consistent with the goals, policies and objectives of the entire General Plan.

The 2013-2021 Housing Element does not propose significant change to any other chapter of the City's adopted General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed along with other elements to ensure internal consistency is maintained. Pursuant to SB 162, the City has reviewed and updated its Land Use and Safety Elements to address flood hazards and management.

F. Relationship to City's Strategic Plan

The City adopted the Long Beach 2010 Strategic Plan in June of 2000. The goals, policies and objectives of the Strategic Plan are incorporated into this Housing Element by reference, they include:

- Build a strong network of healthy neighborhoods in Long Beach;
- Strengthen community leadership, collaboration and stewardship, and increase public participation;
- Create healthy neighborhoods where diversity is celebrated, arts and cultural programs flourish, services are accessible, and all people have tools to improve the quality of their lives;
- Support neighborhood efforts to create beauty and pride by removing blight and providing high-quality and well-maintained public infrastructure, parks and public facilities in each neighborhood; and,
- Improve the quality and availability of neighborhood housing by addressing declining homeownership, neighborhood stability and overcrowding.

II. HOUSING NEEDS ASSESSMENT

Assuring the availability of decent and affordable housing for residents of all social and economic groups is an important goal for Long Beach. To that end, this section of the Housing Element analyzes important population and housing characteristics to identify the City's specific housing needs. Important characteristics to consider include:

- Demographic issues of age, race/ethnicity and employment
- Household type, age and income
- Special housing needs present in the community
- Housing type, cost, condition and affordability; and
- Evaluation of the City's share of the region's housing needs.

As a result of this analysis, this section will clarify the type and extent of housing needs of residents in Long Beach. Moreover, this evaluation will also serve as the basis for the City's goals, policies and programs detailed in the Housing Plan (Chapter V) that will be implemented over the 2013-2021 planning period of the Housing Element.

A. Population Characteristics

Population characteristics affect the type and amount of housing need in a community. Issues such as population growth, age characteristics, race/ethnicity and employment trends combine to influence the type of housing needed and ability to afford housing. This section details the various population characteristics affecting housing needs.

1. Population Trends

Currently, the City of Long Beach is the fifth largest city in the State of California. The past fifty years have seen extensive growth, with population increasing from approximately 250,000 persons in 1950 to over 462,000 by the Year 2010. Over this period, Long Beach has experienced several cycles of growth – each bringing with it changes in population characteristics that affect housing need. Table 2 summarizes population changes in Long Beach over the past fifty years.

The first population growth cycle – the World War II era – was characterized by significant growth. From the 1950's through 1960's, the expansion of U.S. Naval operations and the emergence of the aerospace and defense industries in Long Beach provided the stimuli for significant economic and population growth. As a result, the City's population increased significantly, from approximately 251,000 in 1950 to a peak of 344,000 by 1960 – a total of 37% over the decade.

The 1960s and 1970s were characterized by more modest population growth. Population increased 2.5% each decade, rising from 344,000 in 1960 to 361,000 persons by 1980. This period of stability was related to the emergence of suburban communities around the City, the relocation of the navy, the decline in federal contracts for the aerospace industry,

and the economic decline of the downtown. Without job growth, housing demand and population growth was minimal.

The 1980s signaled a return of rapid population growth. From 1980 to 1990, population increased 19% from 361,000 to 429,000. In particular, between 1984 and 1988, the City's population increased 2.5% annually – growing more than the previous 24-year period (1960-1984). This unprecedented growth was fueled by high rates of immigration into Long Beach and an increase in the fertility rates. Employment growth in the region also contributed to population growth.

The population growth boom of the 1980s eventually slowed. Significant federal cutbacks in defense budgets, the shut down of shipbuilding and naval facilities, and reduction in the aerospace workforce downsized the defense industry in Long Beach. Meanwhile, the real estate market depression in the 1990s coupled with economic restructuring also dampened housing demand. As a result, housing construction and population growth slowed considerably during the 1990s.

The City's population, according to the 2010 Census, was estimated at 462,257 persons. This represents an increase of less than one percent from 2000, reflecting a relatively stagnant economy between 2006 and 2010.

Table 2: Population Growth in Long Beach

Year	Population	Change	% Change
1950	250,767	--	--
1960	344,168	93,401	37%
1970	358,633	14,465	4%
1980	361,334	2,701	< 1%
1990	429,433	68,099	19%
2000	461,522	32,089	7%
2010	462,257	735	< 1%

Source: U.S. Census Bureau 1950-2010

2. Age Characteristics

Housing demand is affected by the age characteristics of residents in a community. Different age groups are often distinguished by important differences in lifestyle, family type, housing preferences and income levels. Because the community's housing needs change over time, this section analyzes changes in the age distribution of Long Beach residents and how these changes affect housing need. Table 3 summarizes various trends in age characteristics of Long Beach residents.

As illustrated in Table 3, the City's population under age 18 has increased slightly over the past three decades from 23% in 1980 to 25% in 2010. Meanwhile, Long Beach's share of college age (18-24 years) residents has declined from 15% in 1980 to 12% in 2010. Both

the number and relative proportion of middle age residents in Long Beach. The proportion of seniors (age 65+) in the City has steadily decreased over time. However, given the City's large number of middle age residents, Long Beach's senior population will likely grow significantly over the coming decade.

Table 3: Age Characteristics

Age Groups	1980		1990		2000		2010	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
< 5	25,847	7%	37,669	9%	38,587	8%	32,474	7%
5-17	56,791	16%	71,798	17%	96,052	21%	82,669	18%
18-24	52,530	15%	57,199	13%	50,158	11%	54,163	12%
25-44	104,823	29%	153,939	36%	151,884	33%	140,910	30%
45-64	70,669	20%	62,365	15%	82,939	18%	109,206	24%
65+	50,674	14%	46,463	11%	41,902	9%	42,835	9%
TOTAL	**361,334**	**100%**	**429,433**	**100%**	**461,522**	**100%**	**462,257**	**100%**

Source: U.S. Census Bureau 1980-2010

3. Race and Ethnicity

Currently, Long Beach is considered to be the most ethnically diverse major city in the United States. As previously noted, during the 1970s and 1980s, Long Beach was the destination for thousands of immigrants fleeing wars and political turmoil in Southeast Asia, especially from Cambodia, Vietnam and the Philippines. These migrants were followed by other in-migrants from various Latin American countries. During the 1980s, the City's foreign-born population doubled to over 100,000 persons, with the majority of the immigrants coming from Mexico and Central America. The arrival of large numbers of Asian and Latin American immigrants in Long Beach quickly transformed the City from what had previously been a predominantly White community into a truly multi-ethnic society where there is no major ethnicity.

Table 4 displays the racial/ethnic composition of Long Beach's population in 1980 to 2010. During these three decades, the White population declined from 68 percent to 29 percent of the total population, while the Hispanic population more than tripled in number, increasing from 14% to 41%. Similarly, the number of Asian residents more than doubled, increasing from 6% in 1980 to 13% by 2010. The proportion of African- American residents also exhibited a modest increase, from 11% to 13% of the population.

Long Beach has effectively become a "starter community" for many new immigrants; a place where they begin the critical process of acculturation. In 2010, 27% of the City's residents were foreign-born, which translates to approximately 124,000 foreign-born residents. Approximately one-third of this population entered the United States after 1990, indicating a relatively new immigrant population. Recent immigrants, with their limited resources, often face difficulties in acquiring adequate housing as they adjust to their new surroundings and obtain employment.

Table 4: Race and Ethnicity

Race/ Ethnic Group	1980		1990		2000		2010	
	Population	%	Population	%	Population	%	Population	%
White	244,594	68%	212,755	50%	152,899	33%	135,698	29%
Hispanic	50,700	14%	101,419	24%	165,092	36%	188,412	41%
African-American	40,034	11%	56,805	13%	66,836	15%	59,925	13%
Asian	20,758	6%	55,234	13%	60,329	13%	58,268	13%
Other *	5,248	1%	3,220	1%	16,366	3%	19,954	4%
TOTAL	**361,334**	**100%**	**429,433**	**100%**	**461,522**	**100 %**	**462,257**	**100%**

Source: U.S. Census Bureau, 1980-2010.
* Note: The 2000 Census introduced a new category "two or more races" that was not a component of earlier censuses. Therefore, the pool of individuals in the "Other" category has expanded and may now include individuals previously accounted for in another category.

Concentrations of Racial and Ethnic Groups in Long Beach

While Long Beach as a whole is an ethnically diverse community, patterns of ethnic concentration are present within particular areas. Areas with concentrations of minority residents may have different needs, particularly in areas where recent immigrants tend to reside. A concentration is defined as a Census block group with a proportion of minority residents greater than that of the countywide average. Figure 1, Figure 2, and Figure 3 illustrate the concentrations of Hispanic, African-American and Asian residents in Long Beach by census tract, respectively. Shown on the figures are also the City'

As Figure 1 shows, concentrations of Hispanic residents are evident in numerous Long Beach neighborhoods, including the majority of Central Long Beach, Downtown, and North Long Beach, and to a lesser degree the Westside. Although Hispanic residents have always been present in Long Beach, during the 1990s they supplanted Whites as the City's largest racial/ethnic community (See Table 4). In some respects, the City is the final 'frontier' being settled by a flow of Latinos moving southward along the Los Angeles River from their traditional East Los Angeles core through the Gateway Cities sub-region. This movement has culturally transformed cities located closer to its source, such as Huntington Park, Bell, Bell Gardens, and Cudahy, which are now populated almost entirely by Hispanics. Many of these migrants to Long Beach – many recently arrived in the United States and characteristically young families having low incomes, few linguistic or educational skills, and limited employment – have settled in many of the same Long Beach neighborhoods once occupied by Cambodians and African-Americans.

The majority of neighborhoods with a concentration of Hispanic residents also exhibit concentrations of African-American residents (Figure 2). The African-American community in Long Beach was traditionally located just northeast of Downtown in the vicinity of the Pacific Coast campus of the Long Beach City College at the intersection of the Pacific Coast Highway and Alamitos. Since this location was one housing mainly lower income

households in the mid-1970s, it soon attracted the impoverished Cambodians beginning to arrive in the City. As the numbers of Cambodians continued to grow, they gradually displaced African-American residents, who relocated first to the periphery of their original community, then to the City's upper West Side, and increasingly to various portions in North Long Beach.

Figure 3 illustrates the extent of concentrations of Asian residents. Long Beach's Filipino population traditionally settled in the West Side near the naval facilities. As Filipino residents acculturated and become more affluent, they have expanded across the Los Angeles River into the Wrigley neighborhood. The City's highest concentration of Cambodians has historically been at the Anaheim/Cherry Avenue core, and has now spread out into the neighborhoods surrounding this core. More recently, Cambodians have also begun relocating to apartments in North Long Beach.

Figure 1: Hispanic Concentrations

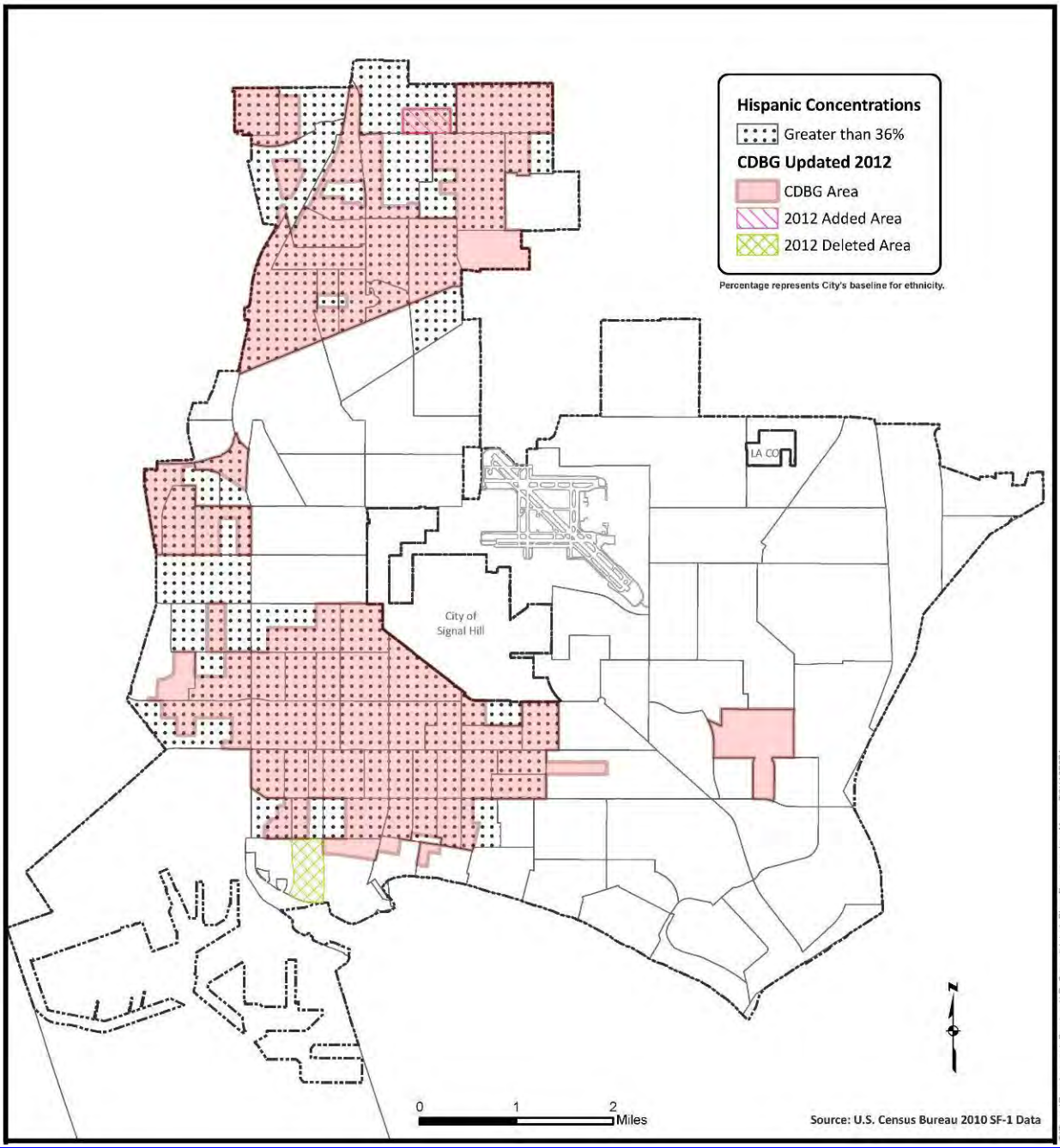


Figure 2: African-American Concentrations

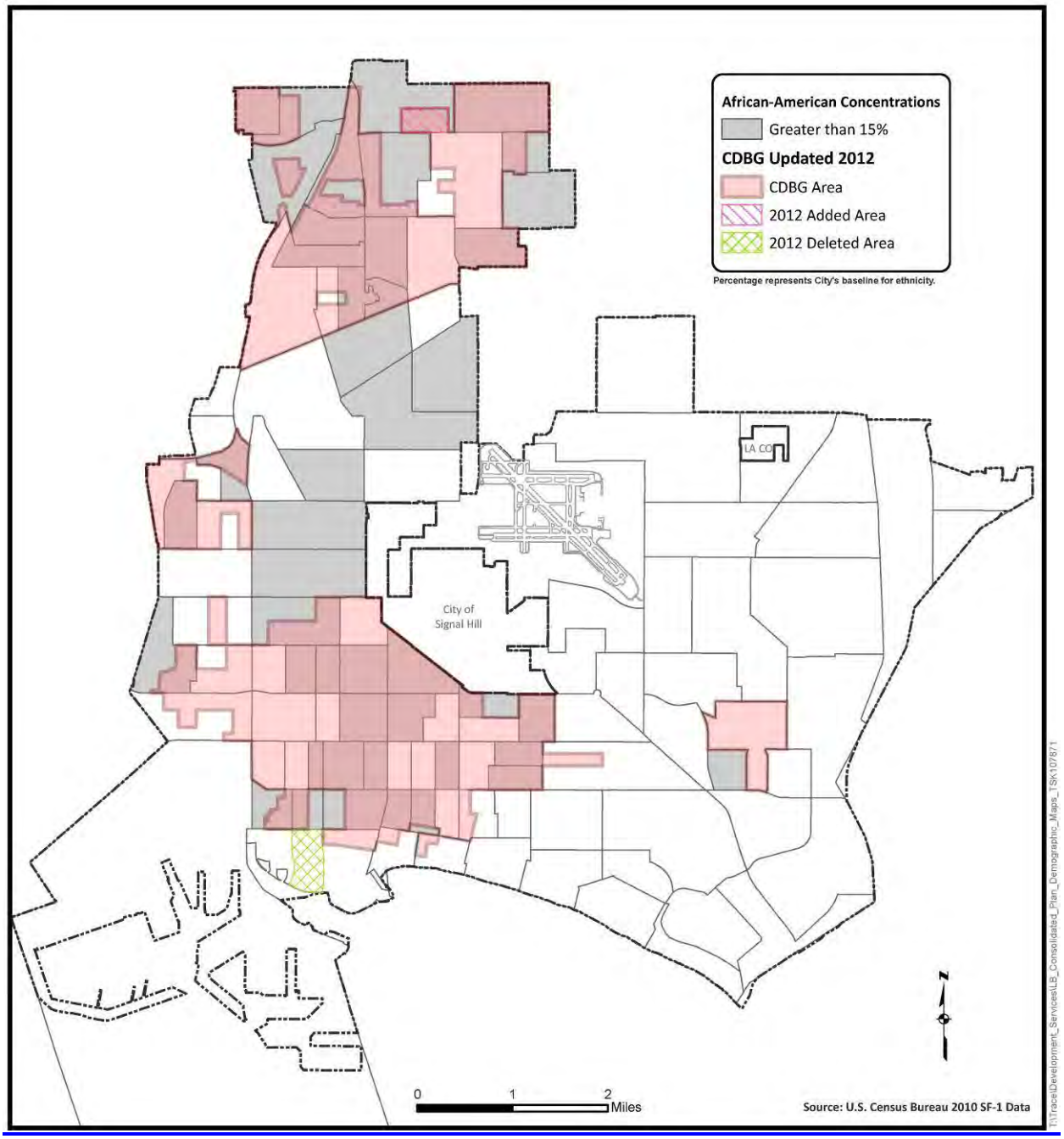
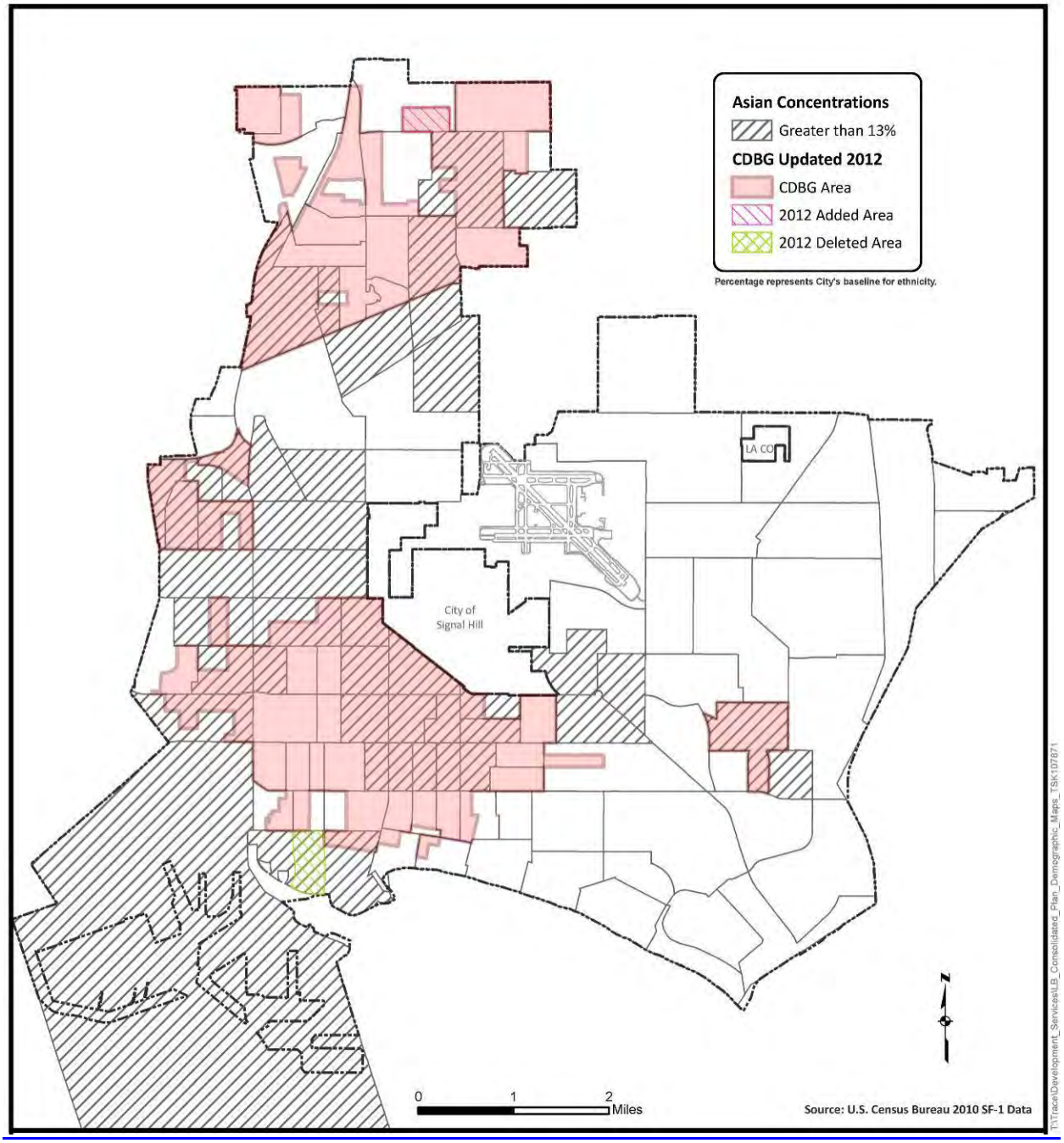


Figure 3: Asian Concentrations

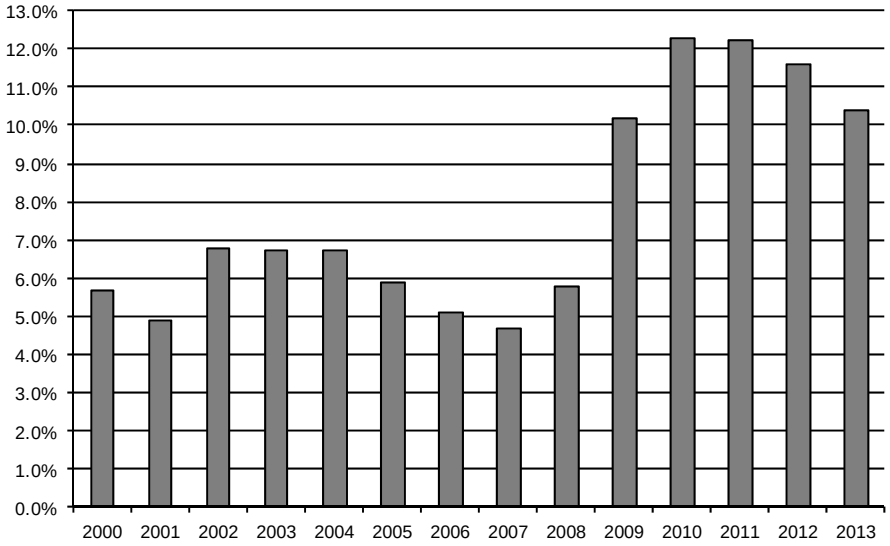


4. Employment Market

The Long Beach-Los Angeles metropolitan region, like other metropolitan areas across the southland, underwent significant economic changes during the 1990s. Base closures, defense industry layoffs, a slowdown in the manufacturing and construction sectors and rising levels of unemployment characterized the regional economy through the early 1990s.

During 2000, Long Beach's unemployment rate was 5.7% according to the Employment Development Department Labor Market data. During the Great Recession of the late 2000s, the City's unemployment rate increased to over 10.2% in 2009 and peaked at 12.3% in 2010 (State Economic Development Department). The City's unemployment rate has improved since, yet remains above 10 percent, as of January 2013.

Figure 4: Unemployment Rate



Source: California Economic Development Department, 2013.
Note: Rates indicated are from January of each year.

The types of jobs held by residents of Long Beach have changed noticeably from 1980 to 2011 (Table 5). Between 1980 and 2011, the proportion of residents employed in Service and Managerial/Professional occupations increased substantially, while those employed in Production and Operator/Fabricator/Labor occupations decreased.

Changing employment patterns impact housing needs. From 1980 to 2011, the 83% increase in managerial and professional positions suggests that income levels are increasing for a certain segment of the population. However, the increase in lower wage service jobs also indicates that a significant portion of Long Beach residents are earning lower incomes. These employment trends indicate a polarization of income levels among residents.

Table 5: Employment Profile

Occupation of Residents	1980		1990		2000		2011		% Change	
	Persons	%	Persons	%	Persons	%	Persons	%	1980-2000	2000-2011
Managerial/ Professional	40,823	25%	56,860	29%	65,060	34%	74,648	35%	59%	15%
Sales/Technical/ Admin.	53,625	33%	63,671	32%	51,516	27%	55,865	26%	-4%	8%
Service Occupations	21,754	13%	27,346	14%	30,019	16%	41,095	19%	38%	37%
Production/ Crafts/Repair	20,482	13%	21,284	11%	27,967	15%	27,124	13%	37%	-3%
Operators/ Fabricators/ Labor	24,546	15%	26,049	13%	14,649	8%	15,559	7%	-40%	6%
Farming/Forestry/ Fishing	1,587	1%	1,908	1%	276	0.1%	n/a	n/a	-83%	n/a
TOTAL	**162,817**	**100%**	**197,118**	**100%**	**189,487**	**100%**	**214,291**	**100%**	**16%**	**13%**

Source: U.S. Census Bureau, 1980-2000 & American Community Survey (ACS), 2007-2011.
Note: 2007-2011 ACS does not group Farming, Fishing, and Forestry Occupations into a category.

Change in Employment Base

Table 6 details changes in Long Beach's employment base between 1990 and 2011. During this time period, increases in annual average employment rates in Los Angeles County and the City were comparable (approximately 1.3% and 1.2%, respectively). During this period, the arts/entertainment/recreation and accommodation/food services sectors experienced the most growth (a 39% increase). Conversely, the information employment sector saw the largest decline (at 18%).

Currently, the educational/health/social services, technology/manufacturing, and trade/tourism sectors form the core of Long Beach's economy. Approximately 23% of the City's labor force is employed in educational/health/social services, 12% work in the professional/scientific/management sector, and 11% work in each of the following sectors: manufacturing, retail trade, arts/entertainment/recreation, and accommodation/food services.

Between 2000 and 2011, the City added a net total of 24,800 jobs. However, most of these new jobs were created in relatively lower-paying employment sectors. Job loss was greatest in the manufacturing (-3,275) and information (-1,109) sectors.

According to the California Employment Development Department, the Los Angeles/Long Beach/Glendale Metropolitan Statistical Area is projected to see a 16% growth in jobs between 2010 and 2020. Business/Financial and Management occupations are expected to increase 19% and 11%, respectively. The largest increases, however, are expected to occur in the relatively lower-wage Healthcare Support, Personal Care/Service, and Food Prep/Service occupations (25 percent each).

Table 6: Change in Employment Levels

Employment Sector	1990	2000	2011	Change 1990-2000		Change 2000-2011	
				Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	2,680	748	954	-1932	-72%	206	28%
Construction	10,503	9,627	10,836	-876	-8%	1,209	13%
Manufacturing	40,260	27,248	23,973	-13,012	-32%	-3,275	-12%
Wholesale trade	10,552	8,675	7,679	-1877	-17.79%	-996	-11%
Retail trade	30,372	19,445	23,315	-10927	-36%	3,870	20%
Transportation and warehousing, and utilities	15,354	12,578	14,536	-2,776	-18%	1,958	16%
Information	n.a.	6,173	5,064	n.a.	n.a.	-1,109	-18%
Finance and insurance, and real estate and rental and leasing	12,777	11,246	12,292	-1,531	-12%	1,046	9%
Professional, scientific, and management, and administrative and waste management services	n.a.	20,240	24,700	n.a.	n.a.	4,460	22%
Educational services, and health care and social assistance	n.a.	39,982	48,369	n.a.	n.a.	8,387	21%
Arts, entertainment, and recreation, and accommodation and food services	n.a.	16,272	22,586	n.a.	n.a.	6,314	39%
Other services, except public administration	67,557	10,192	11,645	n.a.	n.a.	1,453	14%
Public administration	7,063	7,061	8,342	-2	0%	1,281	18%
TOTAL	**197,118**	**189,487**	**214,291**	**-7,631**	**-3.87%**	**24,804**	**13%**

Source: U.S. Census Bureau, 1990 and 2000, & American Community Survey (ACS), 2007-2011.

B. Household Characteristics

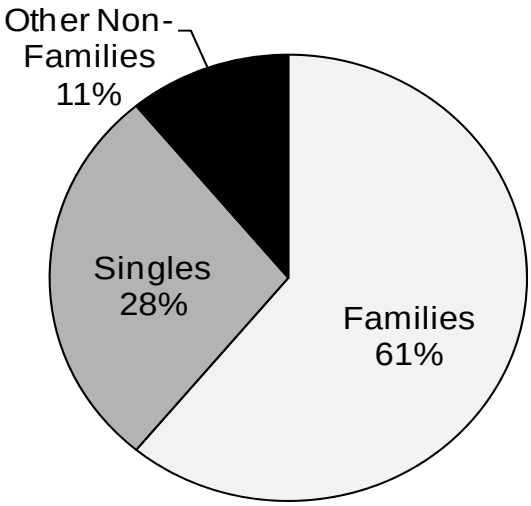
Household composition, income, and other characteristics determine the type of housing needed by residents. The following sections discuss household and housing stock characteristics affecting housing needs in Long Beach, as well as the housing problems experienced by the City's residents.

1. Household Type

A household is defined as all persons living in a housing unit. Families are a subset of households and include those persons living together that are related by blood, marriage, or adoption. A single person living alone is also a household, but a household does not include persons in group quarters or dormitories. Other nonfamily households are unrelated people residing in the same dwelling unit, such as roommates.

The 2010 Census reported 163,351 households in Long Beach, with an average household size of 2.8 persons. The composition of households is illustrated in Figure 5. The majority of households were families (61%); single persons comprised the second largest group at 28% of households. "Other" households, which include unrelated persons living together, comprised the remaining 11%.

Figure 5: Household Type



Source: U.S. Census Bureau, 2010.

The number of total households and average household size in the City remained essentially unchanged from the previous decade. The proportion of family households in Long Beach also remained steady at 61%. However, from 2000 to 2010, the distribution of family households did change noticeably. Since 2000, the proportion of families with children decreased by 11%, while the proportion of families without children increased by 14%. Meanwhile, during that same time period, the number of single-person households decreased by three percent and the number of other non-families increased substantially by 17%. Non-family households are comprised of members not related to the heads of households; this includes roommates and two families sharing housing arrangements..

Table 7: Changes in Household Type

Household Type	1990		2000		2010		Percent Change	
	Hhlds	Percent	Hhlds	Percent	Hhlds	Percent	1990-2000	2000-2010
Families	93,913	59%	99,663	61%	99,229	61%	+6%	0%
With children	51,589	55%	57,080	57%	50,794	51%	+11%	-11%
With no children	42,324	45%	42,583	43%	48,435	49%	+<1%	14%
Singles	49,008	31%	48,207	30%	46,536	28%	-2%	-3%
Other non-families	16,054	10%	15,218	9%	17,766	11%	-5%	17%
Total Households	158,975	100%	163,088	100%	163,531	100%	+3%	0%
Average Household Size	2.7 persons		2.8 persons		2.8 persons		--	--

Hhlds = Households
Source: U.S. Census Bureau, 1990-2010.

2. Household Size

Another important housing characteristic affecting housing need is household size (Table 8). The average household size in Long Beach remained unchanged (at 2.8 persons per household) from 2000 to 2010. The average family size in the City also stayed the same at 3.5 persons.[2] Household size did vary by race/ethnicity, however. Hispanic and Asian households had larger average household sizes than the citywide average (3.7 and 3.2 respectively). Hispanic and Asian households also had larger average family sizes at 4.2 and 3.8, respectively, than the citywide average.

Table 8: Household Size by Race/Ethnicity

	Total	White	Black	Asian	Hispanic	Other
Persons	462,257	135,698	59,925	58,268	188,412	19,954
Households	163,531	67,891	24,385	18,063	48,524	4,668
Average Hhld Size	2.78	2.08	2.50	3.20	3.73	n/a
Family Hhlds	99,229	32,139	14,544	12,634	37,245	2,667
Average Family Size	3.52	2.80	3.20	3.80	4.16	n/a
Nonfamily Hhlds	64,302	35,752	9,841	5,429	11,279	2,001
65 Years & Over	25,912	16,342	3,085	2,157	3,120	1,208

Hhlds = Households
Source: U.S. Census Bureau, 2010.

Differences in household size, race/ethnicity, and householder age suggest that persons in different life stages and cultures may have different housing needs. For instance, a high proportion of large Asian and Hispanic households may indicate that overcrowding or overpayment are issues in a community.

[2] A household is an occupied housing unit and includes all persons residing in that unit. A household can consist of a single person, a family, multiple families, unrelated individuals living together, and any combination of these groups.

3. Household Income

Household income is the most important factor affecting housing opportunity, determining a family's ability to balance housing costs with basic necessities of life. Income levels can vary considerably among households, based upon tenure, household type, location of residence, and race/ethnicity among other factors.

According to the 2007-2011 ACS, households in Long Beach earned a median household income of $52,945 – below the $56,266 median household income for Los Angeles County. The median family income in Long Beach ($60,179) was also below the County's family median income of $62,595. Approximately 22% of Long Beach households earned less than $25,000, and approximately 45% earned less than $50,000.

Southern California has some of the most expensive housing in the nation. But, many of the workers who make up the diverse fabric of Long Beach earn limited incomes and suffer from a number of housing problems. Table 9 shows some of the more common occupations in Long Beach and the income levels associated with these jobs in the Los Angeles/Long Beach metropolitan area.

Table 9: Occupations and Incomes

Occupation	Annual Income
Retail Salesperson	$26,335
Fast Food Cook	$19,181
Sales & Office Worker	$40,620
Construction Laborer	$40,961
Janitor	$26,235
Security Guard	$27,541
Delivery Truck Driver	$33,701
Barber	$23,824

Source: CA Department of Finance, 2012 Labor Market Statistics

To facilitate the analysis of income distribution among households in communities, the State Department of Housing and Community Development (HCD) groups households into categories by income. Income categories are determined as a percentage of the Area Median Income (AMI) and then adjusted for household size in the following manner:

- Extremely Low Income - less than 30 percent of the AMI
- Very Low Income - between 31 and 50 percent of the AMI
- Low Income - between 51 and 80 percent of the AMI
- Moderate Income - between 81 and 120 percent of the AMI
- Above Moderate Income - greater than 120 percent of the AMI

Collectively, extremely low, very low, and low income households are referred to as lower income households (up to 80 percent AMI).

The 2010 Census does not collect information on the number of households belonging to each of the income categories described above. However, household income data was tabulated by the Southern California Association of Governments (SCAG) using the 2005-2009 ACS (Table 10). As shown below, between 2005 and 2009, approximately 44 percent of the City's households earned lower incomes, while approximately 56 percent earned moderate or above moderate incomes.

Table 10: Income Distribution

Income Group	Number of Households	Percent of Total	Los Angeles County Percent
Extremely Low (30% or less)	24,074	14.9%	5.6%
Very Low (31 to 50%)	19,804	12.3%	5.5%
Low (51 to 80%)	27,148	16.9%	5.6%
Moderate (81 to 100%)	28,478	17.7%	5.4%
Above Moderate (over 100%)	61,548	38.2%	4.6%
TOTAL	**161,052**	**100.0%**	**5.1%**

Source: SCAG, based on American Community Survey (2005-2009).

Household Income by Race/Ethnicity

Although aggregate information on income levels is useful for looking at trends over time or comparing income levels for different jurisdictions, income levels may also vary significantly by household type, size, and race/ethnicity.

Race/ethnicity is a characteristic that is often linked to housing need because income often varies by race/ethnicity. As shown in Table 11, Whites had the lowest proportion of lower income households (23%). By contrast, Hispanics (44%) and Blacks (42%) were much more likely to be lower income. Because lower income households have less income for housing, tradeoffs in expenditures to afford other living essentials may result in a greater incidence of overpayment and/or overcrowding for these households.

Table 11: Income by Household Race/Ethnicity

Income Level	Total Hhlds	White		Hispanic		African American		Asian	
		Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%
Extremely Low (0-30% AMI)	18%	8,630	13%	11,140	23%	5,750	25%	3,015	18%
Low (30-50% AMI)	15%	7,185	10%	9,795	21%	3,885	17%	2,655	16%
Moderate (50-80% AMI)	18%	9,325	14%	10,840	23%	4,520	20%	3,310	19%
Middle/Upper (>80% AMI)	49%	43,410	63%	15,835	33%	8,890	39%	8,020	47%
Total Households	100%	68,550	44%	47,610	30%	23,045	15%	17,000	11%

Hhlds = Households
Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2005-2009.
Note: Due to rounding, CHAS special tabulation data household total differ slightly from census data.

4. Special Needs Groups

Certain segments of the population have greater difficulty in finding decent, affordable housing due to special circumstances. Special circumstances may be related to one's employment and income, family characteristics, disability, and household characteristics among others. As a result, certain groups within Long Beach may experience a higher prevalence of lower income, overpayment, overcrowding, or other housing problems.

These "special needs" households include large households, seniors, single-parent households, persons with disabilities, people living in poverty, farmworkers, and the homeless. Because Long Beach is home to two City Colleges and a State University, the City also hosts a large number of college students. *Table 12* summarizes the special needs groups in Long Beach.

Table 12: Special Needs Populations

Special Needs Groups	Number of Households/ Persons	Owners		Renters		Percent of Total Household/ Persons
		Number	Percent	Number	Percent	
Large Households	26,178	11,162	42.6%	15,016	57.4%	16.0%
Households with at Least One Senior (person age 65 or over)	32,196	--	--	--	--	19.7%
Senior-Headed Households	25,912	16,494	63.7%	9,418	36.3%	15.8%
Senior Living Alone	11,775	6,181	52.5%	5,594	47.5%	7.2%
Single-Parent Households	19,833	--	--	--	--	12.1%
Female-Headed Households With Children	14,864	--	--	--	--	9.1%
Persons with Disabilities*	45,593	--	--	--	--	9.9%
People Living in Poverty**	88,133	--	--	--	--	19.4%
Farmworkers (persons)**	954	--	--	--	--	0.2%
Homeless	4,387	--	--	--	--	0.9%
Students	48,526	--	--	--	--	10.5%

Sources: Bureau of the Census (2010), American Community Survey (ACS), (2007-2011) and (2009-2011), & Long Beach Department of Health and Human Services * Homeless Persons from Jan. 27, 2011 point-in-time enumeration by Health Dept.
Notes:
*=2010 Census data not available. Estimate is from the 2007-2011 ACS.
**=2010 Census data not available. Estimate is from the 2009-2011 ACS.
-- = Data not available.

Large Households

Large households consist of five or more persons. These households are considered a special needs population due to the limited availability of affordable adequately sized housing for this group. The lack of large units is especially evident among rental units in Long Beach. Large households often live in overcrowded conditions, due to both the lack of large enough units and insufficient income to afford available units of adequate size.

According to the 2010 Census, approximately 26,178 large households reside in Long Beach, representing 16% of all households in the City. Of these large households, the majority (57%) are renters. According to CHAS data shown in Table 25 on page 51, the majority of these large renter-households (79%) earned lower incomes. CHAS data also indicates that 89% of the City's large renter-households suffer from one or more housing problems, including housing overpayment, overcrowding and/or substandard housing conditions.

Census data further documents the mismatch between the demand for larger rental units and the City's supply of these units. In general, an appropriately sized dwelling unit for a large household will have three or more bedrooms. Approximately 12,591 rental units in Long Beach contain three or more bedrooms. The City, however, is home to 26,178 large renter-households – twice the number that can be accommodated by the City's current stock of large rental units. This imbalance between supply and demand contributes to 16% of the City's large renter-households residing in overcrowded conditions.

Resources Available

Large households in Long Beach can benefit from a range of services provided by the City and local agencies. The City's Department of Health and Human Services operates the Center for Families and Youth, which offers a variety of family support programs, including job training/employment, developmental services, housing assistance, and child care. In addition, the Central Facilities Center serves the community by providing childcare services and public health services. The Center also links residents directly to a range of services offered by local nonprofit agencies. These services include counseling, education, youth programming and nutritional and health services. Agencies offering programs and services at the Center include: Helpline Youth Counseling; Inc.; LBUSD Child Development Center; Women, Infants & Children; United Cambodian Community; First 5 LA; A New Way of Life Re-Entry Project; St. Mary Medical Center: and Peace Garden.

Elderly and Frail Elderly

In 2010, approximately 9% of Long Beach residents were over age 65, and about 16% of all households were headed by seniors. Two-thirds of senior-headed households owned their homes (64%) while one-third (36%) rented their homes. Approximately 45% of the City's elderly live alone and about 41% of elderly residents in Long Beach suffer from at least one disability.

The elderly have a number of special needs including housing, transportation, health care, and other services. Housing is a particular concern due to the fact that many of the elderly are on fixed incomes. As housing expenses rise, they may have less money available for medical costs and other vital services.

Rising rental housing costs are a major concern, since 80% of Long Beach's elderly renter households have lower-incomes (<80% AMI), with 47% earning extremely-low incomes (<30% AMI) (Table 25 on page 51). Moreover, the CHAS data found that approximately

59% of the City's elderly renters were experiencing a housing cost burden (> 30% income spent on rent).

Resources Available

As shown later in Table 22 Long Beach is home to 32 senior housing projects, providing over 3,400 affordable units restricted to occupancy by lower income seniors In addition, 1,676 senior households receive Housing Choice Vouchers from the Housing Authority of the City of Long Beach (HACLB) and another 323 households are on the waiting list for Section 8 assistance.

Over 8,000 lower income senior households in Long Beach owned their homes. Minor home repair and rehabilitation assistance is needed by many of these elderly owners, as their financial and physical condition makes it difficult for them to maintain their homes.

The special needs of seniors can be met through a range of services, including congregate care, rent subsides, shared housing, and housing rehabilitation assistance. According to Community Care Licensing Division records, 42 licensed residential care facilities for the elderly are located in Long Beach with a total capacity to serve 2,124 persons. Thirteen adult day care facilities (with a total capacity to serve 445 persons) and 57 adult residential facilities (with a total capacity to serve 726 persons) are also located in the City.

Long Beach seniors can benefit from the activities and programs offered at the City's six senior centers, which are operated by the Parks, Recreation, & Marine Department. Activities and programs range from arts and cultural experiences, dance, fitness, life-long learning opportunities, enrichment, health and social services, nutrition, excursions, drop-in and special events, volunteerism and special interest groups. Homebound senior residents can also utilize services offered by Meals On Wheels of Long Beach and Homebound Reader Services offered by the Long Beach Public Library.

Single-Parent Households

Single-parent households often require special consideration and assistance as a result of their greater need for affordable housing and accessible day care, health care and other supportive services. According to the 2010 Census, there were 19,833 single-parent households in Long Beach, representing 12% of all households.

Single-mother households, in particular, tend to have lower incomes, and as a result have a greater need for affordable housing and childcare. In 2010, there were 14,864 female-headed households with children in Long Beach. Of those households, approximately 40% lived in poverty. Without access to affordable housing, many of these households may be at risk of becoming homeless. Affordable housing with childcare centers, or in close proximity to schools, public transportation and recreation facilities can address the critical needs of lower-income single-parent families.

Another vulnerable sub-group of single-parent families are "subfamilies" with children, which is defined as single parents/grandparents with children who live with another family. According to the 2007-2011 ACS, Long Beach had 4,368 mother-child subfamilies and 972 father-child subfamilies in 2011. Many subfamilies double up with other families in living arrangements to save income for basic necessities. In some cases, subfamilies double up to share child-rearing responsibilities.

Resources Available

Single-parent households in Long Beach can benefit from a range of services accessible to residents. The City's Department of Health and Human Services operates the Center for Families and Youth, which offers a variety of family support programs, including job training/employment, developmental services, housing assistance, and child care. The Central Facilities Center serves the community by providing childcare and public health services and by linking residents directly to services offered by other local nonprofit agencies. Agencies offering services at the Center include: Helpline Youth Counseling, Inc.; LBUSD Child Development Center; Women, Infants & Children; United Cambodian Community; First 5 LA; A New Way of Life Re-Entry Project; St. Mary Medical Center: and Peace Garden. Additionally, the City's Parks, Recreation, & Marine Department offers programs and activities that serve the City's youth, including after school activities at parks and schools throughout the City, and youth and teen sport leagues and day camps. The Department also operates five teen centers that provide social and recreational programs. These teen centers are strategically located near high schools that serve the City's youth.

Persons with Disabilities (including Developmental Disabilities)

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Thus, persons with disabilities often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. An additional segment of residents suffer from disabilities that require living in an institutional setting. Because of these conditions, persons with disabilities have special housing needs.

The 2010 Census did not collect information on disabilities. However, according to 2009-2011 ACS data, approximately 10% of Long Beach residents suffered from at least one disability. The ACS also tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, ambulatory difficulties were most prevalent (55%), while cognitive (42%) and independent living (40%) difficulties were also common (Table 13).

Table 13: Disability Status (2009-2011)

Disability Type	% of Disabilities Tallied			
	Age 5 to 17	Age 18 to 64	Age 65+	Total
With a hearing difficulty	10%	18%	34%	24%
With a vision difficulty	12%	21%	21%	20%
With a cognitive difficulty	78%	46%	30%	42%
With an ambulatory difficulty	11%	51%	68%	55%
With a self-care difficulty	17%	22%	30%	25%
With an independent living difficulty	--	37%	52%	40%
TOTAL PERSONS WITH DISABILITIES	**3,184**	**25,234**	**16,976**	**45,394**

Source: American Community Survey (ACS) (2009-2011).
Notes:
1. Persons under 5 years of age are not included in this table.
2. Persons may have multiple disabilities.

The living arrangement of persons with disabilities depends on the severity of the disability and the person's finances. Many persons live at home in an independent arrangement or with other family members. To maintain independent living, persons living with disabilities may need assistance. Four factors – affordability, design, location, and discrimination – significantly limit the supply of housing available to households of persons with disabilities. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. State and federal legislation mandate that a percentage of units in new or substantially rehabilitated multi-family apartment complexes be made accessible to individuals with limited physical mobility. Most single-family homes, however, are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops.

Persons with Developmental Disabilities

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;

- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an acceptable estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This translates to 6,934 persons in the City of Long Beach with developmental disabilities, based on the City's 2010 Census population.

According to the State's Department of Developmental Services, as of November 2012, approximately 4,951 Long Beach residents with developmental disabilities were being assisted at the Harbor Regional Center. Most of these individuals were residing in a private home with their parent of guardian and 1,912 of these persons with developmental disabilities were under the age of 18.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Resources Available

Many disabled persons receive Social Security Income (SSI) assistance, however, benefit payments are well below the level necessary to afford market rate apartments in the Long Beach community. In order to assist with this need, the City provides a number of affordable housing opportunities for persons with disabilities. In order to assist with this need, the City provides a number of affordable housing opportunities for persons with disabilities. There are currently 18 affordable housing developments in the City that have units specifically set aside for disabled persons.

In addition, the City has a number of residential care facilities that provide supportive housing and services to persons with disabilities. According to the California Department of Social Services, Community Care Licensing Division, there are 13 adult day care facilities, 37 adult residential facilities, and 42 residential care facilities for the elderly located in Long Beach.

Residents with disabilities can also benefit from programs offered by the Disabled Resources Center, including assistive technology, employment, housing, independent living, mobility management, personal assistance, and volunteer services. Homebound residents can utilize services offered by Meals on Wheels of Long Beach and Homebound Reader Services offered by the Long Beach Public Library.

Residents Living Below the Poverty Level

Families with incomes below the poverty level, typically those households with extremely low and very low incomes, are at greatest risk of becoming homeless and typically require special programs to assist them in meeting their rent and mortgage obligations so as to not become homeless. The 2007-2011 ACS found that 19% of all Long Beach residents were living below the poverty level. These households need assistance with housing subsidies, utility allowances and other living expense subsidies, as well as supportive services.

Resources Available

Residents living in poverty can utilize services offered at the City's Multi-Service Center for the Homeless (MSC), including outreach, intake and assessment, referrals to shelters and other social service programs. The City also distributes a Pocket Guide Resource Directory to residents that outlines agencies that offer services to individuals and families in the Long Beach area. Additionally, the City maintains a weekly schedule of meal services, food bank, and clothing services offered by providers throughout the City. Most affordable housing programs in the City will benefit persons living in poverty.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence every evening.

The City of Long Beach is a fully urbanized and built-out community. No agriculturally zoned land is located here. According to the 2007-2011 ACS, only 954 Long Beach residents were employed in the agriculture, forestry, fishing and hunting, and mining industry, representing less than one percent of the City's residents in 2011. The City has no agriculturally designated land. Therefore, no special programs are warranted for this group in Long Beach.

Students

College students in a community can affect housing demand and housing costs. Although students represent a temporary housing need, the heightened demand for rentals around colleges can impact the housing market with higher rent levels. A large student population is also associated with higher mobility and turnover rates. The 2007-2011 ACS reported that Long Beach had 48,526 residents who were college students, some attending college in Long Beach, some attending college elsewhere.

Long Beach is home to two public (two-year) city colleges and a public university with large student populations. The city colleges are estimated to have approximately 28,500 full and part-time students attending classes. In keeping with the intent of the community college system to serve local needs, approximately two-thirds of these students are part-time, many of whom are younger persons living with parents. Thereby, the housing need of city college students is not necessarily considered significant.

However, Long Beach is also home to the nationally renowned California State University. Current enrollment is estimated at approximately 37,000 full-time and part-time students. CSULB is an urban commuter campus with only about 2,400 beds in 20 on-campus residence halls. Most students live in the surrounding communities and commute to campus. Because students typically are lower-income and occupy rental units, they influence the overall demand for apartments in the Long Beach and surrounding communities.

Resources Available

Housing programs that expand affordable rental housing opportunities and improve housing conditions will benefit students in general.

Homeless Persons

State law (Section 65583(a)(7)) mandates that Housing Elements address the special needs of homeless persons. "Homelessness" as defined by the U.S. Department of Housing and Urban Development (HUD), describes an individual (not imprisoned or otherwise detained) who:

- Lacks a fixed, regular, and adequate nighttime residence; and
- Has a primary nighttime residence that is:
  - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
  - An institution that provides a temporary residence for individuals intended to be institutionalized; or
  - A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

This definition does not include persons living in substandard housing, (unless it has been officially condemned); persons living in overcrowded housing (for example, doubled up with others), persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge), or persons who may be at risk of homelessness (for example, living temporarily with family or friends.)

The size, diversity and geographic location in a major population center have made Long Beach home to homeless persons. The City of Long Beach, Department of Health and Human Services has been conducting homeless enumerations biannually:

- 2003 - 5,845 homeless persons
- 2005 - 4,475 homeless persons
- 2007 - 3,829 homeless persons
- 2009 - 3,909 homeless persons
- 2011 - 4,290 homeless persons
- 2013 – 4,387 homeless persons

This process of quantifying the homeless population has provided important data to comprehensively understand the demographics of Long Beach homeless persons. This data has been used to evaluate existing service availability and determine gaps in resources citywide. In the 2003 count 35% of the homeless were children; in the 2013 count 12% were children. In 2003, 795 families were counted as homeless. By 2013 the number of families decreased to 340 families.

Homelessness affects all people, regardless of household size, age, race or ethnicity. However, one factor that seems to have remained constant is that three-quarters of the homeless are single adults. A factor that seems to be changing, though this category is more difficult to identify, is that more of the homeless are teenagers unaccompanied by families. The 2013 survey found that 35% of the homeless are African American, 38% are White, 17% are Hispanic, and 10% are other ethnicities. Males account for 71%, females 28%, less than 1% transgender, and the remaining portion counted as missing data.

Table 14 summarizes the continuum of care gap analysis. Based on the current inventory of housing available to serve the homeless, the gap analysis documents an unmet need of 2,410 beds for homeless individuals and 146 beds for persons in homeless families.

Table 14: Continuum of Care Gaps Analysis - Homeless Population and Subpopulations

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency*	Transitional		
1. Homeless Individuals	264	396	1,936	2,596
2. Homeless Families with Children	38	57	86	181
2a. Total Number of Persons in these Households	115	186	267	568
Total Persons	379	582	2,203	3,164
Part 2: Homeless Subpopulations	**Sheltered**		**Unsheltered**	**Total**
1. Chronically Homeless	112		962	1,074
2. Severely Mentally Ill	182			
3. Chronic Substance Abuse	252			
4. Veterans	658			
5. Persons with HIV/AIDS	38			
6. Victims of Domestic Violence	65			
7. Youth (Under 18 years of age)	0			

** Includes Children

Table 15: Continuum of Care Housing Gaps Analysis Chart

		Current Inventory in 2013	Unmet Need/ Gap
Individuals			
Beds	Emergency Shelter	179	1,298
	Transitional Housing	363	
	Permanent Supportive Housing	609	n.a.
	Rapid Rehousing	147	
	Total	1,298	
Persons in Families With Children			
Beds	Emergency Shelter	120	0
	Transitional Housing	258	
	Permanent Supportive Housing	250	n.a.
	Rapid Rehousing	102	
	Total	730	

Note: Gap is estimated based on number of total homeless individuals and total homeless persons in families as shown in Table 14 minus the number of beds in current inventory.

Resources Available

Homeless persons are distinguished by a range of health needs. About a third suffer from mental illness and it is estimated that at least half of homeless persons suffer from some type of substance abuse problem. Homeless people also experience a range of medical conditions associated with the rigors of living on the street. Addressing the range of services needed by homeless persons requires a comprehensive strategy.

The City's Department of Health and Human Services is developing a Ten Year Plan to End Homelessness and has established a Continuum of Care (CoC) Program to assist homeless people to exit the streets, become stable and achieve self-sufficiency to the maximum extent possible. Following is a description of the stages in the CoC Program.

- Outreach/Assessment – The City has established an outreach and assessment program to reconnect a homeless person to public benefits, rent assistance, employment counseling, health care and other support services. The City's Multi-Service Center is the entry point into the Continuum of Care. The Health Department, Los Angeles County Mental Health Association, and Boys Town Long Beach provide outreach for different groups of the homeless population.

- Emergency Shelter – Long Beach provides emergency shelter beds for homeless persons, including 186 emergency shelter beds for single persons, 161 beds for families and one year-round program for single homeless males. Hotel and motel vouchers are provided for persons living with HIV/AIDS and tuberculosis.

- Transitional Housing – Transitional housing is the second phase of the program, where clients are provided a more structured environment. Clients are linked to rehabilitative services, such as substance abuse, mental health, employment, counseling and life-skills training to prepare them for transition to service-enriched housing or more independent settings. Nonprofit housing provides 683 beds.

- Supportive Services – Long Beach offers an array of supportive services for the homeless to ease their transition into shelter. These include mental health and substance treatment, job and life-skills training, medical care, childcare and transportation services. The City has also developed a Standard of Care to standardize case management services for homeless people citywide.

- Permanent Housing – This phase is designed to transition homeless persons into permanent housing with childcare, drug treatment, job training and other supportive skills needed to reintegrate into community life. A total of 772 beds of supportive permanent housing are provided. The City also administers almost 7,000 Section 8 vouchers and provides over 4,000 subsidized housing units.

Homeless residents can utilize services offered at the City's Multi-Service Center for the Homeless (MSC), including outreach, intake and assessment, referrals to shelters and other social service programs. The City distributes a Pocket Guide Resource Directory to residents that details agencies that offer services to individuals and families the Long Beach area. Additionally, the City maintains a weekly schedule of meal, food bank, and clothing services offered by providers throughout the City. Additional resources available throughout the County to homeless persons include 211 LA County, Los Angeles Homeless Services Authority, St. Joseph's Center, People Assisting the Homeless, Ocean Park Community Center, and the Watts Labor Community Action Committee.

C. Housing Stock Characteristics

The characteristics and condition of Long Beach's housing stock, combined with household characteristics discussed earlier, affect the well being of residents. This section begins with an examination of the gap between housing production and need in the region and the City of Long Beach, followed by an evaluation of local housing characteristics - including: housing stock changes and types, tenure and vacancy rates, age and condition, and housing costs.

1. Housing Growth

As previously shown, between 2000 and 2010, Long Beach experienced a 3% increase in the housing stock and a less than 1% increase in population and number of households, resulting in a stable average household size (2.8 persons) and a higher vacancy rate.

2. Housing Type

A certain level of diversity in the housing stock is an important factor in ensuring adequate housing opportunity for all Long Beach residents. A diverse housing stock helps ensure that all households, regardless of their income, age, and/or family size, have the opportunity to find housing that is best suited to their lifestyle needs. This section briefly details the housing stock characteristics in Long Beach.

Table 16: Housing Type (1990-2011)

Unit Type	1990		2000		2011	
	Units	Percent	Units	Percent	Units	Percent
Single-Family (SF) Detached	68,895	40%	69,014	40%	73,865	42%
SF Attached	8,048	5%	10,093	6%	9,862	6%
Total Single-Family	*76,943*	*45%*	*79,107*	*46%*	*83,727*	*48%*
2 to 4 Units	24,738	15%	23,386	14%	22,206	13%
5 or more units	64,296	38%	66,637	39%	68,127	39%
Total Multi-Family	*89,034*	*53%*	*90,023*	*53%*	*90,333*	*51%*
Mobile Homes & Other*	4,411	2%	2,529	1%	2,128	1%
TOTAL HOUSING UNITS	**170,388**	**100%**	**171,659**	**100%**	**176,188**	**100%**
Owner-Occupied	n.a.	n.a.	66,928	**41%**	67,014	**42%**
Renter-Occupied	n.a.	n.a.	96,160	**59%**	94,918	**58%**
Vacancy Rate	n.a.	n.a.	8,544	**5%**	14,256	**8%**

Source: U.S. Census Bureau 1990, 2000 & American Community Survey (ACS), 2007-2011.
*Note: In 1990, a variety of "other" housing types were grouped under this category. In the subsequent 2000 Census and Department of Finance estimates, these "other" units have been combined with multi-family units (5+ units).

The ACS documented a total of 176,188 housing units in Long Beach in 2011. The mix of housing has remained relatively constant, comprised predominately of single-family detached homes (42%) and larger multi-family buildings (39%), followed by duplexes/ triplexes/fourplexes (13%), single-family attached units such as townhomes and condominiums (6%), and mobile home units (1%).

3. Housing Tenure and Vacancy

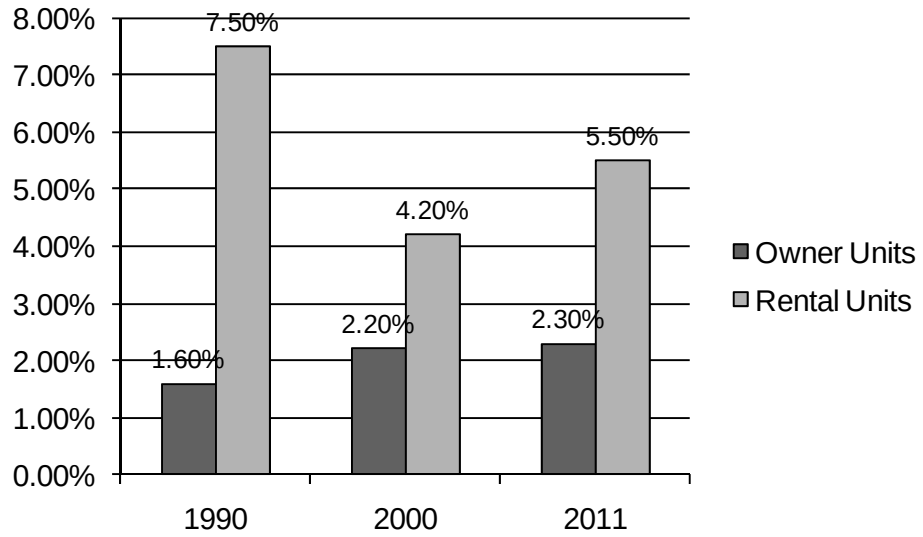
The tenure of housing refers to whether a housing unit is owned, rented or vacant. Tenure is an important indicator of well being in a given community because it reflects the cost of housing and the ability of residents to own or rent a unit. Moreover, tenure often affects several other aspects of the local housing market, including turnover rates and overall housing costs.

Contrary to public perception, owner-occupancy rates in the City have also remained stable over the past two decades. During 2000 to 2010, the Census documents that 42% of Long Beach households were homeowners, with 58% renters. However, while the City has maintained a consistent level of homeownership, the homeownership rate is still relatively low in comparison to both the County (48%) and the State (56%), and is particularly low among African-American and Hispanic residents. The 2010 Census documents the following homeownership rates by race/ethnicity in Long Beach: 27% for African-Americans, 35% for Hispanics, 45% for Asians, and 60% for Whites.

Residential vacancy rates are a good indicator of how well the current supply of housing is meeting the demand for various types of units. A certain number of vacant housing units are needed in any community to moderate the cost of housing, allow for sufficient housing choices, and provide an incentive for landlords and owners to maintain their housing. The Southern California Association of Governments (SCAG) has identified optimal vacancy rates of 5% for rental housing and 2% for ownership units.

The overall vacancy rate reported for Long Beach in the 2007-2011 American Community Survey was 8.1% (combined vacancy rate for rent, for sale, seasonally occupied, and abandoned/boarded up units). The figure below depicts only rental and ownership vacancy rates in Long Beach from 1990 to 2011. In 1990, rental vacancies were at 7.5%, indicating an adequate supply of rentals to allow mobility. However, with only limited increases in rental housing and continued population pressures, rental vacancies had dropped to 4.2% by 2000. As of 2011, rental vacancies had increased slightly to 5.5%. The 1990 ownership vacancy rate of 1.6% was slightly below optimum, but had increased to a healthy 2.2 % by 2000, and increased to 2.3% by 2011.

Figure 6: Housing Vacancy Rate



Source: U.S. Census Bureau, 1990 and 2000, and American Community Survey (ACS), 2007-2011.

4. Housing Age and Condition

The age of a community's housing stock can be an indicator of overall housing conditions. If not well maintained, housing can deteriorate and depress property values, discourage reinvestment, and negatively affect the quality of life in a neighborhood. Typically, housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. If not well maintained, housing over 50 years in age may require total building replacement.

Table 17 summarizes the age distribution of Long Beach's occupied housing stock by owner/renter tenure. Among owner-occupied housing, over 90% of units were constructed prior to 1980. Similarly, about 85% of the renter housing is greater than 30 years in age. Furthermore, this housing is typically of lesser quality construction and suffers more wear-and-tear from tenants than owner-occupied housing. The prevalence of housing built prior to 1978 is also of concern because of lead-based paint hazards, discussed in greater detail later in this section. The advanced age of the majority of Long Beach's housing stock indicates the significant need for continued code enforcement, property maintenance and housing rehabilitation programs to stem housing deterioration.

Table 17: Age of Housing Stock

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
2000-2010	-578	-0.6%	1,021	1.5%	0.3%
1990-2000	4,201	4.4%	2,536	3.7%	4.1%
1980-1989	10,440	10.9%	4,127	6.1%	8.9%
1970-1979	15,722	16.5%	5,776	8.5%	13.2%
1960-1969	18,434	19.3%	6,956	10.2%	15.5%
1950-1959	17,794	18.6%	20,094	29.6%	23.2%
1940-1949	12,879	13.5%	15,010	22.1%	17.0%
1939 or earlier	16,666	17.4%	12,472	18.3%	17.8%
TOTAL	**95,558**	**100.0%**	**67,992**	**100.0%**	**100.0%**

Source: U.S. Census Bureau, 2000 and 2010.

While a Citywide survey of housing stock conditions is not available, information from the City's Code Enforcement program provides a good indicator of the extent of housing deterioration. During a four-month period in 2012, the City had approximately 1,479 active code enforcement cases (Table 18). Over 60% of these were for property maintenance issues such as deteriorated paint or roof covering, broken windows, overgrown vegetation, or other similar maintenance issues not directly related to the structural condition of the unit. Another 28% were for unpermitted construction, such as an illegal storage shed or illegal conversion of structures to residential uses. In contrast, 157 code enforcement cases (11%) were for substandard buildings, the most severe citation used for extensive structural deficiencies and necessitating building demolition if the infractions are not

promptly remedied. According to Code Enforcement staff, an estimated 10,000 housing units in the City require considerable improvements or replacement.

Table 18: Active Code Violations

Code Violation	Total		Year Structure Built				
	#	%	1900-1932	1933-1949	1950-1979	1980-Present	Not Available
Property Maintenance	899	60.8%	311	249	255	60	24
Unpermitted Construction	423	28.6%	149	121	122	26	5
Deteriorated Building &Substandard Conditions	157	10.6%	59	45	37	10	6
TOTAL	**1,479**	**100.0%**	**519**	**415**	**414**	**96**	**35**

Source: Neighborhood Services Bureau, City of Long Beach, 2012.

Concentrations of deteriorated housing are located in the Downtown and in Central Long Beach, and to a lesser degree in North Long Beach.[5] These areas also correspond with high levels of household overcrowding and a predominance of low and moderate income households.

Evaluation of the City's substandard conditions and substandard building code violations by year the structure was built provides further insight into the nature of deteriorated housing in Long Beach. The vast majority of substandard buildings (78%) are over 70 years in age (1932 and older), which may render the rehabilitation of many of these severely substandard properties economically infeasible. Approximately half (46%) of structures cited for substandard conditions were in properties 70+ years of age. As properties, which fall under this category, have more limited structural deficiencies, it will be critical to ensure improvements are made before properties fall into severely deteriorated condition and potentially require demolition.

5. Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of overpayment and overcrowding. This section summarizes costs for housing in Long Beach and evaluates the affordability of the City's housing stock to low and moderate-income households.

Ownership Costs

Median sales prices of existing single-family homes and condominiums, represented by 11 Long Beach zip codes, are presented in Table 19. From March 2012 to March 2013, 200 homes were sold throughout Long Beach. Median prices ranged between $158,000 and $797,000, depending on location. Home prices in most areas of the City experienced an

[5] Neighborhood Services Bureau, City of Long Beach

increase (up to a 42% increase), while two areas experienced a decrease (up to a 26% decrease). During this same period, 90 existing condominiums were sold, with median prices ranged from $115,000 to $462,000. A majority of areas in the City experienced an increase in the price of condominiums (up to a 126% increase), while two areas also experienced a decline (up to a 20% decrease).

Table 19: Median Home and Condominium Sales Prices (March 2013)

Long Beach Zip Code	No. of Homes Sold	Median Home Price	% Change from March 2012	Home Price per sq. ft.	No. of Condos Sold	Median Condo Price	% Change from March 2012
90802	1	$370,000	21.3%	$208	35	$175,000	-7.4%
90803	14	$747,000	21.1%	$442	12	$462,000	39.2%
90804	7	$345,000	-4.2%	$375	7	$165,000	6.8%
90805	50	$270,000	15.1%	$244	3	$149,000	125.8%
90806	15	$375,000	25.0%	$251	n.a.	n.a.	n.a.
90807	16	$480,000	4.3%	$300	7	$205,000	46.4%
90808	39	$475,000	12.8%	$322	1	$199,000	n/a
90810	17	$295,000	29.7%	$227	1	$115,000	15.0%
90813	4	$158,000	-26.1%	$197	7	$153,000	-20.4%
90814	3	$797,000	42.3%	$560	11	$255,000	20.6%
90815	34	$495,000	21.0%	$355	6	$265,000	27.9%

Source: DQNews, 2013.

Rental Costs

Rental listings from craigslist.org were reviewed during April 2013. As presented in Table 20, average rental costs advertised on Craiglist.org ranged from $535 for a one-bedroom studio to $5,000 for a seven-bedroom unit. The documented median rent for all sizes of housing units by number of bedrooms was $1,250, while the documented average rent was $1,395.

Table 20: Median and Average Rents by Number of Bedrooms (April 2013)

Number of Bedrooms	Number Listed	Median Rent	Average Rent	Rent Range
0 Bedroom	55	$795	$806	$535 to $1,383
1 Bedroom	240	$995	$1,118	$580 to $2,750
2 Bedrooms	190	$1,397	$1,526	$700 to $3,200
3 Bedrooms	79	$1,850	$2,055	$1,150 to $4,000
4 Bedrooms	18	$2,175	$2,428	$1,500 to $3,850
5+ Bedrooms	1	--	--	$5,000
TOTAL	**583**	**$1,250**	**$1,395**	**$535 to $5,000**

Source: Craigslist.org, April 20, 2013, to April 22, 2013.

6. Housing Affordability

The costs of home ownership and renting can be compared to a household's ability to pay for housing to determine the general affordability of a community's housing stock. The federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, HCD developed income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. Table 21 illustrates maximum affordable mortgage payments and rents for various household sizes in Los Angeles County earning the top end of their respective income categories.

For homeownership, Table 21 assumes a 30-year mortgage at a four-percent interest rate and a 10 percent down payment. A comparison of Table 21 with previous tables (Table 19) shows that ownership housing in Long Beach is beyond the financial reach of lower income households. Larger moderate income households may be able to afford a home, but finding adequately sized affordable housing still poses a challenge for these households. Some low income households may be able to afford small apartments, but larger apartments are typically not affordable to low income households (Table 20). Even moderate income households may only be able to afford a two-bedroom apartment.

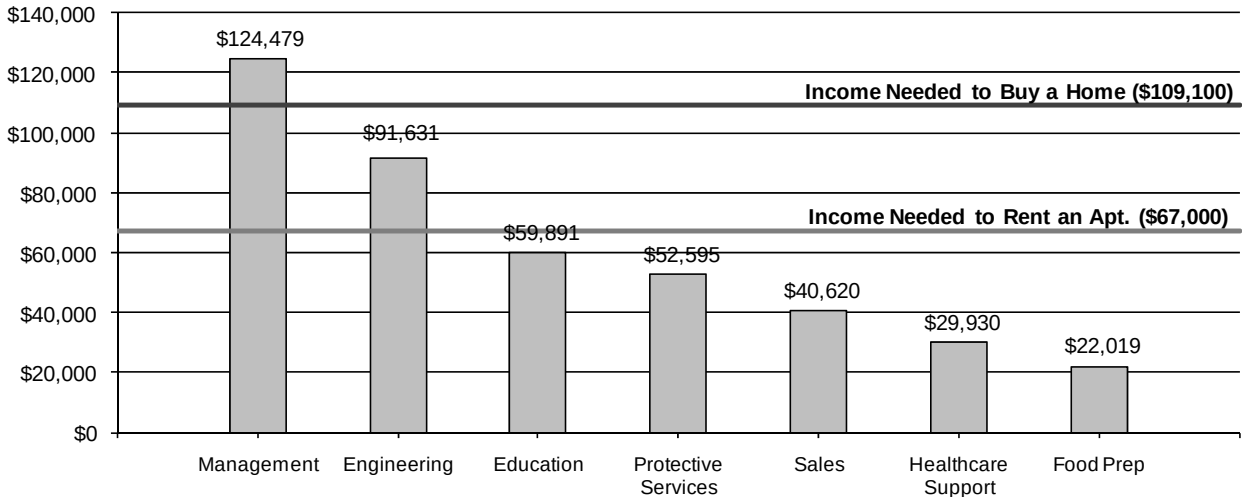
Table 21: Maximum Affordable Housing Costs (2013)

Annual Income Limits		Affordable Housing Cost		Utilities, Taxes and Insurance			Affordable Price	
		Rent	Owner-ship	Rent	Owner-ship	Taxes/ Insurance	Rent	Sale
Extremely Low Income (0-30% AMI)								
1-Person	$17,950	$449	$449	$118	$132	$90	$331	$52,831
2-Person	$20,500	$513	$513	$133	$150	$103	$380	$60,511
3-Person	$23,050	$576	$576	$157	$183	$115	$419	$64,700
4 Person	$25,600	$640	$640	$182	$229	$128	$458	$65,864
5 Person	$27,650	$691	$691	$213	$267	$138	$478	$66,562
Very Low Income (30-50% AMI)								
1-Person	$29,900	$748	$748	$118	$132	$150	$672	$108,454
2-Person	$34,200	$855	$855	$133	$150	$171	$767	$124,280
3-Person	$38,450	$961	$961	$157	$183	$192	$855	$136,383
4 Person	$42,700	$1,068	$1,068	$182	$229	$214	$941	$145,459
5 Person	$46,150	$1,154	$1,154	$213	$267	$231	$1,008	$152,674
Low Income (50-80% AMI)								
1-Person	$47,850	$1,196	$1,196	$118	$132	$239	$1,120	$192,006
2-Person	$54,650	$1,366	$1,366	$133	$150	$273	$1,278	$219,469
3-Person	$61,500	$1,538	$1,538	$157	$183	$308	$1,432	$243,673
4 Person	$68,300	$1,708	$1,708	$182	$229	$342	$1,581	$264,619
5 Person	$73,800	$1,845	$1,845	$213	$267	$369	$1,699	$281,376
Median Income (80-100% AMI)								
1-Person	$45,350	$1,134	$1,323	$118	$132	$265	$1,058	$215,551
2-Person	$51,850	$1,296	$1,512	$133	$150	$302	$1,208	$246,660
3-Person	$58,300	$1,458	$1,700	$157	$183	$340	$1,352	$274,006
4 Person	$64,800	$1,620	$1,890	$182	$229	$378	$1,493	$298,599
5 Person	$70,000	$1,750	$2,042	$213	$267	$408	$1,604	$317,993
Moderate Income (100-120% AMI)								
1-Person	$54,450	$1,361	$1,588	$118	$132	$318	$1,285	$264,968
2-Person	$62,200	$1,555	$1,814	$133	$150	$363	$1,467	$302,865
3-Person	$70,000	$1,750	$2,042	$157	$183	$408	$1,644	$337,543
4 Person	$77,750	$1,944	$2,268	$182	$229	$454	$1,817	$368,923
5 Person	$83,950	$2,099	$2,449	$213	$267	$490	$1,953	$393,748

Sources: HCD (2013), Housing Authority of the City of Long Beach & Veronica Tam and Associates (2013). Assumptions: 2013 HCD income limits; 30.0% gross household income as affordable housing cost; 20.0% of monthly affordable cost for taxes and insurance; 10.0% downpayment; and 4.0% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Housing Authority of the City of Long Beach, Utility Allowance Schedules for Standard Single-Family and Multi-Family, 2013

To afford a median-priced home of $437,000 in Long Beach, a household income of approximately $109,000 (168 percent of the County median income for a family of four) would be needed (Table 21). Renting an average apartment at $1,395 would require less income ($67,000); however, based on wage data from 2012, many of the occupational categories in Los Angeles County pay lower wages than needed to afford housing in Long Beach.

Figure 7: Income Needed to Afford Housing Compared with Income



Sources: State Employment Development Department, 2012; and Veronica Tam and Associates, 2013.

D. Assisted Housing At-Risk of Conversion

Existing housing that receives governmental assistance is often a significant source of affordable housing in many communities. State law requires the City to identify, analyze, and propose programs to preserve existing multi-family rental units that are currently restricted to low income housing use and that will become unrestricted and possibly be lost as low income housing (i.e., "units at risk" or "at-risk units"). State law requires the following:

- An inventory of restricted low income housing projects in the City and their potential for conversion;
- An analysis of the costs of preserving and/or replacing the units at risk and a comparison of these costs;
- An analysis of the organizational and financial resources available for preserving and/or replacing the units "at risk"; and
- Programs for preserving the at-risk units.

The following discussion satisfies the first three requirements of State law listed above pertaining to the potential conversion of assisted housing units into market rate housing between October 15, 2013, and October 15, 2023. The Housing Plan section includes a program for preserving the at-risk units, which meets the final requirement of State law.

1. Assisted Housing Inventory

Long Beach has a sizable stock of publicly assisted rental housing. This housing stock includes all multi-family rental units assisted under federal, state, and local programs, including HUD, state/local bond programs, and density bonus housing units. Assisted rental projects include both new construction, as well as rehabilitation projects with affordability covenants. A total of 4,260 publicly assisted multi-family units are located in the City. Table 22 summarizes multi-family projects in Long Beach, which are rent restricted as affordable to lower-income households.

Table 22: Inventory of Assisted Housing Developments

Project Name and Address	Tenant Type	Affordable & Total Units	Funding Source(s)	Expiration of Affordability
At-Risk				
Covenant Manor 600 E 4th Street	S/ Mobility Disabled	100 of 100	Section 8	11/20/2013 (Current) 11/20/2014 (Overall)
			Section 202	Nonprofit Owned
Pacific Coast Plaza &Villa 690-700 E. PCH	F	50 of 50	Section 8	6/30/2013 (Current) 6/30/2013 (Overall)
Casitas Del Mar I-IV - 1324 Hellman Ave. - 1030 Olive St. - 1430 E. 17th St. - 851 MLK Blvd.	F	12 of 12	Section 8	1/27/2014 (Current) 1/27/2021 (Overall) Non Profit Owned
Long Beach Manor 2209-11 Clark Street	D	6 of 6	Section 811	1/31/2014 (Current & Overall) Nonprofit Owned
St. Mary's Tower 1100 Atlantic	S/D	148 of 148	Section 8	2/23/2013 (Current) 2/23/2016 (Overall)
			Section 207/223(f)	Nonprofit Owned
Park Pacific Towers 714 Pacific Ave.	S/D	157 of 183	Section 8 LMSA	3/31/2014 (Current & Overall) Nonprofit Owned
Plymouth West 240 Chestnut	S	137 of 196	Section 8	4/30/2013 (Current) 4/30/2014 (Overall)
			Section 202	Nonprofit Owned
Beach-Wood Apts. 475 W. 5th St. 505 W. 6th Street	Non-elderly Disabled	44 of 45	Section 8	5/31/2013 (Current & Overall)
			Section 202	Nonprofit Owned
New Hope Home 1150 New York St.	S	140 of 140	Section 8 LMSA	5/31/2013 (Current) 5/31/2031 (Overall) Nonprofit Owned
Federation Tower 3799 E. Willow St.	S	50 of 50	Section 8	6/5/2013 (Current) 6/5/2014 (Overall)
			Section 202	Nonprofit Owned
Baptist Gardens 1011 Pine Avenue	S	157 of 200	Section 8 LMSA	6/30/2013 (Current) 6/30/2031 (Overall) Nonprofit Owned
Springdale West III 2095 W. Spring St	F	178 of 178	Section 8 LMSA	7/31/2013 (Current) 7/31/2014 (Overall)

Table 22: Inventory of Assisted Housing Developments

Project Name and Address	Tenant Type	Affordable & Total Units	Funding Source(s)	Expiration of Affordability
Belmeno Manor 2441 Belmont	D	6 of 6	Section 811	8/31/2013 (Current & Overall) Nonprofit Owned
Northpointe Apartment Homes 5441 Paramount	S/F	167 of 528	Section 8	8/31/2013 (Current) 8/31/2032 (Overall)
		526 of 528	City of Long Beach	1/1/2032
Merit Hall Apts. 1035 Lewis Ave	S/D	19 of 20	Section 811	9/2/2013 (Current & Overall)
			LBHDC	Nonprofit Owned
Seamist Tower 1451 Atlantic Blvd.	S/D	74 of 75	Section 8	9/30/2013 (Current & Overall)
			Section 202 LBHDC	Non Profit Owned
Lutheran Towers 2340 4th Street	S/D	92 of 93	Section 8	1/3/2014 (Current & Overall) Nonprofit Owned
			Section 202/811	---
American Gold Star Manor 3021 Goldstar	S	139 of 348	Section 8	5/1/2015 (Current & Overall) Nonprofit Owned
Casa Corazon 408 Elm Avenue	S/D	24 of 24	Section 8	7/31/2015 (Current & Overall)
			Section 202/811/162 LBHDC	9/1/2034 Nonprofit Owned
Love Manor 1801 E. 68th St.	F	26 of 26	LBHDC / HOME	9/27/2023
Subtotal		**1,726**		
Not at Risk				
Sara's Apts. 240 W. 7th	D	29 of 29	HOME	12/23/2023
Atlantic Apts 814 Atlantic Ave.	D	13 of 13	HOME	12/23/2023
Brethen Manor 3333 Pacific Place	S	296 of 296	Section 202	2024 Nonprofit owned
Northside Apts. 128-30 E. 8th	F	47 of 47	LBAHC / CHFA	2030
Lois Apartments 321 W. 7th St.	S	24 of 24	LBHDC	1/25/2031 Nonprofit Owned
Evergreen Apts 1823 & 1801 E. 68th St.	F	36 of 36	LBHDC	12/18/2032
Freeman Apts 1528-32 Freeman	F	19 of 19	LBHDC	4/3/2033
Seagate Village 1450 Locust	S/D	44 of 44	Tax Credit	2050
Cambridge Place 421 W. 33rd St	F	24 of 24	LBAHC / Tax Credit	2050
Beechwood Terr. 1117 Elm Ave	F	25 of 25	LBAHC / Tax Credit	2050

Table 22: Inventory of Assisted Housing Developments

Project Name and Address	Tenant Type	Affordable & Total Units	Funding Source(s)	Expiration of Affordability
Grisham Community Housing 11 W. 49th St. #B	F	94 of 96	LBHDC /Tax Credit	12/1/2057
Pacific City Lights Apts. 1601 Pacific Ave	F	41 of 42	HOME / Tax Credit	11/9/2059
Alamitos Apartments 1034 Alamitos Avenue	F	30 of 30	HOME	1/1/2061
Artesia Courts Apartments 3281-3283 Artesia Blvd.	F	36 of 36	HOME	1/1/2061
Cedar Court Apartments – North 1855, 1865, & 1895 Cedar Ave.	F	16 of 16	HOME / Tax Credits / Multi-Family Revenue Bond	1/1/2061
Cedar Court Apartments – South 1843-1849 Cedar Ave.	F	16 of 16	HOME / Tax Credits / Multi-Family Revenue Bond	1/1/2061
Linden Garden Court Apts. 6371 Linden / 531 E. 64th St,	F	24 of 24	HOME	1/1/2061
Ocean Gate Apts 1070 Martin Luther King Jr. Ave.	F	20 of 20	HOME	1/1/2061
Orange Ave. Apts. 1000 Orange Ave.	F	19 of 19	HOME	1/1/2061
Ocean Breeze Senior Apts. 854 Martin Luther King Blvd.	S	16 of 16	HOME	1/1/2061
Valentine Garden Apts. 6185, 6191, 6195 Linden Ave.	F	18 of 18	HOME	1/1/2061
Cerritos Court Apartments 842-858 Cerritos Ave.	F	12 of 12	HOME	1/1/2061
Seabreeze Apts. 745 Alamitos Ave.	S	44 of 44	HOME / Density Bonus	1/1/2061
Elm Ave. Apts. 530 Elm Ave.	D	16 of 17	Tax Credit	1/1/2063
Menorah Senior Housing 575 E. Vernon	S	65 of 66	Section 202	1/31/2064 (Current & Overall) Nonprofit Owned
Long Beach and Burnett Apartments 2355 Long Beach Blvd.	F	36 of 46	LBHDC / Tax Credit	1/1/2064
Villages at Cabrillo - Family Commons 2001 River Ave.	F	80 of 81	Tax Credit	3/31/2064

Table 22: Inventory of Assisted Housing Developments

Project Name and Address	Tenant Type	Affordable & Total Units	Funding Source(s)	Expiration of Affordability
Courtyards Apartments 1027 & 1045 Redondo Ave. 1134 Stanley Ave. 350 East Esther St.	D/A	44 of 46	LBHDC	1/1/2066
The Palace 2642 East Anaheim St.	Y	14 of 14	LBHDC	4/30/2067
Collage Apartments 1893-1911 Pine Ave.	F	14 of 14	Set-Aside / HOME / NSP1	1/1/2067
Senior Arts Colony & The Annex 202 E. Anaheim St.	S	198 of 200	LBHDC	7/1/2068
Lime Street Apartments 1060 Lime Ave.	F	16 of 16	HOME / Tax Credits / Multi-Family Revenue Bond / Set-Aside	1/1/2099
Renaissance Terrace 926 Locust Ave	S/F S	61 of 102 29 of 102	Housing Authority Density Bonus	Perpetuity
Redondo Plaza 645 Redondo	S/D	40 of 59	Density Bonus	Perpetuity
Magnolia Manor 1128 E. 4th St	S	54 of 54	Density Bonus	Perpetuity
Vintage Senior Apts. 1330 Redondo	S	20 of 20	Density Bonus	Perpetuity
1542 Orizaba	S	16 of 16	Density Bonus	Perpetuity
City Terrace 425 E. 3rd St.	S/D	93 of 98	Density Bonus	Perpetuity
3485 Linden	S	29 of 29	Density Bonus	Perpetuity
3945 Virginia	S	25 of 25	Density Bonus	Perpetuity
Village Chateau 518 E. 4th St.	S	28 of 28	Density Bonus	Perpetuity
Carmelitos Public Housing 1000 Via Wanda	S/F	713 of 713	Housing Authority	Perpetuity
Subtotal		**2,534**		
Total		**4,260**		

Sources: HUD Inventory of Section 8 projects, 2013; Low Income Housing Tax Credit database at www.huduser.org, 2013
Long Beach Housing Development Corporation (LBHDC), 20013;
Long Beach Affordable Housing Corporation (LBAHC), 2013;
Tenant Type: S = Senior; F = Family; D = Disabled; Y = At-Risk Youth; A = Adults

From time to time, restricted units lose their affordability controls and revert to non-low-income use due to expiration of subsidy contracts and/or affordability covenants. For example, projects receiving City assistance, primarily through HOME and Redevelopment Set-Aside funds, carry long-term affordability covenants of 30-55 years. However, many of the HUD-assisted projects have much shorter affordability controls and may be at risk of conversion to market-rate housing due to the expiration of Section 8 contracts. Overall, 23 projects totaling 1,726 may be considered at risk.

Among the 23 assisted housing projects in Long Beach, most were constructed with HUD-insured mortgages: Section 202, and Section 811. Section 202/811 projects are owned by non-profit organizations and low-income use restrictions are locked in for the full 40-year mortgage loan. Because they are owned by non-profits the long-term low-income use restrictions on these projects is fairly secure. Nevertheless, the Section 8 contracts may be at risk due to budgetary constraints at HUD. Long Beach has nine Section 202/811 projects.

However, the projects are primarily at risk of becoming market-rate housing due to the potential expiration of the Section 8 contracts. These contracts are project based – attached to the specific project – rather than vouchers, which move with the individual tenant. Project-based Section 8 contracts started to expire in 1997 and can now be renewed for one-, five-, ten- or twenty-year terms. Renewals are subject to annual appropriations by Congress. For this reason, projects with Section 8 contracts are considered at risk of losing their affordability annually.

2. Preservation and Replacement Options

Preservation or replacement of at-risk projects in Long Beach can be achieved in several ways: 1) provision of rental assistance to tenants using other funding sources; 2) replacement or development of new assisted multi-family housing units; and/or 3) purchase of affordability covenants. These options are described below, along with a general cost estimate for each. Typically, transferring ownership from a private profit-motivated organization to a nonprofit organization is another feasible option of preservation. However, virtually all of the at-risk projects in Long Beach are owned by nonprofit organizations.

Rental Assistance

All at-risk projects in Long Beach maintain Section 8 contracts for rental assistance. Availability of funding at the federal level for Section 8 contract renewal is uncertain. Should Section 8 be terminated or deed-restrictions at other projects be expired, the City could potentially provide rent subsidies to maintain affordability at these projects that are structured to mirror the Section 8 program. Under Section 8, HUD pays owners the difference between what tenants can pay (defined as 30% of household income) and the negotiated payment standard.

The feasibility of this alternative depends on the willingness of property owners to accept rental assistance and the ability of the City to provide such assistance. Nonprofit owners are most likely to be willing to accept other rent subsidies, while for-profit owners will evaluate how comparable the rent subsidies are to market rate rents. As summarized in Table 23, given the bedroom mix of all 1,726 at-risk Section 8 units, the total cost of subsidizing the rents to Fair Market Rent (FMR) levels is approximately $1.26 million per month or approximately $15.1 million annually.

Table 23: Rent Subsidies Required

Unit Size/Household Size	Number of Units	Fair Market Rent[1]	Household Annual Income	Affordable Housing Cost[3]	Monthly per Unit Subsidy[4]	Total Monthly Subsidy
Very Low Income (50% AMI)						
0 Bedroom/ 1-person household	383	$845	$17,950	$331	$514	$196,862
1 Bedroom/ 2-person household	887	$1,035	$20,500	$381	$654	$580,098
2 Bedroom/ 3-person household	329	$1,350	$23,050	$419	$931	$306,299
3 Bedroom/ 4-person household	118	$1,850	$25,600	$458	$1,392	$164,256
4+ Bedroom/ 5-person household	9	$2,074	$27,650	$478	$1,596	$14,364
Total Monthly	**1,726**	**$1,261,879**				
Total Annual Subsidy		**$15,142,548**				

Source: Veronica Tam and Associates, 2013.

Notes:

1. Fair Market Rent (FMR) is determined by HUD. These calculations use the 2013 HUD FMR for the Housing Authority of the City of Long Beach Small Area Demonstration.
2. Rents are restricted to 50% AMI in these buildings, which puts residents in the Very Low Income Category, set by the California Department of Housing and Community Development (HCD).
3. The affordable housing cost is calculated based on 30% of the AMI, minus utilities for rentals.
4. The monthly subsidy covers the gap between the FMR and the affordable housing cost.

Construction of Replacement Units

The construction of new low income housing units as a means of replacing currently at-risk units is an option for Long Beach. The cost of developing housing depends upon a variety of factors including the density and size of the units (i.e. square footage and number of bedrooms), location, land costs and type of construction. Based on general assumptions for average construction costs, it would cost approximately $169 million to construct 1,726 affordable replacement units, excluding land costs and other soft costs (such as architecture and engineering). Including land costs, the total costs to develop replacement units would be significantly higher.

Table 24: Estimated New Construction Costs				
Unit Size	(A) Total Units	(B) Estimated Average Unit Size (sq. ft.)	(C) Estimated Gross Building Size	(D) Estimated Gross Building Costs
0 Bedroom	383	500	229,800	$27,940,808
1 Bedroom	887	650	691,860	$84,121,528
2 Bedroom	329	800	315,840	$38,402,196
3 Bedroom	118	1,000	141,600	$17,216,790
4+ Bedroom	9	1,200	12,960	$1,575,774
Total	**1,726**		**1,392,060**	**$169,257,095**
Average Per Unit Cost:				**$98,063**
(C) = (A) x (B) x 1.20 (i.e. 20% inflation to account for hallways and other common areas). (D) = (C) x $97.27 (per square foot construction costs) x 1.25 (i.e. 25% inflation to account for parking and landscaping costs).				

Purchase of Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide a lump sum financial package to maintain the projects as low-income housing, including writing down the interest rate on or paying off the remaining loan balance, and/or supplementing the Section 8 subsidy received with cash flow for other expenses. By providing lump sum financial assistance or an on-going subsidy in rents or reduced mortgage interest rates, the City could ensure that some or all of the assisted units remain affordable.

E. Housing Problems

The SCAG data estimating the number of households at each income level presented earlier does not provide any detail on the specific housing needs and problems faced by the City's lower income households. The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD, however, provides detailed information on housing needs by income level for different types of households in Long Beach. Detailed CHAS data based on the 2005-2009 ACS data is displayed in (Table 25). Housing problems considered by CHAS include:

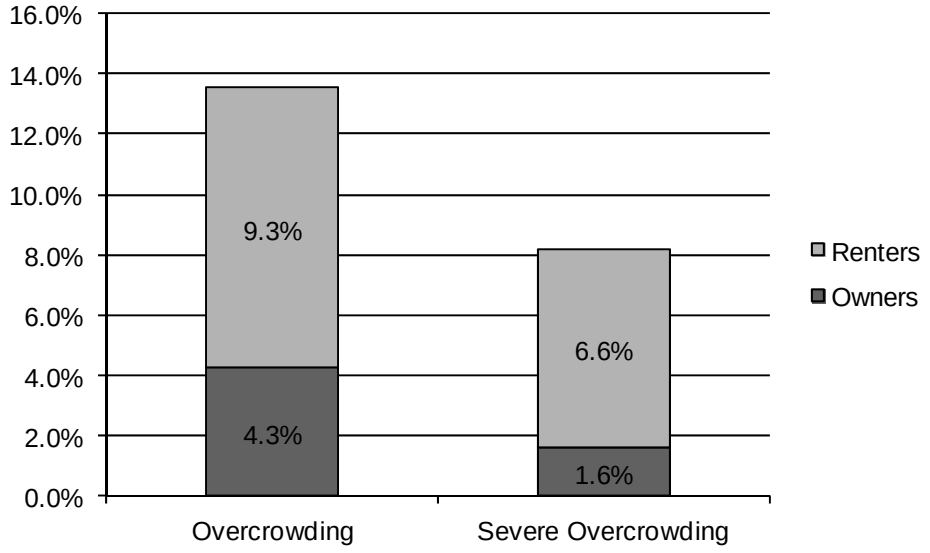
- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

1. Overcrowding

Overcrowding is a significant issue in Long Beach. Overcrowding is defined by the State Department of Housing and Community Development (HCD) as a household with more than one person per room (excluding bathroom, kitchen). Severe overcrowding is one with more than 1.5 persons per room.[6] Overcrowding typically occurs when housing costs are so high relative to income that families double-up or take on roommates or boarders to devote income to other basic needs, such as food and medical care. Overcrowding also tends to result in deterioration of homes and shortage of on-site parking. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding is an important contributor to quality of life.

Overall, 15.9% of the renter-households and 5.9% of the owner-households in the City were considered overcrowded. The 2007-2011 ACS further documents the presence of severe overcrowding in 2% of homeowner households and 7% of renter-households in Long Beach. One of the key demographic trends impacting housing needs in Long Beach is the City's transition from a majority White homeowner population comprised of smaller households to an increasing number of Hispanic and Asian renter-households with large families. The City's existing rental housing stock of primarily older, small units are of inadequate size to house this population, contributing to significant unit overcrowding and deterioration.

Figure 8: Overcrowding

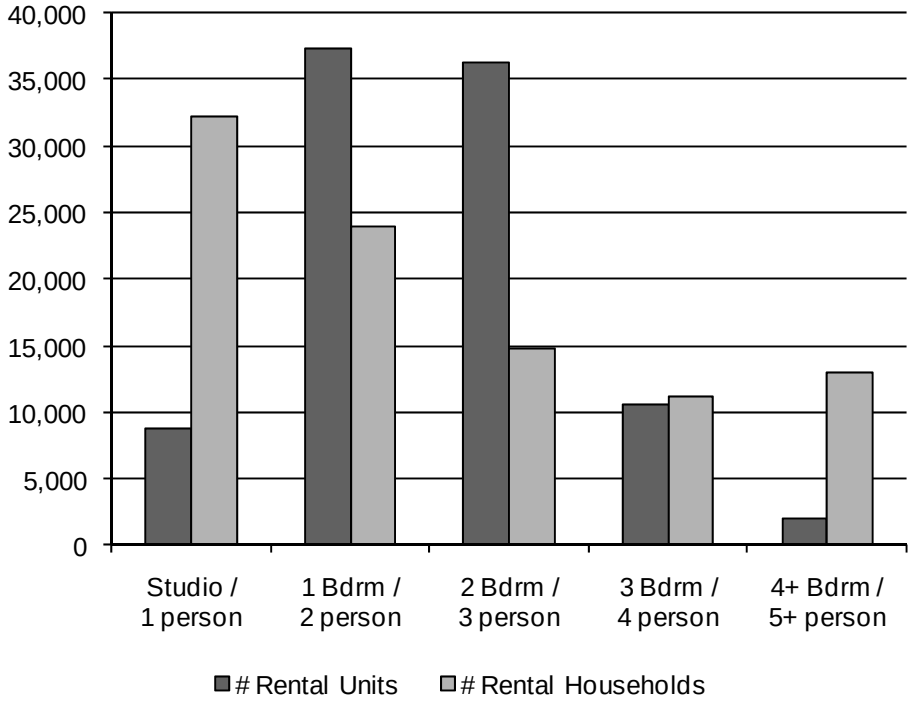


Source: U.S. Census Bureau, American Community Survey (ACS), 2007-2011.

[6] A housing unit with more than one person per room is considered by HCD and HUD as overcrowded. In calculating overcrowding, living and dining rooms are included but kitchens and bathrooms are excluded.

Figure 9 highlights this mismatch between the need for larger rental units and the City's supply of predominately studio and one-bedroom units. Using State Redevelopment definitions of "household size appropriate for the unit" as number of bedrooms plus one, Long Beach has only 2,055 rental units (4+ bedrooms) to accommodate 12,990 large renter households (5+ members). This imbalance between supply and demand contributes to a significant proportion of large renter households living in overcrowded housing.

Figure 9: Renters – Unit Size vs. Household Size (Supply vs. Demand)



Source: U.S. Census Bureau, American Community Survey (ACS), 2007-2011.

2. Cost Burden (Overpayment)

Most lower income households cope with housing cost issues either by assuming a cost burden, or by occupying a smaller than needed or substandard unit. Specifically, according to CHAS, 86% of the City's extremely low income households and 82% of very low income households experienced one or more housing problems (e.g., cost burden, overcrowding, or substandard housing condition) between 2005 and 2009.[7] The types of housing problems experienced by Long Beach households vary according to household income, type, and tenure. Some highlights include:

- In general, renter-households had a higher level of housing problems (59%) compared to owner-households (53%).

[7] U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) data based on 2005-2009 ACS.

- Large renter-families had the highest level of housing problems regardless of income level (89%).
- Approximately 86% of extremely low income (households earning less than 30 percent of the AMI) and 82% of very low income households (households earning between 31 and 50 percent of the AMI) had housing problems.
- About 56% of extremely low income elderly households spent more than 50 percent of their income on housing, including 62% of elderly renters and 45% of elderly owners within this income category.

Table 25: Housing Assistance Needs of Lower Income Households (2005-2009)

Household by Type, Income, and Housing Problem	Renters				Owners			Total House-holds
	Elderly	Small Families	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	4,445	8,780	3,570	24,470	2,205	580	4,605	29,075
With any housing problem	77%	93%	98%	89%	67%	97%	75%	86%
With cost burden >30%	77%	91%	93%	87%	66%	91%	74%	85%
With cost burden >50%	62%	77%	69%	74%	45%	91%	62%	72%
Very Low Income (31-50% AMI)	2,050	8,095	2,650	17,990	2,920	885	6,190	24,180
With any housing problem	66%	88%	98%	88%	41%	85%	65%	82%
With cost burden >30%	66%	79%	76%	81%	41%	72%	63%	76%
With cost burden >50%	34%	29%	12%	31%	26%	65%	50%	36%
Low Income (51-80% AMI)	1,010	8,420	2,615	19,315	2,945	2,125	9,810	29,125
With any housing problem	46%	49%	86%	58%	31%	91%	63%	60%
With cost burden >30%	45%	36%	29%	43%	27%	78%	58%	48%
With cost burden >50%	17%	3%	2%	6%	14%	54%	34%	15%
Moderate & Above Income (>80% AMI)	1,865	11,610	2,390	30,795	8,935	4,960	47,805	78,600
With any housing problem	26%	16%	71%	20%	18%	59%	36%	30%
With cost burden >30%	19%	9%	5%	10%	18%	34%	32%	24%
With cost burden >50%	2%	1%	0%	1%	4%	6%	7%	5%
Total Households	9,370	36,905	11,225	92,570	17,005	8,550	68,410	160,980
With any housing problem	61%	58%	89%	59%	31%	72%	45%	53%
With cost burden >30%	59%	50%	55%	51%	30%	53%	42%	47%
With cost burden >50%	39%	25%	25%	27%	15%	30%	19%	24%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2005-2009.
Note: Data presented in this table are based on special tabulations from the American Community Survey (ACS) data. Due to the small sample size, the margins for error can be significant. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

III. HOUSING CONSTRAINTS

The provision of decent, safe, and affordable housing is an important goal of the City of Long Beach. However, there are a variety of factors that encourage or constrain the development, maintenance, and improvement of the housing stock in the City. These include market mechanisms, government codes and regulations, and physical and environmental constraints. This section addresses the above constraints.

A. Market Constraints

Land costs, construction costs, and market financing contribute to the cost of housing investment, and potentially can hinder the production of affordable housing. Although many of these potential constraints are driven by market conditions, jurisdictions have some options to address these constraints. This section analyzes these constraints as well as the activities that the City of Long Beach can take to mitigate their impacts.

1. Development Costs

The costs of developing housing vary widely according to the type of home, with multi-family housing generally less costly to construct than single-family homes on a per-unit basis. However, within each construction type, costs can vary based on the size of unit and the number and quality of amenities provided, such as fireplaces, swimming pools, and interior fixtures among others. Land costs vary by location, size, and the existing use of the lot, i.e., whether the site has an existing structure that must be removed.

A key component in the cost of housing development is the price of raw land and any necessary improvements and infrastructure that must be made to a particular site. The diminishing supply of vacant residential land combined with a fairly high demand kept land cost relatively high in Southern California, even through the most recent recession. In recognition that land costs affect the feasibility of developing affordable housing, the Long Beach Redevelopment Agency routinely wrote down the cost of land on Agency-owned property in exchange for developers placing affordability controls on the units. In the absence now of the Redevelopment Agency, Long Beach has no source of funding to reduce the cost of land for development.

A 2011 study on land cost in Long Beach concludes that residential land can be valued at approximately $30 per square foot for smaller parcels (less than five acres). Larger parcels command a lower per-square-foot cost of about $28. For commercial properties where mixed use development is an allowable use, the average cost is estimated at $40 per square foot for smaller parcels (less than five acres) and $38 per square foot for larger parcels.

Construction costs also vary widely according to the type of housing development. Multi-family housing is generally less costly to construct than single-family homes, but construction costs can vary greatly depending upon the size of unit and the number and

quality of amenities provided. However, construction costs are generally uniform across the region and therefore do not serve to constrain housing development in specific communities.

2. Mortgage Financing

Home Purchase Loans

The availability of mortgage financing affects a household's ability to purchase a home. This section describes and analyzes the disposition of loan applications submitted for home purchases based upon data provided through the Home Mortgage Disclosure Act (HMDA). Home purchase loans, both conventional and government-backed, are summarized in Table 26. During the middle years of the past decade, housing prices were especially high in relation to incomes and mortgage-lending restrictions were substantially loosened, with the result that few households relied on government-backed financing for home purchases. However, more recently with the gradual recovery of the housing market, government-backed financing has served a major share of homebuyers once again, though the total number of purchases has been comparatively low. A total of 4,636 households applied for loans in 2011 to purchase Long Beach housing units, less than one third of the total number five years earlier (2006). Specifically for government-backed financing, there were 1,899 applications in 2011, 41 percent of the total, compared with only nine applications in 2006.

Table 26: Disposition of Home Loan Applications

Loan Type	Total Applications	% Approved	% Denied	% Withdrawn or Incomplete
Home Purchase – Conventional	2,737	75.7%	12.2%	12.1%
Home Purchase – Government-Backed	1,899	72.2%	13.1%	14.6%
Home Improvement	464	57.3%	29.5%	13.1%
Refinancing	10,962	66.8%	19.2%	14.0%

Government-backed financing includes financing backed by Federal Housing Administration (FHA), Veterans Administration (VA), and Rural Service Agency (RSA).
Source: www.LendingPatterns.com™, HMDA 2011.

Table 26 summarizes the disposition of loan applications for home purchase loans in Long Beach. The rates of approval for conventional loans and government-backed financing are similar, though the rate for conventional loans is slightly higher.

Home Improvement Loans

Home purchase mortgage financing is generally available to Long Beach. However, home improvement financing is more limited. As shown in Table 26, only 464 applications were filed, with a high denial rate of close to 30%.

Foreclosures

Between 2000 and 2005, with record low interest rates, "creative" financing (e.g., zero down, interest only, adjustable loans), and predatory lending practices (e.g. aggressive marketing, hidden fees, negative amortization), many households purchased homes that were beyond their financial means. Under the assumptions that refinancing to lower interest rates would always be an option and home prices would continue to rise at double-digit rates, many households were unprepared for the hikes in interest rates, expiration of short-term fixed rates, and decline in sales prices that accelerated in 2006. Suddenly faced with significantly inflated mortgage payments, and mortgage loans that are larger than the worth of the homes, many households faced foreclosures. Though foreclosure remains a problem in a city with the diverse income levels of Long Beach, the scale of the problem is far smaller.

In Los Angeles County, 3,985 homeowners filed Notices of Default (NODs) in the first quarter of 2013, representing a 65% decrease from the 11,443 NODs filed during the same period one year earlier.[8] With the implosion of the mortgage lending market, many households faced difficulty obtaining new mortgage loans or refinancing, even the above moderate income households. However, as the decrease in filings illustrates, many fewer households are now affected.

In April 2013, 736 homes in Long Beach were listed at various stages of foreclosure (from pre-foreclosures to auctions).[9] The prices of these homes reached as high as a $4.5 million for a waterfront property, but prices were generally between $200,000 and $800,000. The high prices of homes facing foreclosure indicate that the impact of foreclosure continues to extend not only to lower and moderate income households but also to some households with higher incomes.

B. Governmental Constraints

Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, residential development standards, fees and exactions, and permit processing procedures among others may increase the cost of housing maintenance, development and improvement. This section discusses these potential constraints and actions taken to mitigate them.

1. Land Use Controls

The Land Use Element (LUE) of the Long Beach General Plan sets forth the City's policies for guiding local development. It establishes the distribution and intensity of land that is allocated for different uses. The General Plan LUE provides eight residential land use designations in the community. Development density ranges from 7 units per acre in

[8] DataQuick Information Systems, www.DQNews.com, April 25, 2013.
[9] www.homes.com, April 25, 2013.

single-family districts, 30 to 44 units per acre in multi-family districts, and over 100 units per acre in the Downtown Planned Development District.

Table 27 summarizes the seven General Plan residential and mixed residential-commercial land use categories, the corresponding zoning districts, permitted densities, and primary or typical residential types permitted in each district. Residential development standards for each district are described later in this section.

Table 27: Residential Land Use Districts

General Plan Land Use District	Zoning Designation(s)	Primary Residential Type(s)
LUD-1: Single-Family	R-1-S, R-1-M, R-1-N, and R-1-L	Single-family detached homes
LUD-2: Mixed Style Homes	R-2-S, R-2-I, R-2-N, R-2-A, R-2-L, and RM	Single-family detached and attached homes
LUD-3A Townhomes LUD-3B Moderate Density Residential	R-1-T, R-3-T; R-3-S, R-3-4, and R-4-R	Duplexes, triplexes, and townhomes, etc.
LUD-4: High Density Residential	R-4-N	Larger apartments and condominiums
LUD-5: Urban High Density	R-4-U	High-density apartments and condominiums in downtown
LUD-6: High-Rise Residential	R-4-H	High-rise apartments and condominiums
LUD-7: Mixed Use Residential District	PDs	Moderate to high-density uses in multi-purpose activity centers
LUD-8R Mixed Retail/Residential Strip	CU/CO/CR	Moderate-density to high-rise uses on main streets
LUD-8M Mixed Office/ Residential Strip	CO	Moderate to high rise density on major streets

Sources:
1. Land Use Element, City of Long Beach General Plan
2. Municipal Code, City of Long Beach

Planned Development Districts (PDs)

The Planned Development (PD) district allows flexible development standards for areas with unique land uses that would benefit from special design policies and standards not otherwise possible under conventional zoning district regulations. The PD district is designed to promote a compatible mix of land uses, allow for planned commercial/business parks, and encourage a variety of housing styles and densities. Many of the PD districts have provided the primary opportunities for infill development during the past decade, specifically in PDs 5, 6, 25, 29, and 30. Since 2006, at least 824 housing units have been constructed within the various PD districts, including 207 affordable units for lower and moderate income households.

The PD districts with significant potential for residential development are noted below:

PD-5 Ocean Boulevard: PD-5 is located between the beach and Ocean Boulevard, from Alamitos Boulevard to Bixby Park. The land is primarily used for multi-family

housing at a relatively high density (54 units per acre). The PD-5 plan is designed to encourage similar high-density housing through lot assembly, provided that development is sensitive to parameters in the Long Beach Local Coastal Program.

PD-6 Downtown Shoreline: The goal of the PD-6 plan is to guide and control the development of the Downtown Shoreline below Ocean Boulevard. Specifically, the plan intends to coordinate future public and private improvements under a concept of mixed uses, including residential, commercial, and recreational components. PD-6 consists of eleven sub-areas, each with unique standards and guidelines for development. Though housing is not permitted in some subareas of PD-6, Subarea 9 permits residential density up to 250 units per acre.

PD-25 Atlantic Avenue: The Atlantic Avenue PD-25 area is transitioning from blighted conditions such as vacant, underutilized and deteriorated commercial and residential structures and incompatible land uses, to include new schools, banks, residences and shopping opportunities. PD-25 aims to ensure that recycling and reinvestment results in high-quality development and compatible uses that complement and serve the adjoining residential neighborhoods. New workforce, senior and family housing developments are improving this corridor.

PD-29 Long Beach Boulevard: PD-29 is designed to promote the economic and aesthetic revitalization of Long Beach Boulevard below the I-405 freeway, once a very distressed corridor. PD-29 has encouraged quality commercial, residential and infill institutional projects, and promotes uses and levels of intensity that take advantage of the Blue Line passenger rail service to Los Angeles. Higher density residential uses and special needs housing, including R-4-N uses with residential densities up to 109 units per acre, are permitted in Sub-areas 1 and 3, and R-4-U uses are allowed in Subareas 2 and 5.

PD-30 Downtown: PD-30 is designed to develop the downtown into a multi-purpose activity center of regional significance and to connect the various districts of downtown into a cohesive and functional whole. PD-30 residential districts include the: Mixed Use District, East Village Mixed Use District, West End Residential District, and East Village Residential District. Typical densities range from 31 to 54 units per acre, with unlimited higher densities available to high-rise buildings in the Downtown Core.

PD-31 CSULB Technology Center/Villages at Cabrillo: Set on the 26-acre former Naval housing site on the Westside of Long Beach, the Villages at Cabrillo contains emergency housing and permanent supportive housing for veterans, homeless, families and youth. It is a location where the Long Beach Housing Development Company (LBHDC) works with nonprofit developers to create permanent affordable housing. In conjunction with the Long Beach Multi-Service Center (operated by the City's Department of Health and Human Services with 12 nonprofit agencies), the Villages is the largest naval base reuse model for a residential and social service community of its kind in the United States.

2. Residential Development Standards

The Zoning Code implements the general policies contained in the General Plan. It is designed to protect and promote the health, safety, and general welfare of residents, and serves to preserve the character and integrity of residential neighborhoods. Therefore, the Zoning Code establishes specific definitions of allowable uses and residential development standards for the community. The Zoning Code delineates the following five basic residential zones, with 18 subcategories:

R-1: Single Family (plus suffix S, M, N, L, or T)
R-2: Two Family (plus suffix S, I, N, A, or L)
R-3: Low Density Multi-Family (plus suffix S, 4, or T)
R-4: High Density Multi-Family (plus suffix R, N, H, or U)
RM: Mobile Home (no suffix attached)

These zoning districts and associated development standards provide for the development of a variety of housing types in the City. Table 28 summarizes the development standards for each zone and 29 summarizes the residential densities allowed for multi-family districts.

Overall, the City's development standards (citywide and in the coastal zone) do not constrain housing development. Because the City facilitates residential development primarily through Planned Development (PD) zoning, flexibility in development standards is built into the PD regulations. As demonstrated later in Section IV, Housing Resources, most multi-family developments in the PD zones intended for high density residential and/or mixed use developments were able to achieve maximum permitted densities. In PD-30 (Downtown Core) there are no limits to height or density. The requirement for parking is one space per unit, without distinction by the number of bedrooms, a significant reduction from the 1.5 to two spaces that are generally required for units of one or more bedrooms in the City. With the reduced requirement for parking and no limit to height or density, developments have exceeded 200 units per acre in this area. High density development is permitted in the PD-6 (Downtown Shoreline) and PD-29 (Long Beach Boulevard) districts. In the PD-6 district, high density development is permitted in certain subareas, including density up to 250 units per acre in Subarea 9. The PD-29 district permits up to 109 units per acre in two of its five subareas, depending on the size of the site.

As an alternative for single-family development, the City provides zoning for small and moderate lot options, with minimum lot sizes of 2,400 square feet (18 units per acre) and 3,600 square feet (12 units per acre) in the R-1-S and R-1-M districts respectively.

Table 28: Residential Development Standards

District	Units Per Lot	Lot Area Per Unit (sq. ft.)	Min. Lot Area (sq. ft.)	Max. Height	Max. Lot Coverage (% of Lot)	Min. Usable Open Space	Floor Area Ratio
R-1-S	1	2,400	2,400	28 ft.	N/A	6%	1.2
R-1-M	1	3,600	3,600	25 ft.	N/A	6%	0.67
R-1-N	1	6,000	6,000	25 ft.	50%	16%	0.6
R-1-L	1	12,000	12,000	25 ft.	40%	23%	0.6
R-1-T	1	3,000	3,000	25 ft.	N/A	6%	1.2
R-2-S	2	1,200	4,800	28 ft.	N/A	2%	1.3
R-2-I	2	1,000	4,800	35 ft.	N/A	2%	N/A
R-2-N	2	3,000	6,000	25 ft.	60%	6%	0.6
R-2-A	2	3,000	6,000	25 ft.	60%	6%	0.6
R-2-L	2	4,000	8,000	35 ft.	40%	8%	N/A
R-3-S	3	2,100	6,300	25 ft.	N/A	250 sq. ft./ unit	N/A
R-3-4	4	1,700	4,500	25 ft.	N/A	200 sq. ft./ unit	N/A
R-3-T	N/A	Table 29	3,000	28 ft.	N/A	250 sq. ft./ unit	N/A
R-4-R	N/A	Table 29	18,000	28 ft.	N/A	150 sq. ft/ unit	N/A
R-4-N	N/A	Table 29	18,000	38 ft. (3 stories)	N/A	150 sq. ft./ unit	N/A
R-4-H	N/A	Table 29	18,000	Varies (5-24 stories)	50%	150 sq. ft./ unit	N/A
RM	N/A	2,400	18,000	30 ft. (2 stories)	65%	200 sq. ft./ unit	N/A
R-4-U	N/A	Table 29	22,500	65 ft. (5 stories)	N/A	150 sq. ft./ unit	3.0

Source: Municipal Code, City of Long Beach
Suffix denotes:
S = small lot; M = moderate lot; N = standard lot, L = large Lot; T = townhomes; I = intensified development;
A = accessory unit; H= high rise; U = urban; RM = mobile homes

Table 29: Residential Densities for Multi-Family Districts

District	Site Area (sq. ft.)	Site Width (ft.)	Permitted Density by Site Area (sq. ft.) Per Unit
R-3-T	0-3,200 3.201-15,000 15,001 or more	0-25 26-120 121 or more	1 unit per lot 1 unit per 3,000 sq. ft 1 unit per 2,400 sq. ft.
R-4-R	0-3,200 3,201-15,000 15,001 or more	0-25 26-120 121 or more	1 unit per lot 1 unit per 1,500 sq. ft. 1 unit per 1.450 sq. ft.
R-4-N	0-3,200 3,201-15,000 15,001-22,500 22,501 or more	0-25 26-120 121-180 181 or more	1 unit per lot 1 unit per 1,500 sq. ft. 1 unit per 1,200 sq. ft. 1 unit per 975 sq. ft.
R-4-H	0-3,200 3,201-15,000 15,001-22,500 22,501 or more	0-25 26-120 121-180 181 or more	1 unit per lot 1 unit per 1,500 sq. ft. 1 unit per 1,200 sq. ft. 1 unit per 175-310 sq.ft.
R-4-U	0-3,200 3,201-15,000 15,001-22,500 22,501-30,000 30,001 or more	0-25 26-120 121-180 181-240 241 or more	1 unit per lot 1 unit per 1,500 sq. ft. 1 unit per 975 sq. ft. 1 unit per 500 sq. ft. 1 unit per 400 sq. ft.

Source: Municipal Code, City of Long Beach
Suffix denotes: N = standard lot, T = townhomes; H = high rise; U = urban

Parking Requirements

Parking requirements for residential districts vary by the number of bedrooms in a housing unit, location of the development, type of permitted use, and other criteria associated with the demand for parking generated by the particular development. Chart 39 details parking requirements by residential type and location.

The City offers incentives to ensure that parking standards do not constrain the development of housing. The Planning Commission may reduce the parking standards for residential projects for lower income seniors and disabled residents when the neighborhood in which the complex is proposed has ample, readily available on-street parking or is well-served by public transportation and a concentration of supportive services. Parking is also reduced for special group residences, and other uses typically requiring less parking. Overall, the City's parking requirements are lower than most communities in Southern California, reflecting the compact development patterns in the City and the greater use of public transit by residents and workers in the City. Long Beach has a Downtown Transit Mall served by the MTA Blue Line, regional buses and local buses, and the very popular Bike Station.

On-street parking in the coastal zone is more limited given that the California Coastal Act encourages the City to not impair public coastal access. However, the difference between coastal zone parking requirements and that for other parts of the City is an additional 0.5 space per unit for one-bedroom units. Other unit sizes have the same parking

requirements citywide. This difference is to recognize the current under-parked situation in the coastal zone and the encouragement of the Coastal Commission to provide adequate parking in the zone. Given the desirable location, even small units (especially in the Belmont Shore area) are occupied by households with two cars. Specifically, the City conducted a parking study in Belmont Shore to identify appropriate parking standards for the area.

To balance the need for parking for coastal access, business uses, and housing, the Zoning Code allows several incentives: tandem parking for low-income housing units when projects include 10% or more of the units as on-site low-income units and for projects of 20 units or more to satisfy the parking requirements for one-bedroom units in the PD-30 and the PD-5 districts. Moreover, PD districts also allow for shared use guest parking for mixed-use projects.

Because the City's parking standards are reasonable and the City offers numerous incentives Citywide as well as in the coastal zone to mitigate cost impacts on affordable housing, the City's parking standards do not unduly constrain the development or affordability of housing. Furthermore, much of the City's residential development potential identified for the 2013-2021 planning period is expected to occur in PD-29 and PD-30 (portions that are outside the coastal zone). Affordable housing in the coastal area also usually receives funding from the coastal housing replacement fund.

Table 30: Parking Requirements

Residential Use	Required Number of Spaces	
General Requirement	***Market Rate***	***Low Rent***
0 bedroom (< 450 sq.ft.): 1 or more bedroom 2 bedrooms or more Guest parking	1.0 space/unit 1.5 spaces/unit* 2.0 spaces per unit 1.0 space/four units	
Disabled	1 space/1 bedroom	1 space/2 bedrooms
Senior Citizen Congregate Care	1 space/1 bedroom 1 space/1 bedroom	1 space/2 bedrooms 1 space/2 bedrooms
Residential Care Facility	1 space/bed	
Fraternity, Sorority, Dormitory	1 space/bed	
Other Special Group Residences	1 space/2 beds	

Source: Municipal Code, City of Long Beach, 1998 update
* In the coastal zone the requirement is 2.0 spaces (see explanation above)

Site Requirements

In general, maximum height and lot coverage standards determine the number of units that can be constructed on a given lot. In some communities, relatively strict standards in effect could disallow the maximum allowable densities from being achieved. However, in Long Beach, the maximum building height ranges from two stories in the low-density R-1 zone to five stories in the R-4-U zone. Unlimited heights are allowed in the core of Downtown PD-30; high rises are allowed along the Downtown Shoreline in PD-5 and PD-6 and in limited areas along Long Beach Boulevard PD-29. The R-4-H zone offers a height incentive up to 24 stories if the minimum lot width and height standards are met. Maximum lot coverage varies from "none" in some residential zones to 65% in the mobile home zone, while R-3 and R-4 zones are not subject to such requirement. Therefore, the City's overall site requirements do not constrain housing development.

In Long Beach there are five Site Plan Review Findings used to ensure quality development and promote certainty in the development process. These finding are:

1. The design is harmonious, consistent and complete within itself, and is compatible in design, character, and scale with neighboring structures and the community in which it is located;

   (This simply means that the Site Plan Review Committee will not approve a disjointed or poor quality design, nor will they approve a design that is out of character and scale with neighboring structures that should be respected. Appropriate heights, massing and setbacks are carefully evaluated in higher density projects to ensure they respect the design character of their surroundings.)

2. The design conforms to the City's Design Guidelines for R-3 and R-4 Multi-family Development, the Downtown Design Guidelines, the General Plan, and any other design guidelines or specific plans which may be applicable to the project;

3. The design will not remove significant mature trees or street trees unless no alternative design is feasible;

4. There is an essential nexus between the public improvement requirements and the likely impacts of the proposed development; and,

5. The project conforms to all requirements set forth in Chapter 21.64 on Transportation Demand Management.

Incentives for Affordable Housing

To encourage the development and conservation of affordable housing, the City has adopted several ordinances – a density bonus ordinance, State coastal zone law, as well as various other incentives. These ordinances encourage higher density housing that is

affordable to special needs populations and remove potential constraints to development, while preserving affordable units in the coastal zone.

- **Density Incentives** – Long Beach has adopted the State density law to provide up to 35 percent of density bonus to facilitate the development of lower income housing, moderate-income condominiums, and housing for seniors.

- **Waiver of Fees** – In addition to the density bonus, parks and recreation and transportation development fees are waived for affordable housing if the criteria on length of affordability and income/affordability level are met.

- **Relaxed Standards** – In conjunction with the density bonus ordinance, certain development standards may be relaxed if increased density cannot be physically accommodated on the site. This provision follows a priority order specified in the Zoning Code and the applicant must show that the density bonus cannot be achieved with each sequential waiver before the next waiver is allowed. The priority order is:

    1. Percentage of compact parking
    2. Tandem parking design limitations;
    3. Privacy standards;
    4. Private open space;
    5. Common open space;
    6. Height;
    7. Distance between buildings;
    8. Side yard setbacks;
    9. Rear yard setbacks;
    10. Number of parking spaces (but not less than one space per unit); and
    11. Front setbacks.

If the developer believes that with the density bonus and the additional incentives, the provision of lower income housing, moderate income condominiums, or senior citizen housing units is not financially feasible, then the developer may submit a project pro forma demonstrating the deficiency.

Replacement Policies

State law stipulates that the conversion or demolition of homes occupied by lower or moderate-income households within the coastal zone is not permitted unless the units are replaced. Since 1980, the City has required one-for-one replacement of very low, low, and moderate-income housing units demolished or converted in the coastal zone. Developers are required to replace the affordable housing by either providing units on site or within three miles of the coastal zone through the following: 1) new construction; 2) rehabilitation of substandard units; 3) subsidy of existing higher cost units; or 4) payment of an in-lieu

fee. Through this replacement policy the City has provided 393 affordable housing units in the coastal zone since 1980.

3. Provisions for a Variety of Housing

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments. This includes single and multi-family housing, factory-built housing, mobile homes, emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units, among others. Table 31 summarizes the housing types permitted within Long Beach's primary residential zone districts.

Table 31: Housing Types by Residential Zone

	R-1	R-2	R-3	R-4	RM	CNR	CCR	CCN	CHW
Single-Family Detached	*P*	*P*	*P*[3]	*P*	*P*	*P*	*P*	*P*	■
Single-Family Attached	■	*P*	*P*	*P*	■	*P*	*P*	*P*	■
Duplex (2 units)	■	*P*	*P*	*P*	■	*P*	*P*	*P*	■
Three-Family Dwelling	■	■	*P*[3]	*P*	■	*P*	*P*	*P*	■
Four-Family Dwelling	■	■	*P*[3]	*P*	■	*P*	*P*	*P*	■
Multi-Family (5 or more)	■	■	■	*P*	■	*P*	*P*	*P*	■
Townhouse	■	■	*P*	*P*	■	*P*	*P*	*P*	■
Manufactured Home	*P*	*P*	■	■	*P*	*P*	*P*	*P*	■
Mobile Home Park	*C*	*C*	*C*	*C*	*P*	■	■	■	■
Secondary Units	*A*[1]	*A*[2]	*A*	*A*	■	■	■	■	■
Senior/Handicapped Housing	■	■	■	*C*	■	■	*C*	*C*	■
Small Group Home	*P*	*P*	*P*	*P*	*P*[4]	*P*	*P*	*P*	■
Residential Care (7 or more)	■	■	■	*C*	■	■	*C*	*C*	*C*
Special Group Residence	■	■	■	*C*	■	■	*C*	*C*	*C*

Source: Municipal Code, City of Long Beach
P = Permitted ***C*** = Conditionally Permitted ***A*** = Permitted Accessory Use (by right) ■ = Not Permitted
Notes:
1. Except the R-1-S, R-1-M, and R-1-T zones
2. Except the R-2-S and R-2-I zones
3. Except the R-3-T zone
4. Except the R-4-M zone

In addition to single-family residential opportunities, the following housing types are available for all economic segments of the community, including lower income residents, seniors, students, homeless people, and other residents of the City.

Multi-Family Housing

Multi-family housing comprises approximately half of the City's housing. The City's Zoning Code sub-categorizes multi-family housing units into duplexes, three-family dwellings, four-family dwellings, and multi-family dwellings with five or more units. Duplexes are permitted in the R-1-T, and R-2, R-3, and R-4 zones. Triplexes are permitted in R-2-A, R-3-S, R-3-4, and all R-4 zones. Four-family dwellings are permitted in the R-3-S, R-3-4, and R-4 zones. Finally, multi-family dwellings with five or more units are permitted in the R-4 zones.

Mixed Use Development

Housing can be developed in mixed-use commercial zones, provided it complies with the specified density and development standards. Townhouses are permitted in the Neighborhood Commercial and Residential (CNR) zone. R-4-N uses (apartments and condominiums) are allowed in the CO, CCN, and CT zones. In addition, R-4-R uses (duplexes, triplexes, and other smaller multi-family complexes) are permitted in the CCR zone.

Secondary Units

Secondary units are permitted in 12 residential districts as an accessory use. The Zoning Code permits secondary units, provided the following:

- The lot must be at least 4,800 square feet;
- The unit cannot exceed one bedroom or 640 square feet;
- The unit cannot exceed 10% of existing home's floor area
- The unit must be located only on lots that contain existing single-family residences;
- The unit must be attached to the principal unit and comply with development standards of its underlying zone;
- The principal unit maintains the existing number of parking spaces and provides one additional space if the secondary unit exceeds 450 square feet;
- The entrance to the unit cannot be on the front façade; and
- The unit is subject to minimum housing code compliance and the principal unit must be brought into compliance before occupancy of the secondary unit is allowed.

Mobile Homes/Manufactured Housing

Long Beach has approximately 2,400 mobile homes. Recognizing the significant contribution that mobile homes can make toward providing a variety of housing choices, the City has established the RM district for mobile home parks. In addition, mobile home parks are conditionally permitted in all residential zones provided that the specified requirements are met.

Manufactured or modular housing placed on a permanent foundation is explicitly permitted in the R-1, R-2 (except R-2-A), and RM zones.

Housing for Persons with Disabilities

The City recognizes the need for housing for persons with disabilities (including developmental disabilities). Through various provisions and incentives, the City offers ample opportunities for housing that serves this special needs group.

Land Use Control

The City facilitates the development of housing for persons with disabilities via provisions for group care facilities. The Zoning Code provides for group care facilities through either Small Group Care Facilities or Special Group Residences, depending on the size.

- ***Small Group Care Facilities.*** The Long Beach Zoning Code defines a group home as any residential care facility serving six or fewer persons who are mentally disordered or otherwise handicapped or supervised. A group home must be licensed by the State pursuant to Section 1400 of the Health and Safety Code. In compliance with the Lanterman Developmental Disabilities Services Act, the City of Long Beach permits the siting of State-licensed small group homes serving six or fewer persons by right in all residential zones.

- ***Special Group Residences.*** The Zoning Code defines special group residences to include (but not be limited to): housing for seniors and the disabled, residential care facilities, communal housing, convalescent hospitals, half-way houses, and boarding houses/lodging houses. These are housing options that meet the census definition of group quarters, but not housing units.

  Special group residences are permitted in the higher density R-4 zones, Community Commercial CCR and CCN zones subject to a conditional use permit, and in three Planned Development Districts. Group housing for seniors and other special group housing are also conditionally permitted in the R-4, CCR and CCN zones.

Social services in support of housing for persons with disabilities are classified in the Zoning Code as Institutional uses. Social services with food distribution are conditionally permitted in the CHW zone. Social services without food distribution are permitted in the following zones: Neighborhood Commercial (CNA), Community Commercial (CCA), Commercial Pedestrian (CP), Community R-4-R Commercial (CCR) and Community R-4-N Commercial (CCN) through an Administrative Use Permit process. Such uses are also permitted in the Regional Commercial (CHW) zone.

Therefore, the City offers ample opportunities for the development of housing and supportive uses for persons with disabilities. In fact, over 100 licensed facilities are located throughout the City today, including:

- 57 adult residential care facilities, ranging in size from 3 beds to 85 beds, with a total of 728 beds;

- 7 group homes for children, ranging in size from 6 beds to 29 beds, with a total of 75 beds;
- 2 small family homes for children, totaling 5 beds;
- 3 residential care facilities for the chronically ill, totaling 32 beds; and
- 42 residential care facilities for the elderly, ranging in size from 4 beds to 262 beds, with a total of 2,128 beds.

Overall, nearly 3,000 beds are being provided in these group care facilities.[10] The City of Long Beach, unlike many neighboring areas, has an aggressive program for facilitating and encouraging the development of special group residences as noted below:

- Special group residences are entitled to apply for a density bonus incentive of up to 100% above the density allowed in the underlying zone district. In a nonresidential zone, density shall be limited to one unit per 200 square feet of lot area, which translates into a density of approximately 217 units per acre.

- Handicapped housing, senior housing, and congregate care facilities that are low rent are required to have only one parking space per two bedrooms. Residential care facilities, sororities, and dormitories require only one space per bedroom. Monasteries, convents, etc., require only one space per two beds.

- Section 21.52.271 of the Zoning Code sets forth the same approval process for special group residences. Standard conditions are that no similar facility can be operate within ½ mile from one another, thus furthering state law and fair housing goals to reduce the impaction of lower-income households in any one area.

- The Zoning Code sets forth further incentives for siting special group facilities. Because of the low parking demands associated with the uses, each facility must only comply with R-4 parking standards (unless provided an incentive), and thus shall be located within 1,000 feet by legal pedestrian route to a public transit stop.

Definition of Family

The Zoning Code defines "family" as "any group of individuals living together based on personal relationships. Family does not include larger institutional group living situations such as dormitories, fraternities, sororities, monasteries, nunneries, residential care facilities or military barracks, nor does it include such commercial group living arrangements such as boarding houses, lodging houses and the like."

Because the City facilitates housing for persons with disabilities through its provisions for small group care facilities and special group residences, this definition does not conflict with the City's policies regarding housing for persons with disabilities. The City has reviewed this definition and determined that it does not present potential constraints to housing for

[10] California Department of Social Services, https://secure.dss.cahwnet.gov/ccld/securenet/ccld_search/ccld_search.aspx

persons with disabilities. The City of Long Beach has an excellent track record of providing various housing options for special needs population.

Building Code

The City enforces the 2010 California Building Code. No unique restrictions are in place that would constrain the development of housing for persons with disabilities. Compliance with provisions of the Building Code is reviewed and enforced by the Building Division of the Development Services Department as a part of the building permit submittal.

Planning/Processing Fees

Small group care facilities are permitted by right and no planning fee is required. Special group care facilities (for more than six persons) are permitted via a CUP, requiring payment of a processing fee. However, given the number of large residential care facilities located in the City, the City's processing fee is not seen as a constraint to the development of housing for persons with disabilities.

Reasonable Accommodation

It is the policy of the City, pursuant to the Federal Fair Housing Amendments Act of 1988, to provide people with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The City has adopted specific procedures in the Zoning Code for processing reasonable accommodation requests.

In order to make specific housing available to persons with disabilities, a disabled person or representative may request reasonable accommodation relating to the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City. If an individual needs assistance in making the request for reasonable accommodation, or appealing a determination regarding reasonable accommodation, the Development Services Department will provide the assistance necessary to ensure that the process is accessible to the applicant or representative. The applicant is entitled to be represented at all stages of the proceeding by a person designated by the applicant.

A request for reasonable accommodation in laws, rules, policies, practices and/or procedures may be filed on an application form provided by the Development Services Department at any time that the accommodation may be necessary to ensure equal access to housing.

When a request for reasonable accommodation is filed with the Development Services Department, it will be referred to the Zoning Officer or Building Official for review and consideration. The Zoning Officer or Building Official will issue a written determination within 30 days and may (1) grant the accommodation request; (2) grant the accommodation request subject to specified nondiscriminatory conditions; or (3) deny the request. All written determinations will give notice of the right to appeal and the right to request reasonable accommodation on the appeals process, if necessary.

The following findings must be analyzed, made and adopted before any action is taken to approve or deny a request for reasonable accommodation:

- The housing will be used by an individual protected under the Fair Housing Act.
- The request is necessary to make the housing available to an individual protected under the Fair Housing Act.
- The requested accommodation will not impose an undue financial or administrative burden on the City.
- The requested accommodation will not require a fundamental alteration of the zoning or building laws, policies and/or procedures of the City.
- For housing located in the coastal zone, a request for reasonable accommodation will be approved by the City if it is also consistent with the certified Local Coastal Program (LCP). Where a request is not consistent with the LCP, the City may waive compliance if the City finds:
  - The requested accommodation is consistent, to the maximum extent feasible, with the LCP; and,
  - There are no feasible alternative means for providing an accommodation at the property that would provide greater consistency with the LCP.

The City defines a group home as one for no more than six persons. A request for reasonable accommodation relating to increased occupancy of a group home can be filed with the Zoning Officer. A hearing with the Zoning Officer or the Planning Commission is required to act on a request to increase the number of occupants for a group home. A decision must be made within 30 days by the Zoning Officer or within 60 days by the Planning Commission.

Emergency Shelters

Senate Bill No. 2 (2007) amended Sections 65582, 65583, and 65589.5 of the Government Code relating to local planning. This bill added emergency shelters to these provisions and required that the Housing Element identify zones in the City where emergency shelters are allowed as a permitted use without a Conditional Use Permit. State law defines an emergency shelter as a means of housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Prior to 2013, the City conditionally permitted the siting of shelters for no more than six persons in two Community Commercial districts – Community R4R (CCR) and Community R4N (CCN). In addition, halfway houses have been conditionally permitted as special group care facilities in R4, CCR, CCN, and CHW (Community Commercial – Regional Highway) districts. Through these provisions, the City has facilitated the siting of many homeless shelters in the community, including Catholic Charities Shelter (32 beds for families), Long Beach Rescue Mission (125 beds for men), Lydia House (35 beds for women and children), Boys Town (16 beds for youth), Women Shelter (32 beds for domestic violence victims), Project Achieve (59 beds for adults), etc.

The City amended the Zoning Code in 2013 to allow by-right emergency shelters in the IP-Port zone and in PD-31 Villages at Cabrillo. Primary reasons for permitting by-right

emergency shelter beds in these two zones are: 1) these zones/areas already contain a concentration of primary, necessary support services for individuals and families experiencing emergency, transitional, and sometimes permanent housing needs; 2) they have ample capacity to bridge the gap between what is currently needed in emergency shelter beds and what is currently provided; and 3) these homeless service centers are close to each other and easily accessible along bus service routes.

The Continuum of Care Program, Program 2.1 in the Housing Plan section of the Element discusses the services and facilities available at both The Villages at Cabrillo and the City's Health and Human Services Multi-Service Center (MSC). The Villages at Cabrillo is located just east of the Terminal Island Freeway (I-47), north of Pacific Coast Highway, and west of Santa Fe Avenue. The Multi-Service Center is located 1.5 miles to the southeast of the Villages at Cabrillo on the south side of Anaheim Street just west of the Long Beach Freeway (I-710). Santa Fe Avenue would be the north/south main bus corridor connecting these two facilities. Bus shelters and bus benches are found along Pacific Coast Highway, Santa Fe Avenue, and Anaheim Street.

Since 1997, the Multi-Service Center, a collaborative partnership between the City of Long Beach, the Port of Long Beach, and twelve non-profit agencies has been located on this IP-zoned site at 1301-1327 W. 12th Street. Services at the Center include: showers, laundry, mail/phone messaging to licensed childcare, a medical clinic, employment assistance, drug and alcohol treatment, case management, and shelter and housing placement assistance.

Similarly, The Villages at Cabrillo located nearby in PD-31, is a collaborative partnership of eleven agencies, which currently provide the largest non-governmental housing and social services program for homeless people in the United States. Built on a former naval housing site, new housing here ranges from emergency and transitional shelters to permanent-affordable housing for singles, unaccompanied youth, families, Native Americans and veterans. Additionally, support services include childcare, employment counseling, mental health and medical care. They also have a program to help homeless children re-integrate into the public school system in Long Beach. Three facilities have opened in The Villages since 2009. The Family Commons, which opened in 2009 features 81 units of permanent affordable housing in six residential buildings, along with three new community buildings. The majority of the population in the Family Commons is of Long Beach origins. This facility is specifically targeted to providing assistance to homeless families with mental disabilities. The Knabe Exchange, a new 5,829-square-foot supportive services and commercial facility with a focus on veterans, also opened in 2009. In 2012, the Elizabeth Ann Seton Residence, a shelter with 14 beds, began serving homeless families.

Hence, the nexus between providing supportive services and supportive housing is a strong reason for emergency shelters in PD-31 and in the IP- port zone. Furthermore, access between The Villages at Cabrillo and the Multi-Service Center is straightforward and convenient. Service providers currently operate free shuttles between the two sites, and both Anaheim Street and Santa Fe Avenue serve as major bus routes with public bus stops within a reasonable distance to the entrance of each facility.

According to the Continuum of Care Homeless Population Gaps Analysis the City's emergency shelter gap is 1,298 beds for individuals (Table 15). Housing law requires jurisdictions to review their shelter gaps and identify at least one land use zone where shelters can be built, by right, to address this gap. City staff has found that there is adequate capacity for development of emergency shelter facilities and transitional housing for those in need in the IP zone. Assuming that the docks, piers and primary port activity areas will not be targeted for emergency shelters, this leaves an area north of the Southern Pacific Railroad right-of -way, south of Anaheim Street, between the Terminal Island (I-47) and Long Beach Freeways (I-710).

In this IP-Port-zoned area there are 55.3 acres of land with 37.9 of these acres (68.5%) owned by the City of Long Beach. Of the 163 parcels in the area, 102 of them are City-owned. Additionally, there are a number of opportunities for an emergency shelter to lease space in existing buildings located within a three- to ten-minute walk of the Multi-Service Center (MSC).

It should be emphasized that the City has been working cooperatively with the Port of Long Beach for more than a decade in operating the Multi-Service Center on the site at 1301-1327 W. 12th Street. Offering the opportunity for shelter beds to be accommodated on sites in the IP zone and at the Villages at Cabrillo should create no hardship, especially since performance standards for emergency shelters will be instituted, including: maximum number of beds permitted; proximity to other shelters; length of stay permitted; location and size of waiting drop-off areas; security and lighting; and provisions for on-site management.

Transitional and Supportive Housing

Section 50675.2(h) of Health and Safety Code defines transitional housing as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Section 50675.14(b) of Health and Safety Code defines supportive housing as housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

The City of Long Beach is actively facilitating and encouraging the conversion of surplus naval property to one of the largest transitional housing facilities for homeless persons in the nation. The Villages at Cabrillo provides 400+ beds of transitional housing and services for men, women, and unaccompanied youth. The City of Long Beach regulates transitional and supportive housing as a residential use in the same manner as similar uses in the same zone, as:

- Residential Care Facilities – if they meet the State definition under the Lanterman Disability Services Act;

- Dwelling Units – if they meet the California Building Code definition of a dwelling unit; or
- Special Group Residence – if they do not meet either of the above definitions.

In 2013, the City prepared a Zoning Administrator Interpretation to ensure that transitional and supportive housing is regulated as a residential use and subject to the same conditions for similar uses in the same zone.

Single-Room Occupancy Units

Single-Room Occupancy (SRO) units are one of the most traditional forms of affordable private housing for lower income individuals, including seniors and persons with disabilities. An SRO unit is usually small, between 80 and 250 square feet. These units provide a valuable source of affordable housing and can serve as an entry point into the housing market for formerly homeless people.

Currently the Long Beach Zoning Code does not contain specific provisions for SRO units. Through Program 2.2 the Zoning Code will be amended to incorporate SRO housing under the provisions for Special Group Residence. Conditions for approval will be objective and pertain to performance standards such as parking, management and security. Such conditions will be similar to those required for other special group residence uses in the same zone.

4. Building Codes and Enforcement

Long Beach has adopted building and safety codes in order to preserve public health, safety, and welfare. To implement these codes, the City has various code enforcement programs designed to address building and neighborhood conditions. These building codes and their enforcement have the potential to significantly increase the cost of development, maintenance, and improvement of housing.

- **Building Codes** - Long Beach has adopted and enforces the California Building Code (CBC) that establishes standards pertaining to the construction of housing and inspection at various stages of construction to ensure code compliance.

- **Accessibility Codes** - The Federal Fair Housing Act of 1998 and the American Disabilities Act (ADA) are federal laws that are intended to assist in the provision of safe and accessible housing. These regulations were codified in Title 24, Part 2, known as the California Building Code and apply to newly constructed multi-family dwelling units in building with three or more units or in condominium projects with four or more units. The City of Long Beach has adopted and enforces compliance with these standards to comply with federal law.

- **City Code Enforcement** - The City's Community Development Department enforces State and local regulations governing the maintenance of residential buildings. The Code Enforcement and Rehabilitation Divisions administer programs

to facilitate neighborhood upgrading, including property maintenance, weed abatement, and other citywide programs. In addition, the City implements a Neighborhood Improvement Strategy (NIS). The NIS program aims to improve the quality of life in specific CDBG-targeted areas through a partnership of City staff, other agencies and neighborhood residents.

- **Community Code Enforcement** - The Community Code Enforcement program is designed to customize actions to fit the needs of a specific neighborhood. Target areas under the program are selected upon the presence of established, active community groups, and the need for code enforcement to assist in stabilizing and improving the neighborhood. The City provides the community with an individual point of contact and City staff members who can coordinate with various governmental agencies in addressing multi-faceted problems.

Building codes and their enforcement increase the cost of housing investment and can impact the viability of rehabilitating older properties required to be upgraded to current code standards. To the extent this makes the cost of housing production or rehabilitation economically infeasible, it could serve as a constraint. However, these regulations are similar to cities in the region, provide minimum standards for safe and accessible housing, and thus are not considered to be an undue constraint upon housing investment.

5. Development Permit Procedures

Communities can encourage needed reinvestment in the housing stock by reducing the time and uncertainty involved in obtaining development permits. Pursuant to the State Permit Streamlining Act, governmental delays are recommended to be reduced by: (1) limiting processing time in most cases to one year; and (2) by requiring agencies to specify the information needed to complete an acceptable application. Table 32 summarizes the approximate planning project processing time in the City and Table 33 summarizes the building timelines.

Residential projects of less than five housing units typically do not require committee review. Projects with 5 to 49 units that comply with all standards and have no other zoning entitlements are only subject to Staff Site Plan Review, which takes approximately five weeks. Planning Commission Site Plan Review is necessary for developments with 50 or more units, and projects that require a Negative Declaration or Conditional Use Permit. The approximate time needed for Commission Site Plan Review is 11 weeks. As shown in Table 33, for the issuance of building permits, most projects are able to complete the review process within three months. Building permits for multi-family projects take between four and five months. Comparatively, among larger cities in the Los Angeles Basin, Long Beach has relatively short processing times for routine planning and permit processing actions.

While the City requires legislative approval of multi-family projects of 50 or more units, this process has not impeded residential development. As evidenced in Section 4, Housing

Resources, of this Housing Element, many of the entitled projects have more than 50 units.

To facilitate multi-family residential and mixed use developments, the City offers pre-application study sessions with the Planning Commission at no cost to the applicants. These pre-application study sessions allow the applicants to gain an understanding in the City's goals and objectives for the project site, and therefore be able to craft a project that can take advantage of the flexibility offered through the PD zoning regulations and address City issues and concerns. In most cases, developers do take advantage of the pre-application study sessions.

Table 32: Planning Timelines

Planning Process	Timeline
Site Plan Review	5 weeks
Zoning Administrator	7 weeks
Planning Commission	11 weeks
Negative Declaration	10 weeks
Environmental Impact Report	9 months

Source: City of Long Beach, Development Services Department

Table 33: Building Timelines

Building Project	Timelines	
	1st Review	2nd Review
Single-Family Alteration (no new square footage or non-structural)	Over the counter	Over the counter
New Single-Family Homes/Additions	10 weeks	2 weeks
Multi-Family Alteration (no new square footage or non-structural)	10 weeks	2 weeks
New Multi-Family Construction – Low-rise	12 weeks	4 weeks
New Multi-Family Construction – High-rise	16 weeks	4 weeks
Tenant Improvements (no change of use or non-structural)	10 weeks	2 weeks
Additions and Alterations	10 weeks	2 weeks

Source: City of Long Beach, Development Services Department

Site Plan Review

The requirements and process for site plan review are clearly specified in the City's Zoning Code. The following residential projects require site plan review:

- Five or more units as one project;
- Construction of a new dwelling unit or an addition greater than 450 square feet in size to an existing dwelling, located on a lot less than 27 feet in width in the R-1-N, R-1-M, R-2-N, and R-2-A districts;

- Any project proposing to utilize the incentive program established for very low and low income households; and
- Any residential project proposing to utilize a wing wall.

A residential project of 50 or more units is also required to submit a conceptual site plan for review by staff prior to formal site plan review.

At the Site Plan Review, the review committee (either staff or Planning Commission) can request reasonable conditions for approval of the site plan, including:

- A revised site plan;
- Reduced building height, bulk or mass;
- Increased setbacks;
- Changes in building material;
- Changes in rooflines;
- Increased usable open space;
- Increased screening of garages, trash receptacles, motors or mechanical equipment;
- Increased landscaping;
- Increased framing, molding or other detailing;
- Change in color; or
- Other changes or additions that are necessary to further the goals of the site plan review process.

These are typical conditions to improve the performance of the project and design compatibility with surrounding uses in order to make the following findings for approval:

- The design is harmonious, consistent and complete within itself and is compatible in design, character and scale, with neighboring structures and the community in which it is located;

- The design conforms to any applicable special design guidelines adopted by the planning commission or specific plan requirements, such as the design guidelines for R3 and R4 multi-family development, the downtown design guidelines, PD guidelines or the general plan;

- The design will not remove significant mature trees or street trees, unless no alternative design is possible;

- There is an essential nexus between the public improvement requirements established by this ordinance and the likely impacts of the proposed development; and

- The project conforms to all the transportation demand management requirements.

In addition, the review committee has authority to waive certain development standards, including standards that may make a critical difference to the feasibility of a project. The

list of possible waivers includes requirements for open space, courtyard dimensions, and guest parking, among others. Specific findings are necessary for such waivers, in addition to the approval findings described above.

Development Services Center

Pursuant to the Permit Streamlining Act, the Development Services Center serves as a one-stop processing counter staffed with representatives from various City departments. In particular, the Planning Counter processes the following: coastal permits, standards variances, conditional use permits, subdivision maps, certificates of compliance, lot line adjustments, and condominium conversion permits. Permits issued by other counters at the Center include sewer permits, health permits, and all building, electrical, plumbing, and mechanical permits for new buildings and additions/alterations to existing buildings. In many cases, developers can apply for permits via the City's website. By offering a consolidated services center and web access, the City can effectively reduce the costs of processing routine permits and facilitate and encourage housing production.

6. Fees and Exactions

Planning Fees

Development service fees charged by local governments contribute to the cost of maintaining, developing, and improving housing. Long Beach collects fees to recover the costs of processing permits and providing the necessary services and infrastructure related to new development. Table 34 summarizes the common planning fees charged for providing associated services for new housing development.

The City conducts an annual assessment of its service fees to ensure that they reflect the cost of providing services and attempts to keep fees in line with other communities. Fees are generally increased based on a comparative survey and increase in the CPI. Fees are generally not waived, because they represent the actual cost for service, are a relatively minor portion of the total building valuation, and therefore are not considered to be an undue constraint upon the production or maintenance of housing.

Table 34: Development Services Fees

Services Provided	Single- and Multi-Family Units
Administrative Use Permit	$4,372.00/permit
Conditional Use Permit	$8,744,00 / permit
Local Coastal Development Permit	$4,809.20/ application
Modifications (no hearing to approval final map)	$1,502.88/ modification
Site Plan Review: Conceptual	$5,137.10/ application plus $1.64 / 100 sq. ft.
Committee (staff) Approval	$6,558.00/ application plus $3.28 / 100 sq. ft.
Planning Commission Approval	$10,930.00/ application plus $3.28 / 100 sq.
Standard Variance	$6,011.50/ application
Zoning Amendments: Zoning Ordinance (map)	$10,930.00/ zone change
Tentative Maps: Condo Conversion	$3,825.50
Final Maps: Condo Conversion	$8,197.50/ application plus $136.63/ unit
New Construction	$5,628.95/ application plus $136.63/ unit
Vesting Final Map	$2,130.26 additional fee/ application
General Plan Amendment	$10,930.00/ amendment

Source: City of Long Beach, Development Services Department

Development Impact Fees

In addition to planning fees, the City of Long Beach charges various development impact fees upon new development. In contrast to service fees that recover the costs of providing services, impact fees are intended to fund the improvements in infrastructure and services needed to accommodate new housing development. For instance, common examples include school fees, park and recreation fees, sewer fees, and transportation improvement fees. Table 35 below details these impact fees.

Table 35: Development Impact Fees		
Service Provided	**Single Family Residence**	**Multi-Family**
School Impact Fee	$5.12 per sq. ft.	
Sewer Capacity Fee	$93.20 per unit	
Fire Facilities Fee	$496/unit	$378/unit
Police Facilities Fee	$703/unit	$537/unit
Park and Recreation Facilities Impact Fee*	$4,613/unit	$3,563/unit
Transportation Improvement Fee*	$1,125 per residential unit $663.75 per senior citizen unit	
Source: Development Services Department, City of Long Beach * Exempt for housing that is affordable to low-income households.		

To ensure that development impact fees are reasonably related to the costs to extend infrastructure, public services, and facilities, the City conducts a periodic nexus study that links service costs to the actual impacts of the development. However, to ensure that fees do not constrain the production of affordable housing, the City waives development impact fees – parks and recreation and transportation improvement fees – for housing that is dedicated as affordable to lower income households.

Recent studies compared Long Beach fees with those of other California jurisdictions. A 2011 study for the City of Long Beach examined combined plan check, permit, and impact fees in eleven California cities using sample projects. Fees in Long Beach, as a percentage of project cost, ranked in the middle of fees for the eleven cities for new single-family homes and for a 50-unit mixed-use project. For a small 8-unit multi-family project, Long Beach fees ranked third in the study. A 2012 national study of impact fees provides a similar assessment of fee costs in Long Beach in comparison to other California cities.

7. Site Improvements

Site improvements are an important component of new development and include water, sewer, circulation, and other infrastructure needed to support development. Long Beach requires pro-rata payments for off-site extension of the water, sewer and storm drain systems, and pro-rata payments for traffic signals. It requires the developer to construct all internal streets, sidewalks, curb, gutter, affected off-street arterials, and landscaping. New residential construction will occur as infill, where infrastructure is in place. While these impact affordability, these requirements are deemed necessary to maintain the quality of life desired by City residents, and are consistent with the City's General Plan goals to ensure that public services and facilities are in place at the time of need, thus avoiding the overloading of existing urban service systems.

8. Coastal Zone Housing

State law requires a review of the City's success in maintaining affordable units in the coastal zone. Since 1980, the City has had an ordinance providing for one-for-one replacement for very low, low and moderate income housing units removed by new construction or conversion to other non-residential uses. Developers are required to replace affordable housing removed within or near the coast by new construction, rehabilitation of substandard units, or by contribution of an in-lieu fee to the Housing Authority to defer the construction costs of producing similar units. Incidentally, the in-lieu fees are updated annually in accordance with the change in the Building Cost Index (BCI) from January to January. Currently, the fees range from $18,000 to $46,000 per removed unit depending on the unit's size and affordability level.

In the City's Coastal Zone, since 1980, 375 affordable units have been demolished and 54 affordable units have been converted to market rate condominiums. Specifically, between 2000 and 2012, 111 affordable units had been removed due primarily to condominium conversion (Table 36).

Table 36: Removal of Affordable Housing in Coastal Zone

Property Address	Reason for Removal	# Units Removed	Year	In-Lieu Fee
1000 E. Ocean	Demolition (replaced with new construct)	57	2000	$1,206,800
215 Euclid	Apt to Condo Conversion	25	2001	$322,500
1062 E. 2nd St	Apt to Condo Conversion	7	2006	$122,614
2138 E. 1st Street	Apt to Condo Conversion	10	2006	$262,100
1605 E. 2nd St	Apt to Condo Conversion	12	2007	$238,154
Total		**111**		**$2,152,168**

In all cases above, the developers opted to pay in-lieu fees totaling $2,152,168, which accrued interest totaling $80,610. Chapter 21.61 stipulates that in-lieu fees are to be used for the production of affordable housing within 36 months of receipt, within the area located south of the area bounded by the Los Angeles River on the West, Pacific Coast Highway on the North, and 7th Street on the East. Funds from the Coastal Zone Replacement Housing Fund were used toward two projects with a total of 77 units. The Coastal Zone Replacement Housing Fund currently has a balance of $47,346. Through this replacement policy the City has provided 393 affordable units since 1980.

C. Environmental and Infrastructure Constraints

Environmental issues and infrastructure capacity or other limitations could possibly affect the type and amount of residential development in a given location. If not mitigated, these types of constraints could preclude a jurisdiction from facilitating the development of housing that is needed to address a community's Regional Housing Needs Assessment (RHNA) assignment. None of the sites being used to address the City's new RHNA targets have environmental or infrastructure constraints. Nevertheless, this section addresses the environmental and infrastructure constraints in the City of Long Beach and the actions that have been taken to mitigate these constraints to the potential development of housing.

City Infrastructure

Long Beach was incorporated 125 years ago in 1888. Today, the City is highly urbanized and fully developed. The only remaining theoretically developable parcels (assuming that parks, beaches and wetlands will be preserved) are either brown fields or other lands that can be recycled for new uses. No new streets are needed; water, sewer and power lines service all properties. With respect to needed infrastructure able to support additional housing development, there are no known constraints. However, like most developed communities, one of the City's major challenges is to maintain this infrastructure in good condition and working at optimal levels to serve the needs of residents and businesses. The long and short term Capital Improvement Programs are designed to address these concerns.

Geologic Conditions

Located directly adjacent to and between the Los Angeles and San Gabriel Rivers, with eight miles of coastline, the City is situated on a coastal plain with relatively unstable soils (i.e., terrace deposits). The potential for flooding and liquefaction are an ongoing concern for the City, and steps have been taken to mitigate these hazards. For instance, following the discovery of oil here in the 1920s, by the 1950s areas along the downtown and in the port experienced severe subsidence when oil and gas resources were extracted. In 1958, a full-scale water injection system was initiated to repressurize and stabilize these areas. With this Wilmington Oil Field underlying the coastline a very important national resource, and oil operations continuing for the foreseeable future, this water injection system is maintained to protect the developments on the surface above – including a lot of new housing recently constructed in the City's downtown.

Similarly, following severe storms and flooding in the City's early history, an extensive breakwater was constructed to protect lives and properties situated on the peninsula and along the shoreline. Although studies are planned to examine the reconfiguration of this breakwater in order to allow more surf and better offshore water quality, it is not expected that alterations to the breakwater would impact any potential development sites.

Although potential land subsidence is an issue, the most pervasive geologic hazard in Long Beach is that of an earthquake. The City is bisected diagonally across the center by the Newport Inglewood Fault Zone. Again, because of the relatively unstable soils beneath the surface in some areas, a major earthquake along this fault could cause widespread devastation. In fact, the City experienced such a quake in 1933 where lives were lost and many buildings destroyed. Learning from that episode, the City has developed a reputation for applying strict building standards, and initiating and supporting State legislation to protect lives and property from potential earthquake damage. The Alquist-Priolo Special Studies Zone Act of 1973 was adopted to mitigate the potential impacts from an earthquake by requiring buildings to be set back from the fault zone. Further, several years ago levees along both the San Gabriel and Los Angeles Rivers were raised and improved to mitigate exposure to flooding should an earthquake occur.

IV. HOUSING RESOURCES

This section describes and analyzes resources available for development, rehabilitation, and preservation of housing in the City of Long Beach. This includes the availability of land resources and the City's ability to satisfy its share of the region's future housing needs, financial resources available to support the provision of affordable housing, and administrative resources available to assist in implementing the City's housing programs.

A. Opportunities for Residential Development

1. Regional Housing Needs Assessment

State Housing Element law requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period. This share, called the Regional Housing Needs Assessment (RHNA), is important because State law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction's ability in providing adequate land to accommodate the RHNA.

The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the six-county region, including the County of Los Angeles.11 The RHNA is distributed by income category. For the 2013 Housing Element update, the City of Long Beach is allocated a RHNA of 7,048 units as follows:

- Extremely Low Income (up to 30 percent of AMI): 886 units[12] (12 percent)
- Very Low Income (31 to 50 percent of AMI): 887 units (13 percent)
- Low Income (51 to 80 percent of AMI): 1,066 units (15 percent)
- Moderate Income (81 to 120 percent of AMI): 1,170 units (17 percent)
- Above Moderate Income (more than 120 percent of AMI): 3,039 units (43 percent)

The RHNA for this planning period commences on January 1, 2014 and covers through October 31, 2021. The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these units. An important component of Long Beach's Housing Element is the identification of sites for future residential development, and evaluation of the adequacy of these sites in fulfilling the City's share of regional housing needs as determined by SCAG.

[11] Southern California Association of Governments (SCAG) covers a six-county region, including Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial.

[12] The City has a RHNA allocation of 1,773 very low income units (inclusive of extremely low income units). Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. Therefore, the City's RHNA of 1,773 very low income units may be split accordingly into 886 extremely low (50 percent) and 887 very low income (50 percent) units. However, for purposes of identifying adequate sites for the RHNA, State law does not mandate the separate accounting for the extremely low income category.

2. Future Residential Development Potential

Future residential development will focus in several planned development districts and high-density residential areas.

Entitled and Proposed Developments

Because the RHNA for this 2013-2021 Housing Element begins on January 1, 2014, housing developments that have received entitlement but are not expected to issue building permits until January 2014 can be credited toward the RHNA. Table 37 lists the projects that have received entitlement but are not yet permitted. Projects that have been proposed and are at various stages of review are also included.

Among the entitled projects, the majority of the units are market-rate units and therefore not likely to be affordable to lower income households. However, two affordable housing projects have been entitled – MetaHousing and Safran House. These two projects will provide a total of 66 very low income units. In addition, two projects on Long Beach Boulevard are entitled as apartment units. Given the location and unit sizes, these projects are expected to command market rents that would be affordable to moderate income households. These two projects total 289 units.

Two proposed projects are at various stages of review. Specifically, the City has entered into an agreement with a developer to pursue adaptive reuse of a municipal building into 145 housing units.

Table 37: Entitled and Proposed Developments

Address	Name	Units	Very Low	Low	Moderate	Upper
Entitled Projects						
431 E. 6th St.	30 units	30	0	0	0	30
777 E. Ocean Blvd.	Shoreline Gateway	447	0	0	0	447
2010 E. Ocean Blvd.	56 units plus 40 hotel rooms	33	0	0	0	33
2114 Long Beach Blvd.	MetaHousing – Affordable Project	41	41	0	0	0
11 Golden Shore	Golden Shore Master Plan	1,370	0	0	0	1,370
Long Beach Blvd. & Anaheim - SW Corner	---	160	0	0	160	0
1081-1095 Long Beach Blvd.	---	129	0	0	129	0
150 W. Ocean Blvd.	OceanAire	216	0	0	0	216
300 Obispo	Safran House – Senior Affordable Project	25	25	0	0	0

Table 37: Entitled and Proposed Developments

Address	Name	Units	Very Low	Low	Moderate	Upper
	Subtotal:	**2,451**	**66**	**0**	**289**	**2,096**
Projects Proposed						
125 Linden Ave.	Broadlind Condos	49	0	0	0	49
City Hall East	Adaptive Reuse	145	0	0	0	145
	Subtotal:	194	0	0	0	194
	TOTAL:	2,645	66	0	289	2,290

Identifying Sites Suitable for Housing

In identifying the sites available for accommodating the 2014-2021 RHNA, the City began by reviewing and updating the sites inventory compiled for the previous Housing Element (2008-2014). Due to the depressed housing market and associated economic recession, development activities in the City have slowed in recent years. Many of the sites identified in 2008 are still available for development.

The original sites inventory was compiled using Geographic Information Systems (GIS) analysis, staff knowledge, and field survey. Using the GIS, existing zoning (units/acre) and parcel area were used to calculate the potential maximum housing units allowed per parcel for the entire 50 square mile City. Then the improvement-to-land value ratio for each parcel was calculated by dividing the value of improvements (buildings) by the value of the land (from Los Angeles County Assessor data). For example, a parcel with improvements worth $500,000 and land worth $1 million would have an improvement ratio of 0.5. The lower the improvement ratio, the higher the potential for recycling the parcel into a new development. Then, the list of parcels was sorted by maximum housing units permitted. Only parcels with an improvement ratio of less than 0.6 were included. Parcels with improvement ratios higher than 0.6 were considered less likely to recycle than those with lower improvement ratios. This is a fairly conservative assumption as economic studies typically use a ratio of 1.0 as threshold for recycling feasibility. This analysis identified 120 parcels that could accommodate 12 units or more on each individual parcel (the size of a small garden apartment building). This list was reexamined to verify that the GIS analysis was identifying valid parcels. (A density of at least 30 units/acre is needed to accommodate lower income housing targets.) Staff knowledge of existing uses, aerial photos, and field checks were used to screen properties with near-term development potential.

Staff reviewed the 2008 sites inventory, updated status of specific sites, and re-evaluated potential development based on current trends. To accommodate the 2014-2021 RHNA, additional sites are included in the inventory. Ultimately 31 sites are included in the sites inventory (many with multiple contiguous parcels) as having the potential to accommodate the City's RHNA (Table 38 and). A detailed list of the properties identified is included in Appendix B.

The City focuses in areas where densities can exceed 30 units per acre. Only properties of adequate size to accommodate at least a 30-unit multi-family residential project are included. Each site is comprised of multiple contiguous parcels with lot consolidation potential. Among the 31 sites identified (see Table 38), six are vacant, with the remaining 25 sites being developed with existing but underutilized or marginally viable businesses. The majority of the underutilized sites are currently used as surface parking lots, vacated buildings; others are occupied by small independent businesses. These uses do not represent the highest and best uses for the sites and are not consistent with the City's vision for these areas. Given the densities permitted in these areas, significant economic incentives are present to induce recycling of these properties to higher intensity uses. Recent development activities in these areas demonstrate a strong trend of recycling existing low-density uses to high-density developments. Most of the projects described below under "Achievable Densities" involve lot consolidation and recycling of existing uses of similar character and economic status as properties identified in this sites inventory.

These 31 sites total approximately 58 acres and can accommodate 7,261 new units at densities that are at least 30 units per acre, the density threshold established by the State as feasible for facilitating lower income development in metropolitan areas. Particularly, a few sites are located in the PD 30 Downtown Plan area, where height and density are not limited. Significant potential also exists on R-4-U properties where the maximum permitted density is 108 units per acre.

It should be noted these 31 "sites" represent in reality 31 "groupings of contiguous parcels." 22 of the 31 "sites" can accommodate at least 100 units, with most "sites" being able to accommodate at least 200 units. As shown earlier in Table 22, most affordable housing projects have 100 or fewer units. Therefore, while some lot consolidation is required, it is not the intent of the City to require that these sites be developed as large-scale residential developments. Any combination of contiguous parcels may be possibly consolidated to generate a range of housing types.

Also by no means do these sites represent the full inventory of vacant and underutilized sites with residential development potential in the City of Long Beach. The sites identified represent the sites considered to be most appropriate and feasible for residential development in the near term.

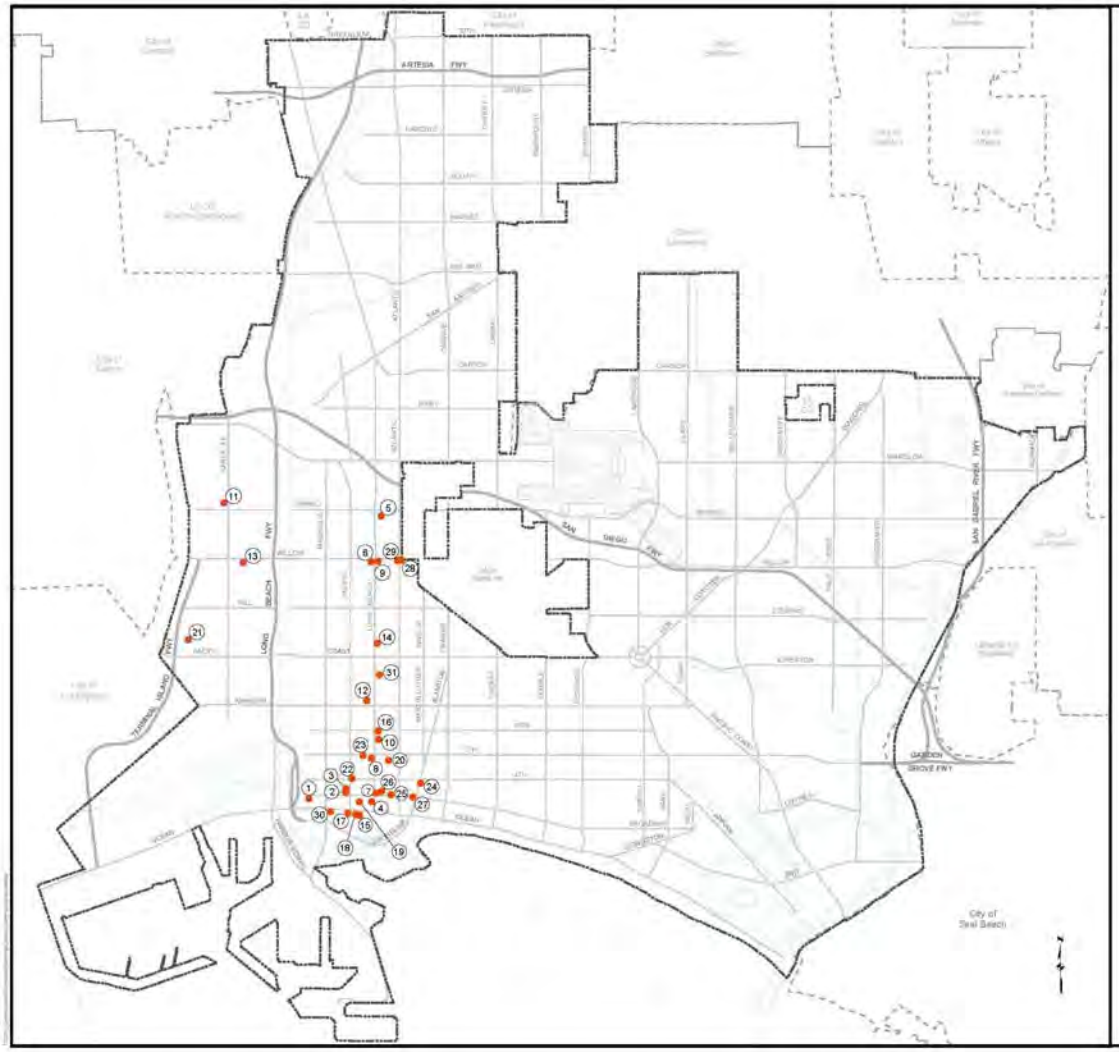
Table 38: Residential Sites Inventory

Site	Location	Zoning	Acres	Density (Units/Ac)	Potential Units	Existing Uses
1	World Trade Center (600 W. Broadway)	PD-30 Downtown Plan, Height Incentive Area	5.61	235	1,318	Parking Lot
2	Old State Office Bldg (245 W. Broadway)	PD-30, Downtown Plan, Height Incentive Area	1.72	128	219	Office Bldg. & Parking Lot
3	Cedar Ave. & 3rd Street - SE Corner	PD-30, Downtown Plan, Height Incentive Area	1.00	150	144	Parking Lot
4	Long Beach Blvd. & 1st - NW Corner	PD-30 Downtown Plan, Height Incentive Area	2.06	150	309	Parking Lot
5	Long Beach Blvd. & Spring - SE Corner	PD-29 Subarea 1 – R-4-N	8.35	44.6	372	Parking Lot
6	Long Beach Blvd. & Willow - SW Corner	PD-29 Subarea 2 – R-4-U	3.37	108	364	Fast Food & Motel
7	Long Beach Blvd. & Broadway - NE Corner	PD-30 Downtown Plan, Height Incentive Area	3.53	150	529	Parking Lot
8	Long Beach Blvd. & 6th Street - NW Corner	PD-30 Downtown Plan, Height Incentive Area	3.53	150	529	Fast Food & Auto Repair
9	Long Beach Blvd. & Willow - SE Corner	PD-29 Subarea 2 – R-4-U	2.18	108	235	Retail
10	Long Beach Blvd. & 9th Street - SE Corner	PD-30 Downtown Plan, Height Incentive Area	2.00	100	200	Retail & Parking Lot
11	Santa Fe Ave. & Spring St. - NW Corner	R-4-R	4.92	30	148	Private Open Space
12	1332 Locust Ave.	PD-29 Subarea 5 – R-4-U	1.00	108	108	Vacant Lot
13	Willow St. & Caspian - SW Corner	R-4-R (CCR)	2.04	30	61	Supermarket
14	Long Beach Blvd. & 19th St. - NE Corner	PD-29 Subarea 4 – R-4-N	0.93	44.6	41	Vacant Lot
15	Ocean Blvd. & Pine Ave - SE Corner	PD-6 Subarea 7	0.82	100	82	Vacant Lot
16	918 Long Beach Blvd.	PD-30	0.285	150	43	Used Auto Dealership
17	Verizon Building (200 W. Ocean Blvd) -Adaptive Reuse	PD-6 Subarea 4	0.51	180	92	Office Building
18	Ocean Center Bldg. (110 W. Ocean Blvd) - Adaptive Reuse	PD-6 Subarea 4	0.28	357	100	Historic / Office Building
19	Madison (110 Pine Ave) - Adaptive Reuse	PD-30,Downtown Plan, Height Incentive Area	0.25	42	168	Office Building

Table 38: Residential Sites Inventory

Site	Location	Zoning	Acres	Density (Units/Ac)	Potential Units	Existing Uses
20	431 E. 6th Street	PD-30 Downtown Plan	0.35	86	30	Vacant Lot
21	Villages At Cabrillo (2001 River Avenue)	PD-31	3.0	83	250	Old Navy Housing
22	NE Corner 4th St. & Pacific Ave	PD-30	1.2	438	525	Parking Lot
23	SW Corner 7th St. & Locust (PT Phase 2)	PD-30	0.13	1,538	200	Parking Lot
24	300 Alamitos	PD-30	0.52	246	128	Parking Lot/ Billboard
25	Broadway and Linden	PD-30	0.26	188	49	Vacant Lot
26	Broadway and Elm	PD-30	0.52	577	300	Parking Lot
27	Broadway and Alamitos - SW Corner	PD-30	0.65	523	340	Parking Lot
28	Willow St & Atlantic - SE Corner	PD-25 Subarea 1 (R-3-T)	1.69	14.5	25	Vacant Lot/Housing
29	Willow St. & Atlantic - SW Corner	PD-25 Subarea 2 (R-4-N)	4.2	29	122	Vacant Lot/Housing
30	432-440 W. Ocean Blvd.	PD-6 Subarea 4	0.78	256	200	Low-rise office building between two high-rise buildings on adjacent sites
31	1598 Long Beach Blvd.	PD-29 Subarea 4 – R-4-N	0.69	44.6	30	Vacant
		Total:	**58.38**		**7,261**	
Note: Appendix B has more detail on each of these sites.						

Figure 10: Sites Inventory



City of Long Beach Residential Sites

Residential Sites Inventory

Site	Location
1	World Trade Center (600 W Broadway)
2	Old State Office Bldg (245 W Broadway)
3	Cedar Ave & 3rd St - SE Corner
4	Long Beach Blvd & 1st St - NW Corner
5	Long Beach Blvd & Spring St - SE Corner
6	Long Beach Blvd & Willow St - SW Corner
7	Long Beach Blvd & Broadway - NE Corner
8	Long Beach Blvd & 6th St - NW Corner
9	Long Beach Blvd & Willow St - SE Corner
10	Long Beach Blvd & 9th St
11	Santa Fe Ave & Spring St - NW Corner
12	1332 Locust Ave
13	Willow St & Caspian Ave - SW Corner
14	Long Beach Blvd & 19th St - NE Corner
15	Ocean Blvd & Pine Ave - SE Corner
16	918 Long Beach Blvd
17	Verizon Building (200 W Ocean Blvd) - Adaptive Reuse
18	Ocean Center Bldg (110 W Ocean Blvd) - Adaptive Reuse
19	Madison (110 Pine Ave) - Adaptive Reuse
20	431 E 6th St
21	Villages At Cabrillo (2001 River Ave)
22	4th St & Pacific Ave - SE Corner
23	7th St & Locust Ave - SW Corner (PT Phase 2)
24	300 Alamitos Ave
25	Broadway & Linden Ave
26	Broadway & Elm Ave - NW Corner
27	Broadway & Alamitos Ave - SW Corner
28	Willow St & Atlantic Ave - SE Corner
29	Willow St & Atlantic Ave - SW Corner
30	432 - 440 W Ocean Blvd
31	1598 Long Beach Blvd

Source: Residential Sites Inventory provided by Development Services (As of June 12, 2014)

0 0.5 1 2 Miles

Achievable Densities

In estimating development potential, the maximum permitted densities are used. Although the Zoning Code does not specify a minimum density for many districts, maximum densities are typically achieved in the R-4 zone, PD 29 and PD 30 districts. In the Downtown Plan area where height and density are not limited, recent projects are developed at approximately 200 units per acre. Some recent developments demonstrate that the maximum permitted densities are achievable with the development standards established for the zones (Table 39). Specifically, much of the City's future development is expected to occur in Planned Development Districts, where flexibility in development standards is already built into the regulations for these Districts.

These recent projects demonstrate a consistent trend of reaching or exceeding the maximum densities in these zones. No special waiver or concession was needed to allow these projects to reach maximum densities. Therefore, in estimating capacity for potential development, the City uses the maximum permitted densities. The City will monitor development in these districts to ensure the City's continued ability in meeting the RHNA.

Table 39: Achieved Densities

Project	PD	Units	Site Area (Acres)	Density Permitted (Units/Acre)	Density Achieved (Units/Acre)
777 E. Ocean Blvd.	PD-30 – Downtown Plan	447	1.1	Unlimited	406
The Lyon Project 421 W. Broadway	PD-30 – Mixed Use	291	3.6	75	80
The Gateway on 4th Street 350 Long Beach Blvd.	PD-30 – Mixed Use	82	1.15	75	71
Olive Court 1870 Long Beach Blvd.	PD-29 – Subarea 1 R-4-N	58	1.4	44.6	41
838 Pine Ave.	PD-29 – Subarea 2 R-4-U	83	0.7	108.7	118
2355 Long Beach Blvd.	PD-29 – Subarea 3 R-4-N	46	0.8	44.6	58 (30% density bonus)
150 E. Ocean Blvd.	PD-6 – Subarea 4	216	2.2	100	100
Neo Zoe 1500 Pine Ave.	R-4-R	22	0.7	30	31
2010 E. Ocean Blvd.	PD-5 – Subarea 2	33	0.59	54	56
11 Golden Shore	PD-6 – Subarea 1a	1,370	5.87	250	235

Infrastructure

The sites proposed to address the 2013 Housing Element are suitable for development. The vacant and underutilized sites are not constrained by environmental issues that could limit development to the maximum allowable densities. The sites are not constrained by the availability of infrastructure, public services and facilities that may be needed to support that development. Therefore, the development potential represents a realistic estimate.

Developable Lots and Parcel Assembly

A number of sites suitable for housing development (APPENDIX B) are along the Metro Blue Line passenger rail, which runs from Long Beach to Los Angeles. The City in partnership with SCAG is examining the nodes around the City's Metro Blue Line stations to increase walkability and encourage compact development. Facilitating Transit Oriented Development (TOD) is a high priority for SCAG's regional Compass Blueprint program as these passenger rail stations are highly transportation efficient and provide significant opportunities for balancing job and housing locations. These areas are also consistent with SB 226 urban infill CEQA reform legislation that encourages new compact development in areas already well-served by transit.

Furthering the TOD orientation, the City is using a different SCAG grant to develop a new Long Beach Boulevard Midtown Specific Plan, updating the Long Beach Boulevard Planned Development District (PD-29). This provides the financial and visioning tools for the preparation of a new PD-29 ordinance that will expand the design guidance for the corridor to create a more pedestrian oriented environment. The approach is to provide the City with a fiscal analysis for a development model, "complete street" urban design modeling, and land use code recommendations. The emphasis is on work products that have a strong educational component, as development and redevelopment depend on land use and construction economics that "pencil out." The focus of the plan is to create additional development opportunities and to create a wellness corridor, including a wider range of housing types as well as recreational opportunities for existing and new residents.

The Planned Development District zoning for Long Beach Boulevard (PD-29) has been in place since 1993, following the opening of the Metro Blue Line. This ordinance calls for significant recycling of underutilized and inappropriate (old auto row) uses and "intends to ensure that the Boulevard's important functional, aesthetic, and economic roles are not undermined or preempted by incompatible uses or construction." PD-29 recognizes that the original platting of land along the Boulevard (with many narrow and shallow lots) tends to impede reinvestment and development of appropriate uses today along this street, and makes provisions for lot consolidation (requires street frontages of lots on the Boulevard to no less than 150 feet in width) and encourages assemblage of small lots into sites large enough to ensure an appropriate level of economic utilization through density/FAR incentives.

Pertaining to the development of non-residential uses in Planned Development Districts 29 (Long Beach Boulevard) and 30 (Downtown) and how that could affect achieving the

densities anticipated for future development in these areas, on these sites, City planners do not see this as an issue or obstacle for a number of reasons.

1. Over the last ten to fifteen years, local development history is that mixed use zoned properties in the Downtown (PD-30) and along Long Beach Boulevard (PD-29) are being developed with multi-family, high density residential units and parking, and very little commercial square footage, if any. The commercial square footage, when added is intended to serve daily-needs of residents and generally occupies less than 5% of the building. In planning staff's experience, this has never been an impediment to the achievement of maximum residential densities.

2. Although non-residential development uses could occur in PD-29 and PD-30 on some of the sites anticipated for future housing development over the next few years, the local commercial real estate market is indicating high vacancy rates and new commercial (office and retail) development applications are not being received by the Development Services Department. Even fully entitled commercial projects are not being constructed in today's economic downturn; this is not expected to change in the near future.

3. Even if non-residential development were to occur, by no means do these 33 sites represent the full inventory of vacant and underutilized sites with residential development potential in the City of Long Beach. The sites identified represent the sites considered to be most appropriate and feasible for residential development in the near term. Other areas that also contain potential for recycling into high-density residential uses include PD-25, PD-5, PD-6, and PD-31.

3. Adequacy of Residential Sites in Meeting RHNA

Between the entitled and proposed developments, and sites available for future development, the City of Long Beach has capacity that is adequate to accommodate its RHNA (Table 40).

Table 40: Residential Development Potential and RHNA

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA	**1,773**	**1,066**	**1,170**	**3,039**	**7,048**
Entitled Projects	66	0	289	2,096	2,451
Proposed Projects	0	0	0	194	194
Vacant Sites	340			0	340
Underutilized Sites	6,921			0	6,921
Total Development Potential	7,616			2,290	9,906

B. Financial Resources

With the dissolution of redevelopment in California and diminishing State and Federal funds, the City of Long Beach has limited funding available for affordable housing activities compared to the extent of needs in the community.

1. Community Development Block Grant (CDBG) Funds

Through the CDBG program, HUD provides funds to local governments for a range of community development activities. The eligible activities include, but are not limited to: acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction (under certain limitations) of housing, homeownership assistance, and clearance activities. In addition, these funds can be used to acquire or subsidize at-risk units. Long Beach receives approximately $6 million annually in CDBG funds. In the past, the City has used these funds for residential rehabilitation and code enforcement activities.

2. HOME Investment Partnership Program

Long Beach also receives an annual entitlement under the HOME program. HOME funds can be used for activities that promote affordable rental housing and lower-income homeownership, including but not limited to: building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance. A federal priority for use of these funds is preservation of the at-risk housing stock. A city must also provide matching contributions on a sliding scale: 25% local share for rental assistance or rehabilitation, 33% for substantial rehabilitation, and 50% for new construction. For the 2013-2021 planning period, the City of Long Beach anticipates receiving $2.3 million in HOME funds annually. The City uses HOME funds primarily for residential rehabilitation and acquisition/rehabilitation activities.

3. Emergency Shelter Grants (ESG)

In addition to CDBG and HOME funds, Long Beach is also entitled to receive Emergency Shelter Grants (ESG) from HUD. ESG funds are used to support the operation of emergency shelters for the homeless. Annually, the City receives approximately $650,000 in ESG funds.

4. Housing Trust Fund

The City has established a Housing Trust Fund (HTF) to assist in the delivery of affordable housing. As of May 2013, the HTF has a balance of $161,625. The purpose of the HTF is to complement funding sources such as HOME funds. As such, the HTF will be used to provide affordable housing for extremely low income households (with incomes at or below 30% AMI) and middle income households (with incomes between 120 and 150% AMI). Extremely low income households are not specifically identified in the regulations that

govern HOME funds. Middle income households in Los Angeles County do not earn adequate incomes to afford homeownership but they are not eligible for any State and federal housing programs. Therefore, the HTF is used to augment State and federal programs to expand affordable housing opportunities for these underserved groups.

5. Coastal Replacement Housing Fund

The City has established a one-to-one replacement policy within the coastal zone. Developers can pay an in-lieu fee to fulfill this requirement. The in-lieu fees are updated annually in accordance with the change in the Building Cost Index (BCI) from January to January. Currently, the fees range from $18,000 to $46,000 per removed unit depending on the unit's size and affordability level. Funding is used to create affordable housing in the costal zone. Currently, there is a balance of $47,346 in the Coastal Replacement Housing Fund.

C. Administrative Resources

Described below are public and non-profit agencies that have been actively involved in housing activities in the City of Long Beach. These agencies play important roles in meeting the housing needs of the City. In particular, they are critical in the improvement of the housing stock and the preservation of at-risk housing units in Long Beach.

Long Beach Housing Development Company (LBHDC): The LBHDC is a non-profit, public benefit corporation created by the City of Long Beach to aid in the support, financing and development of affordable housing based on needs identified, in part, by the Housing Element. The City advances money to the LBHDC from its Housing Development Fund for the production, improvement, or preservation of affordable housing throughout Long Beach.

Long Beach Housing Authority: The Housing Authority of the City of Long Beach receives funds from the federal Department of Housing and Urban Development (HUD) to provide Section 8 rental assistance to low income individuals and families so that they can afford to rent decent, safe, and sanitary housing.

Long Beach Affordable Housing Coalition, Inc. (LBAHC): The LBAHC is a regional, community-based, non-profit provider of affordable housing. The Coalition develops and preserves single and multi-family housing through the use of tax credits, conventional financing and public/private grants.

In addition, many nonprofit developers have expressed interested in providing affordable housing in Los Angeles County. These include:

- Bridge Housing
- Century Housing Corporation
- Habitat for Humanity
- Jamboree Housing

- Menorah Housing
- National Community Renaissance (National CORE)
- TELACU
- LINC Housing
- Decro

D. Opportunities for Energy Conservation

1. City Efforts

The City's Green Building Program includes three components:

a. Municipal Green Building Policy

This policy requires that the City:

- Plan, design, construct, manage, renovate, and maintain facilities and buildings in a sustainable manner.
- Use the US Green Building Council LEED Rating System and achieve LEED Certification for all new City projects and additions of over 7,500 square feet.
- Apply it to City constructed and owned new construction & additions of over 7,500 square feet.
- Budget appropriations for projects to include funding to meet the policy requirements.

The Policy also includes building remodel and retrofit goals, and green infrastructure goals.

b. Private Development

All private development projects that meet the following criteria will be required prior to the issuance of a Certificate of Occupancy, to have registered their project with the U.S. Green Building Council with the intent to achieve a minimum level of LEED Certified in their final building design or to provide third-party verification that they meet the equivalent of the minimum requirements of LEED Certification in the final building design.

- Residential/Mixed Use: 50 or more housing units
- Commercial/Industrial: 50,000 or more square feet building area

c. Construction and Demolition Recycling

The City also has implemented a Construction and Demolition Recycling program that requires certain demolition and/or construction projects to divert at least 60% of waste from landfills through recycling, salvage or deconstruction.

2. Other Resources

Utility-related costs can directly impact housing affordability. However, California's Energy Efficiency Standards (Title 24, Part 6 of the California Code of Regulations) provides

energy saving recommendations for residential and nonresidential buildings. These standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods. The California Home Energy Guide, published by the California Energy Commission, satisfies the requirements under the Energy Efficiency Standards for builders to give new homeowners information on how to efficiently operate their new homes.

General residential energy conservation opportunities include: replacing standard incandescent light bulbs with compact fluorescent light bulbs; reducing water usage by installing faucet aerators, low-flow showerheads, and low-flush toilets; reducing use of air conditioners; using ENERGY STAR qualified appliances and equipment; turning off all unnecessary lighting; washing clothes in cold water; and testing for air leaks next to windows, doors and where there is a possible air path to the outside.

Southern California Edison offers the following Income Qualified Programs for payment assistance:

- California Alternate Rates for Energy (CARE) Program, providing eligible low-income customers with discounts in monthly electric bills.

- Family Electric Rate Assistance (FERA) Program, which offers discounted monthly electric rates for eligible families.

- Energy Assistance Fund (EAF)/Rate Relief Assistance Program, offering income-qualified customers assistance once in a 12 month period in paying electric bills.

- Energy Management Assistance (EMA) Program, helping income-qualified households conserve energy and reduce electricity costs.

- The City of Long Beach also offers the following utility payment assistance programs to qualified City residents:

    - Low-Income Discount Program for eligible low-income households and non-profit group living facilities.

    - Low Income Senior and Disabled Program, consisting of a Utility Users Tax Exemption Program and a Utility Users Tax Refund Program for eligible low-income senior citizens and disabled persons.

    - Home Energy Assistance Program (HEAP), a federally funded program that assists qualified low-income households in winter gas and electric bill payments.

    - Additional Baseline Therm Allowance for Certain Medical Conditions, which allows residents with a qualifying medical condition to receive additional therms of gas at the baseline rate.

- Third-Party Notification, which allows elderly, disabled, or eligible residents with special health risks or medically necessary equipment to designate an additional individual to be notified prior to termination of services for non-payment of a utility bill to provide additional time to pay.

- Level Pay Plan, a bill-averaging program to assist City residents with high winter gas bills.

V. HOUSING PLAN

The previous sections of the 2013-2021 Housing Element establish the housing needs, constraints, and opportunities to addressing the housing needs in Long Beach. A summary of the City's past Housing Element accomplishments is provided in Appendix C. This section presents the City's goals, policies, and programs to address housing needs during the 2013-2021 planning period.

A. Goals and Policies

The City's existing strategic plan and General Plan, together with more recent data and public input gathered specifically for the development of this update, inform the goals, policies and programs to be included in the 2013-2021 Housing Element. The Long Beach 2010 Strategic Plan's Neighborhood Development Task Force created the following vision statement:

> *Future Long Beach is a clean, safe, healthy and prosperous city where residents, business and government are partners in balancing growth, the environment, cultural and neighborhood interests; and creating places for people of all lifestyles, cultures and perspectives to flourish, live, love, learn and contribute.*

To that end, the General Plan sets forth the following principles:

- Build a strong network of healthy neighborhoods in Long Beach;
- Strengthen community leadership, collaboration and stewardship and increase public participation;
- Create healthy neighborhoods where diversity is celebrated, arts and cultural programs flourish, services are accessible, and all people have tools to improve the quality of their lives;
- Support neighborhood efforts to create beauty and pride by removing blight and providing high-quality and well-maintained public infrastructure, parks and public facilities in each neighborhood; and,
- Improve the quality and availability of housing by addressing declining homeownership, neighborhood stability and overcrowding.

In addition to these principles, the City also considered the needs analysis as identified through available data for population and housing units (presented in Section 2 of this document), and input from community members provided at three community workshops, study sessions, and numerous informal consultations with stakeholders. As described in the Introduction to this Housing Element, community members had various opportunities to provide feedback on their concerns related to housing issues in the

City, including the three community workshops in addition to study sessions before the Planning Commission and the Long Beach Housing Development Company (LBHDC). The culmination of these efforts revealed the following key issues:

- Create and preserve accessible, affordable housing, especially as mixed-income developments and in mixed-income neighborhoods;
- Promote housing in areas near public transit and with access to healthy food, and disperse new housing opportunities throughout the City;
- Provide public assistance to bridge housing affordability gaps, especially for the extremely low and very low income households;
- Maintain and upgrade properties and mitigate overcrowding;
- Address homelessness and special needs populations, including housing for the elderly, disabled, large households, and veterans.

The following is a summary of the key issues identified in the Housing Needs section, supplemented with consideration of the community's input and California's Housing Element requirements; along with the goals and policies the City intends to implement to address the needs identified. Programs and objectives to support the goals and policies are detailed after the issues, goals and policies information is presented.

1. Housing Affordability

Issue: Many residents have expressed concern that housing is becoming increasingly unaffordable, especially to the extremely low and low income households. Adequately sized housing is limited and unaffordable to large households.

Goal 1: Provide Housing Assistance and Preserve Publicly Assisted Units

Policy 1.1 Direct local financial assistance to affordable housing projects.

Policy 1.2 Continue implementing the Section 8 Housing Choice Voucher (HVC) program and work with property owners to increase acceptance of Housing Choice Vouchers.

Policy 1.3 Where the City provides financial assistance, require the inclusion of affordable units.

Policy 1.4 Work with property owners, nonprofit housing providers, and tenants to encourage the preservation of assisted multi-family units at risk of conversion to market rents.

Policy 1.5 Continue the City's rehabilitation loan and grant programs to assist in the preservation of affordable housing units.

Policy 1.6 Seek to preserve the existing stock of single room occupancy housing as a source of permanent, affordable housing. Work to identify additional SRO housing opportunities.

2. Housing Accessibility for Special Needs Residents

Issue: Certain groups face greater difficulty in finding decent, affordable housing due to their special circumstances. Special circumstances may relate to one's income, family characteristics, disability or health issues. Long Beach is home to a sizable population of persons with special needs including: the homeless, elderly, disabled persons, single parents, large households, veterans, college students, and others.

Goal 2: Address the Unique Housing Needs of Special Needs Residents

Policy 2.1 Continue to implement the City's density bonus program to provide incentives for housing that is accessible and affordable to lower income households, seniors, and disabled persons (including persons with developmental disabilities).

Policy 2.2 Support continued efforts to implement and expand the Continuum of Care program for homeless persons. Implement the feasible components of *Within Our Reach: A Community Partnership to Prevent and End Homelessness, Long Beach's 10-Year Plan Report*.

Policy 2.3 Support provision of housing to address the needs of the disabled (including persons with developmental disabilities), the mentally ill, persons with substance problems, persons with HIV/AIDS, veterans and other groups needing transitional and supportive housing.

Policy 2.4 Encourage universal design of housing products and environments, making them usable by a wide range people with different physical and mental abilities.

Policy 2.5 Integrate and disperse special needs housing within the community and in close proximity to transit and public services.

Policy 2.6 Encourage California State University at Long Beach and other institutions of higher education to build student, staff, and faculty housing to meet the needs of their students and employees.

Policy 2.7 Proactively seek out new models and approaches in the provision of affordable housing, such as co-housing and assisted living facilities.

Policy 2.8 Pursue opportunities to identify stable revenue sources to the Housing Trust Fund.

3. Housing and Neighborhood Improvement

Issue: Housing and neighborhood conservation and preservation in Long Beach is an important means to improving the quality of life for residents. As an older, highly urbanized and densely populated community, Long Beach is confronted with a range of community development issues, particularly in older neighborhoods where housing conditions, public improvements, community facilities, and neighborhood amenities (such as access to healthy food and open space) all need upgrading or replacement.

Goal 3: Retain and Improve the Quality of Existing Housing and Neighborhoods

Policy 3.1 Encourage the maintenance and improvement of the housing stock and the neighborhood context.

Policy 3.2 Preserve and protect the character of established neighborhoods, with an emphasis on single-family neighborhoods and those beginning to decline.

Policy 3.3 Promote continued maintenance of quality ownership and rental housing by offering assistance to encourage preventative maintenance and repair.

Policy 3.4 Promote, where appropriate, the revitalization and/or rehabilitation of residential structures that are substandard or have fallen into disrepair.

Policy 3.5 Continue to improve streets and drainage, sidewalks and alleys, green spaces and parks, street trees, and other public facilities, amenities and infrastructure.

Policy 3.6 Continue to preserve and maintain the City's historical and architecturally significant buildings and neighborhoods by establishing and maintaining historic landmarks and districts.

Policy 3.7 Continue to support the creation of healthy neighborhoods by addressing public safety issues, performing ongoing property inspections, eliminating threats to the public health, and promoting businesses establishments that offer healthy food choices.

Policy 3.8 Promote strong, on-site management of multi-family complexes to ensure the maintenance of housing and neighborhood quality.

Policy 3.9 Provide education and outreach to tenants regarding the City's Code Enforcement program and their rights as a tenant to be provided decent, safe, and sanitary housing.

Policy 3.10 Support programs and projects which link affordable housing with other community development goals and resources.

Policy 3.11 Promote green building standards in the rehabilitation of existing housing.

4. Housing Production

Issue: Maintaining a diversity of rental and ownership housing opportunities to meet the needs of residents is one of the City's challenges. While between 2000 and 2010, the housing stock increased 2.5% percent compared to a population increase of 0.2%, mismatches between the housing market supply and community housing needs persisted. Housing cost burden and overcrowding continue to disproportionately impact the City's lower income households. Moderate income households are also experiencing difficulty in finding decent and affordable housing, and moderate income households are not eligible for assistance under federal housing programs.

Goal 4: Provide Increased Opportunities for the Construction of High Quality

Policy 4.1 Provide adequate sites, zoned at the appropriate densities and development standards, to facilitate the housing production and affordability goals set forth in the 2014-2021 RHNA. Promote housing development throughout the City to avoid concentrations of affordable housing or disproportionate development impacts in specific neighborhoods.

Policy 4.2 Encourage a balance of rental and homeownership opportunities, including high quality apartments, townhomes, condominiums, and single-family homes to accommodate the housing needs of all socioeconomic segments of the community, including large families.

Policy 4.3 Encourage new high quality rental and ownership housing through the implementation of design review guidelines, and architectural and green building standards.

Policy 4.4 Finalize an ordinance for Planning Commission/City Council consideration to encourage adaptive reuse of existing structures for residential purposes.

Policy 4.5 Encourage residential development along transit corridors, in the downtown and close to employment, transportation and activity centers; and encourage infill and mixed-use developments in designated districts.

Policy 4.6 Maintain a vacant and underutilized residential sites inventory, including City-owned sites, and assist residential developers in identifying land suitable for residential development.

Policy 4.7 Assist in establishing partnerships of nonprofit organizations, affordable housing builders, and for-profit developers, to provide greater access to affordable housing funds.

Policy 4.8 Support the development of housing that is technology-friendly and designed to meet the housing needs of the emerging information and technology industry workforce.

Policy 4.9 Utilize development agreements as a tool to achieve a mix of affordability levels in large-scale projects.

Policy 4.10 Promote mixed-generation housing that accommodates both families and elderly households.

5. Government Constraints to Housing Development

Issue: Market factors and government regulations can have a significant impact on the development, improvement and affordability of housing. Although market conditions are beyond the direct influence of any jurisdiction, communities can encourage housing investment by ensuring the reasonableness of local land use controls, development standards, permit-processing procedures, fees and exactions, and governmental requirements that will impact residential development.

Goal 5: Mitigate Government Constraints to Housing Investment and Affordability

Policy 5.1 Periodically review City regulations, ordinances and fees to ensure they do not unduly constrain housing investment.

Policy 5.2 Offer financial and/or regulatory incentives, such as density bonuses and fee reductions/waivers, where feasible, to offset or reduce the costs of developing affordable housing.

Policy 5.3 Utilize Planned Developments (PD), form-based zoning and other planning tools to allow flexible residential development standards in designated areas.

Policy 5.4 Provide for streamlined, timely and coordinated processing of development projects to minimize project-holding costs.

Policy 5.5 Support the use of technology to improve communications between residents and the community, and to facilitate housing development.

6. Home Ownership Opportunities

Issue: Many households aspire to home ownership. However, the price of ownership housing is often beyond the financial means of most lower and even moderate income households.

Goal 6: Provide Increased Opportunities for Home Ownership

Policy 6.1 Provide home purchasing opportunities, with an emphasis on providing affordable options for low and moderate income households.

Policy 6.2 Utilize home ownership assistance programs as a mechanism to expand affordable housing opportunities and accommodate large families.

Policy 6.3 Pursue participation in other home ownership programs available in the private market and/or other public agencies.

7. Fair and Equal Housing Opportunity

Issue: Ensuring fair and equal housing opportunity for home-seekers is an on-going need. Whether through mediating tenant/landlord disputes, investigating bona fide complaints of discrimination, or through the provision of education services – fair housing services are needed to enforce State and federal laws. The following policies are designed to continue implementation of fair housing laws.

Goal 7: Ensure Fair and Equal Housing Opportunity

Policy 7.1 Provide fair housing services to Long Beach residents and property owners, and ensure that residents and property owners are aware of their rights and responsibilities.

Policy 7.2 Continue to enforce notification and relocation assistance for low-income households displaced due to demolition, condominium conversion, and persons displaced due to code enforcement activities of illegally converted or substandard residential dwellings.

B. Housing Programs

This section describes programs that are designed to encourage the maintenance, improvement, development and conservation of housing in the City for the 2013-2021 planning period. The programs are organized under the following policy areas:

- Housing Assistance To and Preservation of Affordable Units;
- Housing for Special Needs Residents;
- Housing and Neighborhood Improvement;
- Housing Production;
- Home Ownership Opportunity;
- Mitigation of Government Constraints;
- Fair and Equal Housing Opportunity; and
- Monitoring and Review

This section describes the programs Long Beach will implement to address these topics, including specific quantified objectives for the planning period.

1. Housing Assistance to, and Preservation of, Affordable Units

Long Beach has a sizable stock of publicly assisted rental housing. This stock includes all multi-family rental units assisted under federal, state and local programs, including HUD, state/local bond programs, density bonus and Long Beach redevelopment programs. Assisted rental projects include both new constructions, as well as acquisition/rehabilitation projects with affordability covenants. A total of 4,260 publicly assisted multi-family units as well as approximately 7,000 families assisted through the HCV Program are located in the City.

Projects receiving City assistance, primarily through HOME and Redevelopment Set-Aside funds, carry long-term affordability covenants of 30 to 55 years. Unfortunately, many of the City's HUD assisted projects have much shorter affordability controls, and may be potentially at risk of conversion to market rate due to the expiration of project-based Section 8 contracts. The preservation of these and other affordable housing units is an important goal for Long Beach.

Program 1.1: Preservation of At-Risk Units

Long Beach has 65 rental complexes that receive government assistance in return for providing housing that is affordable to low income households. Of this total, 23 of the projects may lose their affordability controls by October 15, 2023 (timeline of at-risk housing analysis) due primarily to the expiration of project-based Section 8 contracts. All of these at-risk projects are owned by nonprofits and are therefore unlikely to convert to market rate. Options to preserve affordability of these units are as follows:

a. Provision of rental assistance to tenants using other funding sources including the Section 8 Tenant Based Rental Assistance (TBRA) HCV Program administered by the Housing Authority of the City of Long Beach (HACLB);
b. Refinancing the projects;
c. Provision of staff or technical assistance; and
d. Provision of financial incentives (if available) to maintain continued affordability.

2013-2021 Objectives and Time Frame:

- Annually monitor status of the 1,726 affordable housing units in 23 projects that are at risk of converting to market rate. Seek to preserve these affordable units for extremely low income households and very low income households.

- In the event that a property is scheduled for conversion, coordinate with the property owner to ensure that proper noticing is circulated to the at-risk tenants and that tenant education is provided regarding their options, such as other affordable housing developments and City programs, and special HUD Section 8 vouchers for tenants displaced due to expiration of project-based Section 8 assistance.

- In the event that a property is scheduled for conversion, contact qualified, non-profit entities, from the State's qualified entities list, to inform them of the opportunity to acquire affordable units. Also inform them of financial assistance available through City, State, and federal programs.

- In the event that a property is scheduled for conversion, explore the possibility of using available housing funds to acquire or facilitate the acquisition of the units to preserve affordability.

- Support the property owners' application for tax credits or other funding sources that would extend the properties' affordability period.

- Support the property owners' application for Section 8 contract renewal with HUD.

- Extend affordability through acquisition/rehabilitation efforts.

- Provide tenant education and information on special Section 8 voucher assistance set aside by the HACLB for residents displaced or impacted by the conversion of federally assisted housing projects.

Responsible Agencies:	HACLB; Development Services Department/ Housing & Community Improvement
Funding Sources:	HOME and Federal Department of Housing and Urban Development (HUD)

Program 1.2: Housing Choice Voucher (aka Section 8 Rental Assistance)

The tenant-based Housing Choice Voucher program provides a portable form of housing assistance. The Housing Choice Voucher Program (commonly known as Section 8) is funded by HUD and administered by the Housing Authority of the City of Long Beach (HACLB). With this program, an income-qualified household can use the voucher at any rental complex that accepts participation in the HCV program. Section 8

tenants' rent is based on 30% of monthly household income and HACLB makes up the difference. HACLB establishes the payment standards based on HUD-established Fair Market Rents (FMR). Currently close to 7,000 households hold Housing Choice Vouchers and almost approximately 3,000 more households are on the waiting list to receive assistance. It is important for the City to continue administering this program to help the many low income households in need of assistance to prevent them from becoming homeless. The HCV program is one of the most significant housing programs for extremely low income households in the City. To further assist those households most in need, the City assists voucher holders with rent security deposit rent using HOME funds.

2013-2021 Objectives and Time Frame:

- Encourage property owners to accept Housing Choice Vouchers, including working with owners of new rental developments.
- Seek to raise the payment standard to expand the stock of eligible rentals, when necessary.

Responsible Agencies: HACLB
Funding Sources: HUD Section 8 allocation

Program 1.3: First Right of Refusal for Displaced Lower Income Households

Lower income households displaced by development assisted with federal funds are required to adhere to the relocation and displacement requirements under the Uniform Relocation Act. The City has also adopted an ordinance that provides a right of first refusal to tenants displaced due to condominium conversion. Tenants are given an exclusive right of 90 days to purchase or rent the new units under the same or more favorable terms and conditions that such units will be initially offered to the general public.

2013-2021 Objectives and Time Frame:

- By 2017, explore local options to extend first right of refusal to lower income households displaced by private development.

Responsible Agencies: Development Services Department/Planning Bureau
Funding Sources: None Required

2. Housing for Special Needs Residents

Long Beach has a history of providing housing and supportive services for its special needs populations. Special needs populations include the elderly, homeless, persons with mental, developmental, and physical disabilities, college students, single parents,

large families, veterans, and other groups that have greater difficulty in securing affordable and adequate housing. The following programs are designed to address the unique affordable housing needs and circumstances of special needs residents living in Long Beach.

With respect to permanent supportive housing, the City of Long Beach permits the siting of supportive housing facilities throughout the community. Long Beach is home to more than 100 facilities. Additional facilities provide temporary housing and supportive services for persons recovering from substance abuse, domestic violence and other situations, which leave them temporarily homeless.

Program 2.1: Continuum of Care

The Homeless Services Division is responsible for coordinating homeless services and addressing the impacts of homelessness citywide. Located within the Department of Health and Human Services (Long Beach Health Department), this division provides oversight of the Long Beach Continuum of Care (CoC), a coalition of homeless service providers funded by HUD. The City of Long Beach's CoC program is responsible for coordinating more than $7 million in federal funding each year, with an overall Homeless Services Division budget of more than $7.8 million for FY 2013. The City distributes over half of this money for homeless services to its partner community agencies.

The Long Beach community has also developed several innovative programs to engage the homeless, including the Long Beach Multi-Service Center for the Homeless (MSC) and the Villages at Cabrillo. The MSC is a collaborative partnership between the City, the Port of Long Beach and non-profit agencies co-located on one site. Services provided at the MSC range from showers, laundry and mail/phone messaging to licensed childcare, medical clinic and employment assistance, drug/alcohol treatment, case management, shelter and housing placement assistance.

The Villages at Cabrillo, located next to the MSC, is a collaborative partnership of multiple agencies providing the largest non-governmental housing/social services program for homeless veterans in the nation. Services provided range from emergency and transitional shelter to permanent affordable housing for singles, unaccompanied youth, families, Native Americans and veterans. Additional support services (childcare, employment counseling, mental health/medical) include a program to help children re-integrate into the public school system in Long Beach.

2013-2021 Objectives and Time Frame:

- Develop new efficiency units on remaining land at the Villages at Cabrillo with at least half of these units targeted to extremely low income households and the remainder targeted to very low income households.

- Continue to support services and programs that are part of the Continuum of Care system for the homeless through the City's annual funding allocation process.

Responsible Agencies: Health and Human Services Department; HACLB
Funding Sources: ESG; CDBG; Shelter Plus Care

Program 2.2: Zoning Code Update for Special Needs Housing

Long Beach has a substantial special needs population within the community. The City of Long Beach allows for the siting of facilities designed to accommodate special needs groups, such as the homeless, disabled persons (including persons with developmental disabilities), single parents, large households, college students, seniors, and persons with substance abuse problems, among others. The Long Beach zoning code permits emergency shelters and transitional housing, dormitories, and sororities/fraternities, licensed community care facilities, single room occupancy, affordable senior housing, as well as other standard housing opportunities. The City will continue to monitor its zoning regulations to ensure the provision of a range of housing options to the City's special needs population.

2013-2021 Objectives and Time Frame:

- *Emergency Shelters:* In 2013, the City amended the Zoning Code to permit emergency shelters by right via a ministerial approval process in the Port – IP zone and in PD-31 (Villages at Cabrillo). The City will explore additional opportunities in the City for allowing emergency shelters as its numerous specific plans are updated or as part of regular Zoning Code updates.

- *Single-Room Occupancy (SRO) Housing:* By the end of 2014, amend the Zoning Code to incorporate SRO housing under the provisions for Special Group Residence. Conditions for approval will be objective and pertain to performance standards such as parking, management, and security. Such conditions will be similar to those required for other Special Group Residence uses in the same zone.

Responsible Agencies: Development Services Department/Planning Bureau
Funding Sources: None Required

Program 2.3: Family Self Sufficiency

The Family Self-Sufficiency Program is designed to assist Housing Choice Voucher (Section 8) participants in identifying and breaking down barriers that keep them from securing and maintaining employment that will eventually lead them to self-sufficiency. The basic goal of the program is to overcome these obstacles, provide opportunities that allow the participants to gain education and supportive services necessary to

secure and maintain employment, and eventually transfer them off welfare services. During the program, the HACLB provides rent subsidies and administers an escrow savings account for each participant. Approximately 854 Housing Choice Voucher holders in Long Beach participate in this program.

2013-2021 Objectives and Time Frame:

- Continue to implement the Family Self-Sufficiency Program.
- Promote program at City website, newsletters, and brochures at public counters.

Responsible Agencies: HACLB
Funding Sources: HUD

***Program 2.4:* HOPWA Tenant-Based Rental Assistance**

The HACLB currently receives HOPWA funds to operate two housing programs:

- *HOPWA Long-Term Tenant-Based Rental Assistance Program:* Provides one to two years of Section 8 rental assistance, after which the assistance is rolled over into the HACLB Section 8 voucher program. Funding levels are for up to 108 households.
- *HOPWA Short-Term Assistance Program (STAP):* Provides periodic grants to help lower income tenants catch up with rent and utility payments and pay moving expenses. The grants provide two types of financial assistance, Short-Term Rent, Mortgage, Utilities (STRMU) assistance and Permanent Housing Placement (PHP) assistance.
    - STRMU: Provides assistance for up to 21 weeks during any 52 week period with rent, mortgage, and/or utilities (gas, electric, water and sewer), which may not be consecutive. Applicants must be living in permanent housing in Los Angeles County.
    - PHP (Move-In): Provides assistance with reasonable costs to move persons into permanent housing by covering the security deposit. Maximum amount is based on the fair market rents for Los Angeles County defined annually by HUD.

HACLB has full-time HOPWA-funded Case Managers to implement these programs and to assist lower income tenants with their overall housing needs.

2013-2021 Objectives and Time Frame:

- Continue to provide assistance to 108 households through the HOPWA Long-Term Tenant-Based Rental Assistance and 120 households through the Short-Term Assistance Program.

- Petition for increased funding for program.

- Promote program at City website, newsletters, and brochures at public counters.

Responsible Agencies: HACLB
Funding Sources: HOPWA

***Program 2.5:* Universal Design**

Universal Design is the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. The City promotes these principles by enforcing the American's With Disabilities Act (ADA), providing a visitability ordinance for City-assisted new construction of single family homes and duplexes, and sponsoring a City Disability Commission.

2013-2021 Objectives and Time Frame:

- Evaluate the feasibility of providing additional density bonuses or other incentives for new developments that include universal design (beyond required ADA standards) by 2017 as part of the tri-annual update of the Building Code.

Responsible Agencies: Development Services Department/Planning Bureau and Building Bureau
Funding Sources: None Required

***Program 2.6:* HOME Security Deposit Assistance**

In an effort to close the gap for homeless individuals and families who have sources of income sufficient to pay modest monthly apartment rent but are unable to secure permanent housing because they could not save enough money for security deposit and utility hookup fees, the City created a program for income-qualified renters to provide them rent and security deposit.

2013-2021 Objectives and Time Frame:

- Provide security deposit assistance to 350 homeless households. This program benefits primarily extremely low income households.

- Promote program to nonprofit service providers.

Responsible Agencies: Health and Human Services Department
Funding Sources: HOME

Program 2.7: VASH (Veterans Affairs Supportive Housing)

The City provides rental assistance to homeless veterans with case management and clinical services provided by the Long Beach Veterans Administration Medical Center. The Housing Authority of the City works closely with the VA office that provides referrals to the City's rental assistance program.

2013-2021 Objectives and Time Frame:

- Lease up all 375 allocated vouches by the second quarter of 2013 and pursue additional funding in the future.

Responsible Agencies: HACLB
Funding Sources: HUD-VASH Voucher Program

Program 2.8: Shelter Plus Care

The City provides rental assistance for hard to serve persons with disabilities in connection with supportive services provided by US Veterans Initiative and Mental Health America of Los Angeles.

2013-2021 Objectives and Time Frame:

- Continue to provide voucher assistance to disabled veterans and pursue additional funding in the future.

Responsible Agencies: HACLB
Funding Sources: US Veterans Initiative

Program 2.9: Project-Based Vouchers (Palace Apartments)

The City assisted with the renovations to Palace Apartments and will continue to work with United Friends of the Children to provide transitional housing to youth aging out of the foster care system

2013-2021 Objectives and Time Frame:

- Continue to provide transitional housing to 13 youth aging out of the foster care system

Responsible Agencies: HACLB
Funding Sources: Section 8

3. Housing and Neighborhood Improvement

Housing and neighborhood improvement and preservation is an important means to improve the quality of life for residents. As an older, highly urbanized and densely populated community, Long Beach is confronted with a range of community development issues, particularly in older neighborhoods where housing conditions, public improvements and community facilities have deteriorated over time.

Program 3.1: Home Rehabilitation

a. Owner-Occupied Rehabilitation Loan

The Owner-Occupied Rehabilitation Loan Program offers low-interest loans to homeowners to make improvements and repairs to their homes, generally up to a maximum of $35,000 per unit at an interest rate of 3%. Payment on the loans may be deferred until the home is sold or transferred; depending upon the borrower's total housing cost. Proceeds can be used to correct code deficiencies, repair damage, and improve the building or grounds. Eligible applicants are low and moderate income homeowner-occupants. Zero (0) % loans or grants may be made to fund rehabilitation required to meet lead based paint abatement requirements. This program is funded with HOME and CalHome funds as funds are available.

b. Multi-Family Rehabilitation Loan

The Multi-Family Rehabilitation Loan Program provides 0% interest loans to owners of rental properties with two or more units on a lot. The loans are used to make improvements and repairs to the property and grounds. To qualify for the rehabilitation loan, the property must be occupied by lower income tenants and the units maintained at affordable rents. A portion of the assistance will benefit extremely low income households. This program is funded with HOME funds.

c. Home Improvement Rebate

The Home Improvement Rebate Program is available to properties in the City's targeted Neighborhood Improvement Strategy areas. Homeowners are reimbursed up to $2,000 to make improvements to the exterior of their homes. Eligible improvements include new stucco or painting, doors and windows, concrete work, and repair of landscaping. This program is funded with CDBG funds.

d. Mobile Home Repair Grant

The City proposes to create a new program that provides up to $5,000 per unit in grant for repairs of mobile homes occupied by extremely low income households. This program will be funded with the Housing Trust Fund.

e. Tool Rental Assistance

This program provides up to $500 towards rental of tools for home improvement projects for units occupied by lower income households.

2013-2021 Objectives and Time Frame:

- Provide rehabilitation assistance to 3,032 households (up to 80% AMI) as followings:
  - 250 households with Owner-Occupied Rehabilitation Loans
  - 350 households with Multi-Family Rehabilitation Loans
  - 2,000 households with Home Improvement Rebates
  - 32 households with Mobile Home Repair Grants
  - 400 households with Tool Rental Assistance

- Promote programs via City newsletters, website, and brochures at public counters.

- Pursue additional funding at State and Federal levels to support rehabilitation activities.

Responsible Agencies:	Development Services Department/Housing & Community Improvement
Funding Sources:	CalHome; HOME; CDBG; and Housing Trust Fund

***Program 3.2:* Neighborhood Resources**

Currently, the City's Neighborhood Resource Center (NRC) offers free assistance to neighborhood and community groups to increase their effectiveness. The NRC provides free access to a range of resources such as meeting areas, neighborhood group mail boxes, use of computers and Internet access, a library of neighborhood improvement resource materials, and by hosting a variety of training workshops on relevant community topics. Grant announcements and grant writing technical assistance are provided to help groups leverage neighborhood improvement funds from multiple sources.

The Neighborhood Leadership Program is a six-month training program teaching CDBG Target Areas residents the principles of effective leadership and provides examples of how to solve neighborhood problems. Each student must complete a community project to "graduate" from the program.

2013-2021 Objectives and Time Frame:

- As funding permits, continue to support neighborhood and community groups with services and technical support.

- Advertise services available via City website and newsletter.

Responsible Agencies: Development Services Department/Neighborhood Services Bureau

Funding Sources: CDBG

Program 3.3: Comprehensive Code Enforcement

Code enforcement activities eliminate blight and improve the quality of the current housing stock in order to sustain a suitable living environment for the City's residents. Code Enforcement (using several funds including both federal and local funds) arrests blight on private property along the City's business corridors and in residential neighborhoods, including multi-housing inspections. Area team meetings are held on a monthly basis to coordinate enforcement activity. Teams consist of Code Enforcement personnel, Police, Fire, Neighborhood Improvement Coordinators, Prosecutor, City Attorney, Business License and Nuisance Abatement. The Nuisance Abatement program works with the Police, City Attorney and Code Enforcement in an effort to identify and eliminate unsuitable behaviors generated at a location.

Code Enforcement compliance is also improved by the increased coordination of Neighborhood Improvement Strategy programs, such as the Home Improvement Rebate Program, the Commercial Improvement Rebate Program, and neighborhood clean-ups. By combining proactive programs with traditional code enforcement activities, the City is better able to sustain the current housing stock and increase the livability of our neighborhoods.

Development Services Department, Code Enforcement division also administers a Multi Housing Inspection Program to ensure that sanitation, maintenance, use and occupancy standards are adhered to. Under this program inspectors provide both routine and complaint driven inspections of commercial and residential buildings of four units or more. The program also has a comprehensive tenant education component which includes information on how to maintain a clean and healthful environment and addresses issues of indoor air pollution, asthma triggers and safety hazards.

In addition, the City will be exploring the feasibility of establishing a rental escrow account program as an enforcement tool to encourage landlords to maintain their properties and to bring properties that have existing violations into compliance. A property that has been cited with outstanding building, health and safety code violations may be placed in the rental escrow program. Rents or a portion of the rents from the affected property would be placed in an escrow account, which can only be used for specific purposes (such as repairs) as established by the program. The property could only be removed from the program if it clears all outstanding violations. Factors for considerations include whether this program will increase staff costs and conflict with the City's nuisance abatement program.

2013-2021 Objectives and Time Frame:

- Continue to perform inspections and train residents in nuisance abatement procedures.
- Inspect an average of 5,500 multi-family units annually to correct code violations.
- Connect City housing rehabilitation programs with code enforcement efforts to ensure assistance is provided to lower income households in making the code corrections and improvements.
- Explore the feasibility of rental escrow in 2015 as a mechanism to ensure the maintenance of rental properties. As necessary, incorporate appropriate components into the City's existing nuisance abatement program.

Responsible Agencies:	Development Services Department/Neighborhood Services Bureau; Code Enforcement
Funding Sources:	CDBG; General Fund; Annual Health Permit Fees

Program 3.4: Neighborhood Improvement Services

To engage the community and to arrest deterioration, the Neighborhood Services Bureau implements various activities intended to improve the quality, environmental condition, and character of the neighborhoods of the City of Long Beach. By actively coordinating and partnering with residents, businesses, and non-profit organizations, the Bureau delivers services designed to achieve prompt compliance with health, building and safety codes, utilize City resources to eliminate blight in low-income targeted areas, and encourage community participation in activities that will improve Long Beach neighborhoods. Programs are periodically fine-tuned to continue addressing the needs of our neighborhoods by supporting improvements to our aging housing stock and the local infrastructure of our innermost neighborhoods, such as sidewalk, tree plantings, and other hardscape improvements. Furthermore, these programs will serve to empower area residents by encouraging them to take an active role in improving distressed neighborhoods.

In partnership with Code Enforcement, the Neighborhood Improvement Division (mainly using grant funds) provides the following services: the Commercial Improvement and Home Improvement Rebate Programs eliminate code violations and improve the curb appeal of business corridors and neighborhoods. The business startup grant assists new business owners with start-up costs associated with starting a new business in Long Beach. The Neighborhood Partners Program provides 10-15 matching grants per year to business and community groups citywide to complete small-scale infrastructure projects. In addition, the Urban Forestry Program installs sidewalk cuts and 1,000+ trees per year along business corridors and in neighborhoods. The Neighborhood Clean Up Assistance Program provides supplies and assists neighborhood and community groups to host over 100 cleanups event per year removing over 1,000 tons

of illegally dumped trash and debris. The Neighborhood Resource Center provides resources and training to assist neighborhood groups and residents to build their capacity to address neighborhood problems. The Neighborhood Leadership Program trains residents to become more effective grassroots community leaders.

2013-2021 Objectives and Time Frame:

- Continue to implement various neighborhood improvement programs, such as Neighborhood Partners, Urban Forestry, Home Improvement Rebates, Neighborhood Clean Up, and Neighborhood Leadership.

Responsible Agencies: Development Services Department/Neighborhood Services Bureau

Funding Sources: CDBG

Program 3.5: Foreclosure Registry

The presence of vacant, abandoned or foreclosed residential properties can lead to neighborhood decline by creating an unattractive public nuisance that could contribute to lower property values and could discourage potential buyers from purchasing a home adjacent to or in neighborhoods with vacant, abandoned or foreclosed residences. Many vacant, abandoned or foreclosed properties are the responsibility of out of area or out of state lenders and trustees. In many instances the lenders and/or trustees fail to adequately maintain and secure these properties.

To preserve the health, safety and welfare of residents and the community, and to the extent possible, protect neighborhoods from declining property values, aesthetic decay, and/or loss of character, the City adopted the Foreclosure Registry Ordinance in 2011. The ordinance requires that every residential property that is issued a Notice of Default be registered with the City of Long Beach. In addition, the ordinance establishes maintenance and security requirements on the properties and associated fines and penalties for noncompliance.

2013-2021 Objectives and Time Frame:

- Ongoing implementation of the Foreclosure Registry Ordinance.

Responsible Agencies: Development Services Department/Housing & Community Improvement

Funding Sources: Departmental budget

Program 3.6: Lead-Based Paint Hazard Abatement

Based on housing unit age, it is estimated that approximately 60,000 units in Long Beach have lead-based paint hazard issues. Of these, six zip code areas in the

downtown, Westside and North Long Beach areas have the highest concentrations of units with lead-based paint.

In FY 2012, the Department of Health and Human Services Bureau of Environmental Health was awarded a three-year $2.5 million grant from HUD to continue its Lead Hazard Control (LHC) Program. The LHC Program identifies low income residences (with a focus on families with children under six years old), and address lead poisoning hazards created by lead-based paint. The program hires painting and construction companies that are certified to work with lead, and families are relocated during the renovations. The program is also responsible for conducting outreach/education events in the community, and training economically disadvantaged people in lead-safe work practices so that they may be hired as part of these renovations.

Furthermore, all CDBG, HOME, and ESG-funded housing programs and projects have incorporated lead-based paint hazard reduction efforts. In addition, Code Enforcement uses Lead Safe Work Practice (LSWP) standards to correct code enforcement violations.

2013-2021 Objectives and Time Frame:

- The LHC Program has established the following work program for FY 2012 – FY 2015:
  - Enroll 205 housing units into the program and obtain owner consent to inspect units for lead hazards.
  - Conduct assessment on 195 units.
  - Complete abatement for 185 units.
  - Conduct 20 outreach events.

Responsible Agency: Health and Human Services Department; Development Services Department/Neighborhood Services Bureau

Funding Source: HUD Lead Abatement Grant; CDBG; HOME

4. Housing Production

With a diverse population, it is important to provide a variety of housing opportunities for different types of households wishing to reside in the community. Allowing for housing diversity is important to ensure that all households, regardless of their age, income and family type, have the opportunity to find housing suited to their lifestyle. Part of this diversity is addressed through the Regional Housing Needs Allocation (RHNA), which encourages the construction of housing for all economic segments in Long Beach. Diversity is also addressed through the provision of General Plan and zoning regulations that allow different unit types and densities. And, a move toward healthier living environments and Green Building standards is providing new direction to the development of innovative buildings. The following programs support housing production in the City.

Program 4.1: Affordable Housing Development Assistance

The Long Beach Housing Development Company (LBHDC) provides assistance to for-profit and nonprofit housing developers for the construction or rehabilitation of affordable rental and for-sale ownership housing. LBHDC assistance usually takes the form of low interest loans and all assisted units are deed restricted for occupancy by lower income households. The LBHDC seeks out other sources of funding, including HOME, State, and Federal funds. Specifically, LBHDC will continue to utilize the 15% HOME Community Development Housing Organization (CHDO) set-aside funds to pursue affordable housing opportunities through new construction, substantial rehabilitation, and/or acquisition/rehabilitation.

2013-2021 Objectives and Time Frame:

- Annually monitor availability of State and federal funding and partner with affordable housing developers, if necessary, in applying for additional funds.
- Identify qualified nonprofit developers for partnership in affordable housing construction and acquisition/rehabilitation projects.
- Continue to provide funding to help gap-finance affordable housing. Priority in funding is granted to projects housing special needs groups (such as the elderly and the disabled, including those with developmental disabilities) and/or enriched with supportive services such as childcare, health programs, job training, and financial and legal counseling.

Responsible Agencies:	Long Beach Housing Development Company; Development Services Department/Planning Bureau
Funding Sources:	HOME; Tax Credits

Program 4.2: Adequate Sites

The City of Long Beach has identified sufficient residential sites, zoned at the appropriate densities, to accommodate the housing production and affordability targets of the RHNA of 7,048 units. In keeping with the principles and policies established in the City's 2010 Strategic Plan and Land Use Element of the General Plan, new high-density residential and mixed use development is to be focused in key locations, allowing for the preservation of existing and stable neighborhoods. Appropriate and feasible housing densities are allowed, with appropriate development standards and design guidelines, along transit corridors, in the downtown and greater downtown areas, and in close proximity to major employment and activity centers.

In addition, the City is undertaking several major efforts to expand housing opportunities throughout the City. Specifically, the City is updating its Land Use Element and PD-29 (Long Beach Boulevard).

2013-2021 Objectives and Time Frame:

- Maintain an adequate sites inventory for the remaining RHNA of 7,048 units (886 extremely low income units; 887 very low income units; 1,066 low income units; 1,170 moderate income units; and 3,039 above moderate income units).
- Identify additional opportunities for housing through updates to the following: Land Use Element and PD-29 by 2014.
- Monitor development trends to ensure availability of sites for residential uses.
- Provide sites inventory to interested developers and to assist in identifying additional opportunities for residential development.
- Provide technical and financial assistance to developers of low and moderate income housing.

Responsible Agencies: Development Services Department/Planning Bureau

Funding Sources: None Required

Program 4.3: Adaptive Reuse

The City has many older commercial and industrial buildings that are no longer being occupied by the highest and best uses or compatible uses with its surrounding neighborhoods. The City is moving forward with a policy change in the municipal code to amend, expand, establish and clarify alternative building regulations for the conversion of existing buildings to other uses. In particular, for the conversion of commercial or industrial buildings, or portions thereof, to residential or alternative non-residential purposes as allowed under California Health and Safety Code Section 17958.11.

2013-2021 Objectives and Time Frame:

- Pursue policy change in adaptive reuse in 2014 and once adopted, promote adaptive reuse to property owners and interested developers via City website and newsletter.

Responsible Agencies: Development Services Department/Planning Bureau

Funding Sources: None Required

Program 4.4: Housing Trust Fund

The City's Housing Trust Fund (HTF) has a balance of $161,625 as of May 2013. Currently, the HTF is not funded with a steady source of revenue. The City will be exploring options to identify specific funding sources for the Housing Trust Fund.

2013-2021 Objectives and Time Frame:

- Consider researching condominium conversion fees and other fees for potential deposit into the HTF.

Responsible Agencies:	Long Beach Housing Development Company; Development Services Department/Planning Bureau and Housing & Community Improvement Bureau
Funding Sources:	None Required

5. Home Ownership Opportunity

Long Beach has only a 42% home ownership rate, which is quite low in comparison to Los Angeles County's 48% rate, and the statewide rate of 56% home ownership. For a number of years the City has tried to raise this rate by implementing several programs to increase ownership opportunities for lower and moderate income households. However, with the dissolution of redevelopment and diminishing State and federal funds, the City's ability to make a significant impact in this area is limited.

Program 5.1: City First-Time Homebuyer Assistance

The Second Mortgage Assistance program is aimed at helping first-time homebuyers by providing loans as a second trust deed to people who would otherwise qualify for a loan from a first mortgage lender but need the extra assistance to bridge the gap keeping them from becoming homeowners. The "silent second" reduces the amount that must be borrowed for the "first" mortgage, reducing the monthly mortgage payment and thereby making it affordable to lower income homebuyers.

2013-2021 Objectives and Time Frame:

- Assist 25 lower income households with homebuyer assistance.
- Promote programs via City newsletters, website, and brochures at public counters.
- Pursue additional funding from State housing programs; annually explore funding opportunities with State HCD.

Responsible Agencies:	Development Services Department/Housing & Community Improvement
Funding Sources:	HOME; CalHome

Program 5.2: County First-Time Homebuyer Assistance

With limited public resources, the City is not in a position to operate a homebuyer assistance program. However, resources are available to Long Beach residents through programs administered by the Los Angeles County Community Development Commission. Specifically, the following two programs offer homebuyer assistance to income-eligible households in the County:

- **Mortgage Credit Certificates:** The MCC Program offers the first-time homebuyer a federal income tax credit. This tax credit reduces the federal taxes the holder of the certificate pays. It can also help the first-time homebuyer qualify for a loan by allowing a lender to reduce the housing expense ratio by tax savings. The qualified homebuyer who is awarded an MCC may take an annual credit against their federal income taxes paid on the homebuyer's mortgage. The credit is subtracted dollar-for-dollar from his or her federal income taxes. The qualified buyer is awarded a tax credit of up to 15% with the remaining 85% taken as a deduction from the income in the usual manner.

- **Southern California Home Financing Authority (SCHFA):** SCHFA offers a mortgage revenue bond program that issues 30-year mortgage revenue funds at below-market interest rates. To be eligible for the program, the buyer must be a first-time homebuyer whose income may not exceed 120 percent of the Los Angeles County median income. The program also provides downpayment and closing cost assistance in the form of a gift equivalent to four percent of the first loan amount.

2013-2021 Objectives and Time Frame:

- Promote program to City residents by providing information on City website, public counters, and other community locations.

Responsible Agencies:	Community Development Commission of Los Angeles County; Development Services Department/Housing and Community Improvement
Funding Sources:	None Required

6. Mitigation of Government Constraints

Government regulations can discourage the development, maintenance and improvement of housing to the extent that such regulations significantly increase development costs and time lines. The City of Long Beach implements several programs to ensure that local government regulations are not burdensome. The following programs are designed to mitigate potential local constraints on residential development and to facilitate the development of a variety of housing types.

Program 6.1: Development Incentives

The City of Long Beach offers other ways to reduce government constraints that increase the cost of housing development. In Long Beach, some of these constraints include government regulations regarding residential development standards, fees or exactions paid for new residential development, or simply the cost of vacant land. Several programs designed to mitigate these constraints are as follows:

a. Density Bonus

Long Beach has adopted the State density law to provide up to a 35% density bonus for projects that include lower income housing, moderate income condominiums and housing for seniors and disabled residents. Hence, the City's density bonus program facilitates development of special needs housing.

b. Planned Development Districts

The Long Beach Municipal Code allows flexible development plans to be prepared for certain areas which may benefit from the formal recognition of unique or special land uses and the definition of special design policies and standards not otherwise available under conventional zoning regulations. Planned Development Districts are designed to permit a compatible mix of land uses, allowing for planned commercial areas and business parks, and encouraging a variety of housing styles and densities – especially along transit corridors and near employment and activity centers.

c. Fee Waivers and Financial Incentives

The Long Beach Municipal Code exempts new affordable housing units from payment of the City's development impact fees for parks and recreation and transportation improvements if the criteria on length of affordability and income/affordability levels are met. Combined, these fees can add over $5,000 to the per-unit cost of a housing development (see Table 35). Additional financial incentives may also be available pursuant to the construction of a density bonus project as outlined in the City's affordable housing ordinance.

d. Relaxed Standards

The Zoning Code also allows the City Planning Commission to relax development standards for lower income, density bonus qualified housing projects if a developer can demonstrate that the project is still not financially

feasible after the density bonus is provided. The percentage of compact parking spaces may be increased, tandem parking or fewer parking spaces may be allowed, privacy and open standards may be reduced, or height and setbacks may be reduced. Finally, the City also allows for a standards variance for lots with unique physical conditions that may make standard development infeasible.

e. Reasonable Accommodation

The City also has an ordinance allowing people with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The ordinance provides a process whereby persons with disabilities can make requests for reasonable accommodation in regard to relief from the various land use, zoning or building laws, rules, policies, practices or procedures of the City.

2013-2021 Objectives and Time Frame:

- Continue to offer regulatory incentives to accommodate the development of accessible and affordable housing.
- Monitor development trends to determine the continued adequacy of incentives in facilitating affordable housing and augment incentives as necessary.
- Promote incentives to interested developers and provide technical assistance through pre-application meetings in the use of various incentives.

Responsible Agencies:	Development Services Department/Planning Bureau
Funding Sources:	None Required

7. Fair and Equal Housing Opportunity

In order to make adequate provision for the housing needs of all economic segments of the community, the City of Long Beach is firmly committed to promoting fair and equal housing opportunities for all persons regardless of age, race, color, gender/gender identity, disability/medical conditions, familial status, marital status, ancestry, national origin, religion, sexual orientation, source of income, immigration status, or any other arbitrary factor.

Program 7.1: Fair Housing

Long Beach contracts with the Fair Housing Foundation (FHF), a private, nonprofit, nonpartisan agency to promote enforcement of fair housing laws. The FHF encourages open housing opportunities through education, enforcement activities, counseling services and outreach programs. The FHF takes a proactive stance on random audit testing in underserved areas and employs a full-time bilingual counselor. FHF provides counsel and mediation for landlords, tenants, and home seekers; educates tenants,

landlords, owners, realtors and property management companies on fair housing laws; promotes media and consumer interest; and secures grass roots involvement with the community.

2013-2021 Objectives and Time Frame:

- Continue to participate in fair housing programs and support fair housing services and tenant/landlord counseling services.
- Promote programs via City newsletters, website, and brochures at public counters.

Responsible Agencies:	Development Services Department/Neighborhood Services Bureau
Funding Sources:	CDBG

8. Monitoring and Review

The City will periodically review its progress in implementing the goals and policies of the Housing Element and make adjustments to improve its effectiveness.

Program 8.1: Annual Report

In order to monitor the City's progress in implementing the Housing Element, the City will prepare an annual progress report to the City Council and to the State Department of Housing and Community Development (HCD).

2013-2021 Objectives and Time Frame:

- Present annual progress report to the City Council and submit to HCD.

Responsible Agencies:	Development Services Department/Housing & Community Improvement
Funding Sources:	None Required

C. Summary of Programs and Objectives

The table below summarizes the City's quantifiable program objectives for the 2013-2021 planning period and Table 42 summarizes the housing programs in this Housing Plan.

Table 41: Quantified Objectives for 2013-2021

	Extremely Low	Very Low	Low	Moderate	Above Moderate
New Construction (RHNA)	886	887	1,066	1,170	3,039
Housing Preservation (At-Risk Housing)	863	863	--	--	--
Housing Improvement					
Home Rehabilitation	950	1,000	1,082	--	--
LBP Abatement	60	60	85	--	--
Rental Assistance					
Housing Choice Vouchers	3,500	3,500	--	--	--
Family Self-Sufficiency	427	427	--	--	--
HOPWA TBRA	114	114	--	--	--
HOME Security Deposit	350	--	--	--	--
VASH	187	188	--	--	--
Palace Apartments	6	7	--	--	--
Homebuyer Assistance	--	10	15	--	--

Table 42: Housing Program Matrix

Topic	Program	Responsible Agencies	Timeframe
Housing Assistance to, and Preservation of, Affordable Units	1.1: Preservation of At-Risk Units	HACLB; DS/HCI	Ongoing
	1.2: Housing Choice Vouchers	HACLB	Ongoing
	1.3: First Right of Refusal for Displaced Lower Income Households	DS/PB	2017
Housing for Special Needs Residents	2.1: Continuum of Care	HHS; HACLB	Ongoing
	2.2: Zoning Code Update for Special Needs Housing	DS/PB	Ongoing; SRO by end of 2014
	2.3: Family Self-Sufficiency	HACLB	Ongoing
	2.4: HOPWA Tenant-Based Rental Assistance	HACLB	Ongoing
	2.5: Universal Design	DS/PB; BB	2017
	2.6: HOME Security Deposit Assistance	HHS	Ongoing
	2.7: VASH (Veterans Affairs Supportive Housing)	HACLB	Lease up by 2013; Ongoing

Table 42: Housing Program Matrix

Topic	Program	Responsible Agencies	Timeframe
	2.8: Shelter Plus Care	HACLB	Ongoing
	2.9: Project-Based Vouchers (Palace Apartments)	HACLB	Ongoing
Housing and Neighborhood Improvement	3.1: Home Rehabilitation	DS/HCI	Ongoing
	3.2: Neighborhood Resources	DS/NSB	Ongoing
	3.3: Comprehensive Code Enforcement	DS/NSB; CE	Ongoing; Rental Escrow in 2015
	3.4: Neighborhood Improvement Services	DS/NSB	Ongoing
	3.5: Foreclosure Registry	DS/HCI	Ongoing
	3.6: Lead-Based Paint Hazard Abatement	HHS; DS/NSB	FY 2012 – FY 2015
Housing Production	4.1: Affordable Housing Development Assistance	LBHDC; DS/PB	Ongoing
	4.2: Adequate Sites	DS/PB	Ongoing; LUE and PD-29 by 2014
	4.3: Adaptive Reuse	DS/PB	2014
	4.4: Housing Trust Fund	LBHDC; DS/PB; DS/HCI	Ongoing
Home Ownership Opportunity	5.1: City First-Time Homebuyer Assistance	DS/HCI	Ongoing
	5.2: County First-Time Homebuyer Assistance	LACDC; DS/HCI	Ongoing
Mitigation of Governmental Constraints	6.1: Development Incentives	DS/PB	Ongoing
Fair and Equal Housing Opportunity	7.1: Fair Housing	DS/NSB	Ongoing
Monitoring and Review	8.1: Annual Report	DS/HCI	Annually

DS/BB – Development Services Department/Building Bureau
DS/CE – Development Services Department/Code Enforcement
DS/HCI – Development Services Department/Housing and Community Improvement
DS/NSB – Development Services Department/Neighborhood Services Bureau
DS/PB – Development Services Department/Planning Bureau
HACLB – Housing Authority of the City of Long Beach
HHS – Health and Human Services Department
LBHDC – Long Beach Housing Development Company
LACDC – Community Development Commission of Los Angeles County

APPENDIX A: PUBLIC PARTICIPATION

A. Planning Commission Meetings

On March 7, 2013, the City conducted a study session with the Planning Commission to kick-off the Housing Element update. Residents and representatives from the following agencies provided comments at the meeting:

- Josh Butler, Director of Community Engagement for Habitat for Humanity and Board
- Members of Housing Long Beach
- Reverend Ranjit Mathews, Associate Rector of St. Luke's Episcopal Church
- Ladine Chan, Program Coordinator for EM3
- Kelli Pezzeli, LINC Housing
- Winton Johnson, East Yards Communities for Environmental Justice
- Suzanne Brown, Legal Aid Foundation of Los Angeles
- Kerry Gallagher, Executive Director of Housing Long Beach

The public expressed the need for affordable housing in Long Beach and urged the City explore innovative options to provide decent and affordable housing to lower income households and persons with special needs, especially persons with disabilities.

The Planning Commission will conduct a public hearing on June 20, 2013 to review the Draft Housing Element.

B. Community Workshops

The City conducted three community workshops to solicit public input on housing needs, priorities, and location of new housing. The meetings were:

- Saturday, March 23, 2013, 10:00 am to 12:00 noon, Houghton Park Community Center
- Wednesday, April 24, 2013, 6:00 pm to 8:00 pm, Mark Twain Library
- Saturday, April 27, 2013, 10:00 am to 12:00 noon, Stearns Park Community Room

Summary of Public Comments

Below is a summary of the comments received during the community workshops generally in order of their relative frequency:

Question 1: What are the top three housing issues in Long Beach?

- Quality of existing housing stock (16x)
    - Aging stock

    - Substandard housing
    - Habitability/maintenance
    - Health & safety issues
    - Property maintenance/code enforcement
    - Illegal converted units
    - Lack of amenities
- Lack of affordability (12x)
- Overcrowding (8x)
- Homelessness (7x)
    - Need for transitional/supportive housing
- Need for accessible housing for disabled/seniors (7x)
- Location of affordable housing (6x)
    - Not near environmental hazards
    - Distributed equally throughout the city
- Need for green/open space (5x)
- Need for safe, clean neighborhoods (5x)
- Need for mixed income housing (4x)
    - Inclusionary zoning
- Need for access to transportation (4x)
- Need for larger units (3x)
- Need for new revenues/funding (3x)
- Lack of opportunities for homeownership (2x)
- Lack of parking (2x)
- Need for education of tenants and landlords on rights and responsibilities (2x)

Question #2: Who are the most underserved groups?

- Disabled (10x)
- Seniors (10x)
- Homeless (9x)
- Very/extremely low income (7x)
- Large families (6x)
- Young adults/students (6x)
- Emancipated youth (5x)
- Single parents (5x)
- Undocumented residents (4x)
- Veterans (4x)
- Minority groups (4x)
    - Asian/Cambodian
    - Latino
    - African American
- Rehabilitated adults (2x)
- Mentally ill (2x)
- LGBT youth (2x)

Question #3A: Where could new housing be located?

- Near public transportation (8x)
- Near schools, universities & colleges (6x)
- Near services/shopping (5x)
- Near green space/parks (4x)
- Not near industrial uses/port & freeways (3x)
- On major corridors (3x)
- Near hospitals/medical services (2x)
- In safe neighborhoods (2x)
- Throughout the city -- not segregated by income (2x)
- Near job centers
- In areas with adequate parking
- Away from major corridors
- Specific locations:
    - East Long Beach (4x)
    - Atlantic corridor (2x)
    - Anaheim & Walnut (2x)
    - Near airport (2x)
    - Downtown (3x)
    - Not downtown
    - SEADIP/Marine Stadium
    - Near El Dorado Park
    - Cambodia Town
    - Villages at Cabrillo
    - Anaheim & Long Beach Blvd.
    - Spring & Santa Fe
    - Along Santa Fe

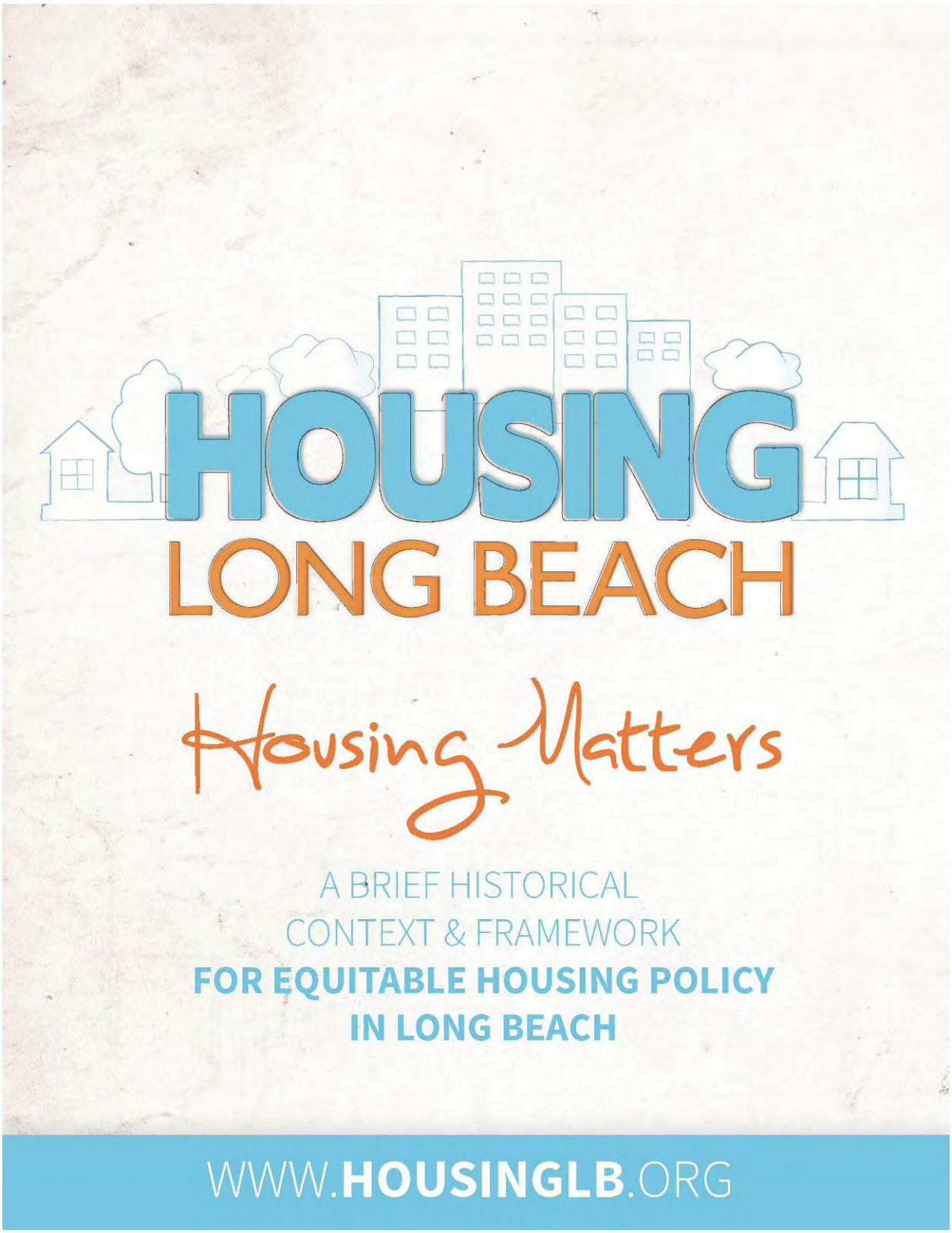
Question #3B: What types of housing are needed?

- Mixed income (7x)
- Larger units/family housing (5x)
- Quality developments (2x)
- Denser housing (2x)
- Mixed use (2x)
- Affordable ownership housing (2x)
- With amenities (2x)
- Sustainable/green building (2x)
- Rehabilitated units
- Less dense housing
- Taller buildings
- Smaller buildings
- Integrated with neighborhood character
- Single family houses
- Singles/studios

- Student housing
- Housing for disabled/seniors
- Permanent affordable housing
- Very/extremely low income housing
- SROs

C. Other Comments Received

The following pages contain a research white paper provided by Housing Long Beach.


HOUSING
LONG BEACH
Housing Matters
A BRIEF HISTORICAL
CONTEXT & FRAMEWORK
FOR EQUITABLE HOUSING POLICY
IN LONG BEACH
WWW.HOUSINGLB.ORG

Housing shapes society. It carves culture and offers people dignity. Our homes contribute to our sense of self-worth, to our psychological well-being, to our physical safety and overall health. A rapidly growing body of research catalogs a simple fact that should be intuitively obvious: quality housing catalyzes community development.

This is particularly important in a city like Long Beach, California—where poverty runs rampant and housing options for low-income residents are truncated. Long Beach boasts one of the largest ports in the Western hemisphere; its population is already one of the most diverse in the United States, and it continues to diversify with a steady influx of immigration. Long Beach foreshadows a trend in the rest of the nation in this regard. **As we create safe and quality housing options for every resident in this city, we are also creating a model that can be emulated in cities across the country.**

When children have stable homes, they thrive in school. When parents spend an appropriate amount on housing, they buy at local businesses. When families do not have to choose between rent, food, medicine, and clothing, physical and psychological health improve, and family members become more productive workers. Economic growth, childhood development, education, health, and safety all pair quality housing with healthy communities.

When communities invest in housing, they offer families a sustainable future. That is the goal.

The rest of this paper explores the current situation's origins and what we need to do to change it.

THE LONG BEACH STORY: A Quick History of Race, Housing, and Population Growth

The roots of modern, multicultural Long Beach trace back to three major growth spurts.

1. Oil market industrialization ushered in the first migration spike in the 1920s; white middle class workers and their families flocked to Long Beach, and home construction swelled to meet their needs.
2. The end of World War II brought the second wave in the 1940s through the 1960s as former military personnel warmed to Long Beach's quiet, sunny climate and as African-Americans escaped the segregated South.
3. The 1980s brought Cambodian refugees fleeing the Khmer Rouge—giving Long Beach the largest Cambodian community outside of Cambodia itself and also brought immigrants from Latin America leaving behind harsh conditions and war.

These three major migrations made Long Beach one of the most diverse cities in the United States, and demand for housing trails closely behind every jump in population. Twentieth century housing inequity follows strong racial undercurrents that gained additional speed from the decades before civil rights laws made housing discrimination illegal. Before the 1960s, Long Beach landlords and sellers could legally refuse occupancy to tenants solely based on race, pushing minority occupants—who were primarily African American—into segregated areas of West and Central Long Beach. Most landlords refused to rent to people of color, and those who did often overcharged people of color for units with substandard living conditions (Saunders, 2005).

In the 1960s, the California State Legislature passed several bills targeting discrimination in businesses, employment, and housing. The Fair Housing Act of 1963 made it illegal for "anyone selling, renting or leasing a residence to discriminate based on race, creed, color or national origin," for example (The Fair Housing Act of 1968). The law was not universally well received, and realtor and home association groups in Long Beach collaborated with similar groups around the state to spearhead Proposition 14, which successfully repealed of the Fair Housing Act (Saunders, 2005).

Even though the US Supreme Court ruled Proposition 14 unconstitutional, the segregation it attempted to institutionalize through the law was still entrenched in Long Beach through the social system.

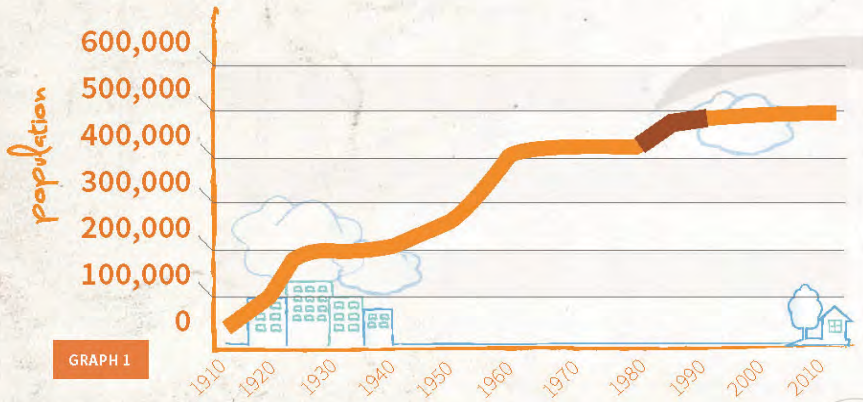
Large, local businesses found it difficult to house their growing, qualified staffs of color outside the segregated Long Beach neighborhoods. Cal State Long Beach, the Long Beach Naval Shipyard, and the VA joined forces with a local advocacy group to push the city to stop discriminatory practices that persisted despite changes in the law (Saunders, 2005). Simultaneously, African Americans started punching back through the legal system. Local news outlets took interest in Long Beach discrimination cases and pushed the issue into public consciousness. Stories spread about realtors using "blockbuster" tactics to keep segregated neighborhoods from integrating. This increase in social concern and political muscle led the Long Beach City Council to allot $25,000 to the Fair Housing Foundation in 1969, and they recognized the need to eliminate racial discrimination in housing sales and rentals publicly (Saunders, 2005).

These civil rights battles helped Long Beach embrace the need for fair and affordable housing, but the city was not prepared for that third wave of growth starting in the 1980s. Lower-income residents overcrowded the housing market. **In the 1990s, Long Beach added 37,000 new residents, or 9,000 families; during that same time the city added only 2,500 new residential units (See Graph 1)** (US Census; Dep't of Planning and Building).People took matters into their own hands, and the city saw a significant growth in illegal residential units.

From 1990-1998, the City of Long Beach found 1,600 cases of illegal housing—from converted garages to an RV hidden on the roof of an apartment building. Homeowners stacked bunks in their garages and charged per person. **One homeowner placed nine bunks in a 700 square foot garage and earned $1800 per month in likely unreported income.** People could not walk downtown without seeing fully lit garages in every home (Humphreys, 2012).

Small and somewhat inexpensive apartments, known to some as "cracker boxes," appeared around Long Beach from the 1970s through 1990s as another quick, unsustainable fix for the growing need for housing. The apartments were constructed poorly. They had limited parking and were disliked by neighbors in single-family homes. These units provided some families transitional homes while they found their feet, and then they shifted to stabler lifestyles and homeownership. Despite this particular benefit, these units and converted garages provided only short-term solutions for a long-term problem.

With no tenant protections in place, a single report of illegality could lead to a quick eviction. With the growing crisis, and as serious public health issues arose, residents began to demand not only the development of affordable housing, but also tenant protections. Despite multiple attempts through the City Council and through ballot measures, there was no success (Saunders, 2005; Humphreys, 2012; Rockway, 2012).



GRAPH 1

In the 1990's, Long Beach added 37,000 people, approximately 9,000 families, but only 2,500 residential units, overwhelming the housing market and resulting in severe overcrowding.

HOUSING IN LONG BEACH NOW: A Contemporary Crisis

The past century sets the stage for today's challenges. While racially segregated housing is illegal now, de facto segregation still ripples through the community. The City of Long Beach has concentrated downtown development on subsidized luxury hotels and a heavily trafficked convention center—transforming an industrial workforce into a tourism economy, decreasing earning potential, and compounding its problems. Now, Long Beach has higher poverty and unemployment rates than the rest of the county, state, and country. Its history of low-income wages couples with high-cost housing and overcrowding to produce an ongoing, intractable housing and segregation crisis in the present.

The federal government defines affordable housing as housing that costs no more than 30% of income. This percentage recognizes that—with housing costs at or below 30%—a person will be able to afford basic living expenses like food, clothing, and medical care.

Nearly half of Long Beach renters spent more than 35% of their income on rent—forcing almost 130,000 residents to choose between rent, food, and medical expenses each month. This group is disproportionately people of color (Long Beach Community Database [LBCD], 2012).

The problem worsens as the pay scale slopes downward. **The current median rent for a two-bedroom apartment in the city's downtown, 90802 zip code is $1,513 per month (Rent Calculator, 2012)—requiring an individual to earn $60,520 a year ($29.09/hour) to afford housing** in line with the Federal government's definition (See Graph 2). In North Long Beach's 90805 zip code, median rent drops to $1200/month—still requiring annual wages to equal $48,000 a year ($23.07/hour). With the California minimum wage set at only $8.00/hour—and with a growing number of low-paying service-sector jobs in the tourism industry—Long Beach's imbalance between jobs and housing tips further and further toward unsustainability.

GRAPH 2

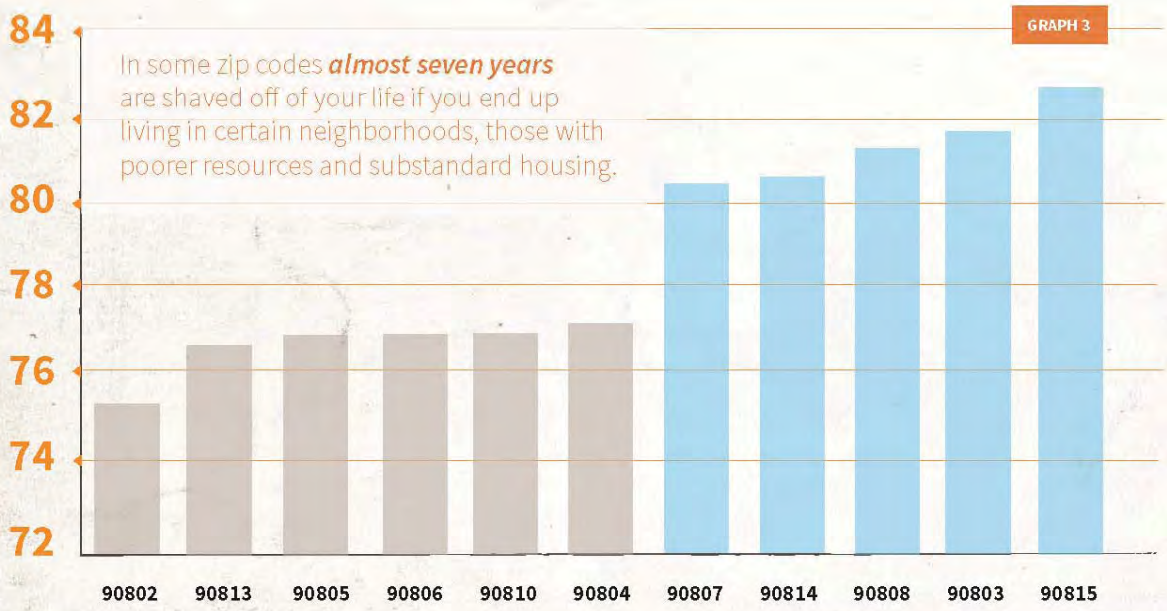
The jobs we offer do not complement the housing we create. According to the City's 2005-2010 Consolidated Plan, "[m]any of the workers who make up the diverse fabric of Long Beach earn very limited incomes, and are faced with overcrowding or overpaying for housing to live in the community. Occupations earning less than $25,000 annually in Long Beach include people we interact with daily such as: Fast food workers, Retail salespersons, Security officers, Nurse's aides, Social workers, School aides and janitors," (City of Long Beach, 2005). **This means that eight out of the ten fastest growing jobs in the region result in extremely low-income households. (See Graph 2) (State of CA, EDD 2012).** 67% of extremely-low income renters and 62% of extremely-low income homeowners spend more than half of their income on housing (Human Impact Partners, 2011).

Housing costs more than most people can afford. 20,000 Long Beach families live in overcrowded homes (LBCD, 2012). If the current housing and segregation crisis continues, the entire city will feel amplified, detrimental effects to its quality of life, its economy, its health, and its safety.

HOUSING'S IMPACT ON: Health

Life expectancy itself varies with neighborhood. Overcrowding and substandard living conditions are major factors in disease transmission, chronic illness, respiratory infections and even decreased life expectancy (Krieger, Higgins, 2012). In Long Beach, people who live in East Long Beach's 90815 zip code—with its large parks, quality housing, and high caliber schools—have a life expectancy of 83 years. People who live who live in downtown Long Beach's 90802 zip code—with its overcrowding, poor air quality, and minimal outdoor space—have a life expectancy of only 76 years (See Graph 3) (Chheang, 2012).

Many health factors at play in our communities point back to living conditions. We live in the midst of national obesity and diabetes epidemics, and lack of affordable housing links to inadequate nutrition, especially for children. Relatively expensive housing leaves low-income renters little to spend on food—especially healthy food (Ellaway, Macintyre, Fairley, 2000).



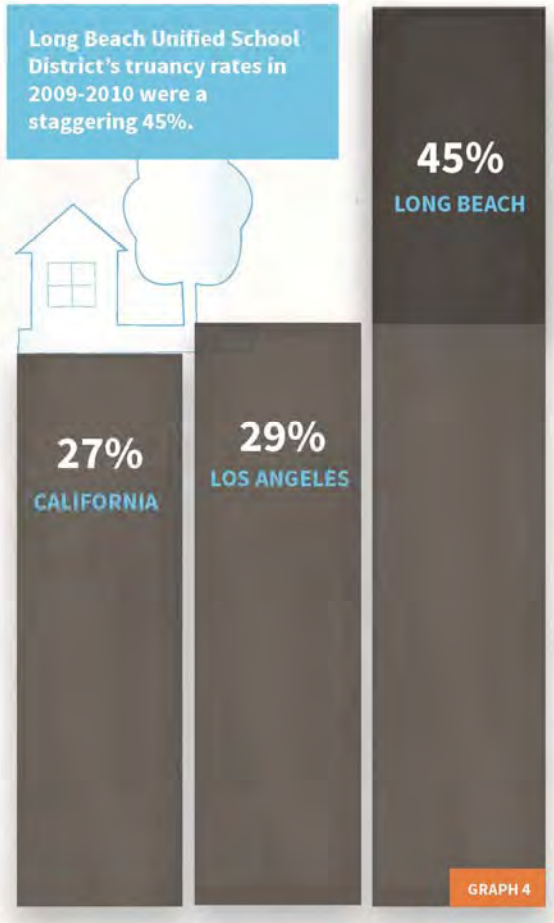
Inadequate and unaffordable housing leads to increased stress and decreased mental health, too. It is no surprise that when families work multiple jobs to pay for rent—or when families live in overcrowded conditions with multiple families per unit—the stress has lasting impacts. In contrast, adequate and affordable housing provides stability, privacy, and a sense of control that leads to psychological health for individuals and their greater communities (Pollack, Egerter, 2008).

The high cost of housing forces families to choose between basic needs, and families are often left without health care. One study found that low-income people in unaffordable housing are less likely to have routine sources of medical care; they often postpone treatments and are more likely to use emergency rooms for primary care, which stresses local economies (Kushel, Gupta, Gee, 2006).

HOUSING'S IMPACT ON: Education and Childhood Development

These effects are even more pronounced in children. Home environments shape children's interpersonal skills, mental health, motivation, cognitive development, and physiology. Overcrowded homes create overstimulation for children and parents (Kopko, 2007). Dr. Gary Evans, an environmental and developmental psychologist at Cornell University, found that overcrowding in homes produces patterns of withdrawal, psychological distress, and behavioral problems. General motivation decreases, and girls, specifically, often develop patterns of helplessness. **Blood pressure in 10-12 year old boys increases, and overnight stress hormones spike in all children ages 8-10, which stunt growth and slow neuroplasticity in the long term.**

This situation at home spills into education. **Long Beach Unified School District's truancy rates in 2009-2010 were a staggering 45%. Neighboring LA County held its rate to 29% (See Graph 4) (California Department of Education [CA DOE], 2011; Minasian, 2012).** Children who are chronically absent in elementary school are 7% more likely to drop out of high school (Seeley, 2008). In the long run, truancy leads to lower grades, the need to repeat academic years more often, higher rates of expulsion, and lower rates of graduation. These students are also at heightened risk for delinquency, substance abuse, gang activity, and criminal behavior (Attendance Works, 2012; Seeley, 2008; Walls, 2003).



A Personal Story
Housing and Educational Achievement

Jose Tovar lived in inadequate housing conditions and struggled at school. With no space or privacy to do homework, his grades suffered and in 9th grade he held a 1.4 grade point average. That year, his family was able to secure quality affordable housing, and within 2 years his GPA shot up to 3.0 and the next year he graduated with 3.4 GPA and honors.

Children need safe and quiet spaces to study. Housing conditions impact a child's ability to succeed in school.

Economic family issues is a major, contributing factor to chronic truancy. Families who cannot find a quality and affordable home move frequently (Attendance Works, 2012; Seeley, 2008; Walls, 2003). Parents work long hours to pay rent, and students struggle to find transportation to school (Attendance Works, 2012; Chhang, 2012). They struggle to adjust to new living and learning environments. Some teenage children have to work to buttress family finances. Middle income families face challenges getting their children to school, as well; mornings can be chaotic. Parents have early meetings and cars break down, but theses problems are far more pronounced in lower-income communities where childcare and alternative modes of transportation are virtually nonexistent. When families spend over 30% of their incomes on rent, they have little left to spend on educational safety nets.

The need for intervention is clear, but the solution is complex. Affordable housing offers stability and provides solutions to many, ongoing educational issues. When a family can afford their housing, stop moving, and get their children to school with a tolerable level of chaos, many of the issues that lead to truancy and decreased educational performance disappear entirely.

HOUSING IMPACT ON:
Local Economies

Extensive studies show that affordable housing boosts local economies through job creation, tax revenue for local municipalities, and increased spending in local shops due to savings on rent.

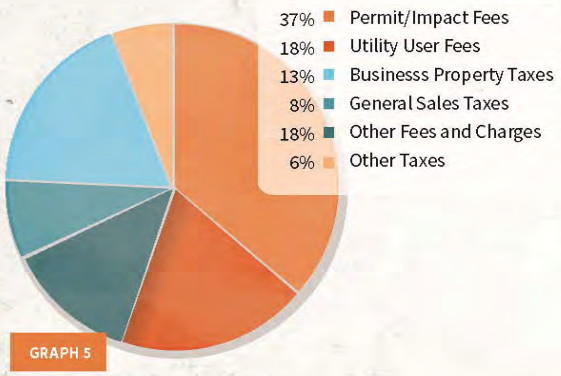
The financial benefits start with construction. In 2010, the National Association of Home Builders studied the economic impact of building 100 Low-Income Housing Tax Credit (LIHTC) units for families and seniors in a typical metropolitan area. The study estimated that every 100 units built would lead to the creation of 80 new construction jobs—with an another 42 jobs created as a byproduct of these construction workers spending their incomes in local shops. (Nat'l Assc. of Home Builders, 2010).

The growth continues when occupants move into their new homes. A four person family has to make $42,150 or less per year to qualify as low-income (LA County FY 2012 Income Limits). If this family were to live in an apartment at median area rent costs, they would pay 43% of their monthly income on rent. Remember that the federal government defines affordable housing as housing that costs no more than 30% of income.

If this family of four could procure an affordable housing unit, their monthly rent costs would drop by over $450 per month. Low-income families spend this money on basic but otherwise unmet needs (Bivens and Edwards 2010 – p.15).

If Long Beach realizes its 2013-2021 Regional Housing Needs Assessment goal numbers and construct the 4,000 units it says it needs—and, if we were to drop the $450 figure saved by our family of four to $300 per month to stay conservative—the result would be over $14.4 million reinvested in the local economy within the first year of construction. This figure does not even account for the multipliers that will further grow this investment and lead to greater economic growth. The people who live in our 100 unit example spend their left over pay locally, which adds 30 more jobs to the neighboring economy (Nat'l Assc. of Home Builders, 2010). Residents' spending is more diverse than the initial construction phase—ranging from healthcare to education, from retail to restaurants.

New markets emerge around these units, and businesses know that in advance. In a national survey of more than 300 companies, housing affordability was frequently listed as an important factor in businesses' decisions to build, relocate, or expand. (Gambale 2009). From an employer's perspective, affordable housing puts local economies at a competitive advantage (Center for Housing Policy, 2009).



GRAPH 5

The benefits gain momentum for governments, too. Affordable housing generates revenue for the state and local municipalities through sales tax on construction materials, workers' income taxes, zoning fees, etc. **The National Association of Home Builders projected that local jurisdictions gain roughly $827,000 in immediate revenue from an investment in those 100 units of affordable housing (See Graph 5).** Affordable housing also lifts neighboring property values or leaves it untouched, so tax bases usually increase as a result (Center for Housing Policy, 2009). The extent of the impact on local property values is controlled by the nature of each subsidy program, by existing neighborhood stability, and by the type of property replaced by the housing itself (Ellen, 2007).

When housing is affordable, families can afford necessities like food, clothing, and medical care. When families can live within the 30% margin, entire communities benefit from the ripple effects of their disposable income.

CONCLUSION

The health, education, and economic benefits of affordable housing are clear, but this paper is about something even more pivotal: dignity. The citizens of Long Beach do not simply need places to live; they need somewhere to call home.

For too long, Long Beach families have been playing by the rules, but quality housing remains out of reach and the whole community suffers. Long Beach needs comprehensive, citywide housing policies that meet the needs of all Long Beach residents. Residents, developers and city leaders should work together to provide opportunities for Long Beach families to have access to affordable, safe and healthy homes.

Thanks to all our contributors who made this possible:

Jill Gresham
Dennis Rockway
Gary Hytrek
Jonathan Jackson
Susanne Browne
Ryan Shea
Josh Butler
Jack Humphreys

BIBLIOGRAPHY

Attendance Works. (2012).The Power of Attendance: How Federal, State & Local Policy Can Promote School Success by Addressing Chronic Absence. Retrieved January 7th, 2013, http://www.attendanceworks.org/policy-advocacy/

Basolo, V., & Scally, C.P. (2008). State Innovations in Affordable Housing Policy: Lessons from California and New Jersey. Housing Policy Debate, 19(4), 741-774. Available online at: http://www.informaworld.com/index/920631943.pdf

Bell, J. & Lee, M.M. (2011). Why Place and Race Matters. Los Angeles, CA: Policylink. Retrieved January 2nd, 2013, http://www.policylink.org/site/c.lkIXLbMNJrE/b.6728307/k.58F8/Why_Place___Race_Matter.htm

California Department of Education. (2011). 2009-2010 Annual Report on Dropouts in California Using the California Longitudinal Pupil Achievement System (CALPADS) and other Available Data. Retrieved January 2nd, 2012, http://www.cde.ca.gov/ds/sd/cb/documents/sbdropoutrpt911.doc

Center for Housing Policy. (2009). "Don't Put it Here!" Does Affordalbe Housing Cause Nearby Porperty Values to Decline? Washington DC: Author.

Chang, H., & Romero, M. (2008). Present, Engaged and Accounted For: The Critical Importance of Addressing Chronic Absence in the Early Grades. National Center for Children in Poverty. Retrieved on January 2nd, 2013, http://www.nccp.org/publications/pdf/text_837.pdf

Chhang, J. (2012). Health Status and Condition in Long Beach: Highlights from the Community Health Assessment. Building Healthy Communities, Long Beach. Retrieved January 2nd, 2013, http://bhclongbeach.org/wp-content/uploads/downloads/2012/11/Final-11-6-12-ppt-CHA-Highlights-Kushner.pdf

City of Long Beach, 2005-2010 Consolidated Plan, Housing and Needs Assessment, p. III-18

Department of Planning and Building, 2010. A study compiled at the request of Jack Humphreys.

Ellaway A., Macintyre S, Fairley A. (2000). Mums on Prozac, kids on inhalers: The need for research on the potential for improving health through housing interventions. Health Bull.

The Fair Housing Act of 1968 (FHA) (42 U.S.C.A. §§ 3601-3631).

Human Impact Partners, East yard Communities for Environmental Justice, & Californians for Justice. (2011). A Rapid health Impact Assessment of the Long Beach Downtown Plan. The California Endowment. Retrieved January 7th, 2013, http://www.humanimpact.org/component/jdownloads/finish/8/102/0
Humphreys, Jack. Personal Interview.

Humphreys, Jack. Personal Interview. 27 September 2012.

Kopko, K. (2007). The Effects of the Physical Environment on Children's Development. Cornell University College of Human Ecology. Retreived January 2nd, 2013, http://www.human.cornell.edu/hd/outreach-extension/upload/evans.pdf

BIBLIOGRAPHY

Krieger, J., & Higgins, D. (2002). Housing and Health: Time Again for Public Health Action. American Journal for Public Health. 92, 5. Retrieved on January 9th, 2013, http://www.ncbi.nlm.nih.gov/pmc/articles/PMC1447157/

Kushel MB, Gupta R., Gee L, et. al. (2006). Housing Instability and Food Insecurity as Barriers to Health Care among Low-Income Americans. J Gen Intern Med, 21 (1): 71-7.

Long Beach Community Database (2012). American Community Survey. Retrieved January 2nd, 2013, http://lbcdb.cgu.edu/SelectDataSet.aspx?E

National Association of Home Builders (2010). The Local Economic Impact of Typical Housing Tax Credit Development. Washington, D.C.

Minasian, S. (2012). Long Beach Joins National Campaign to Boost Reading Levels. Gazettes. Retrieved January 2nd, 2013, http://gazettes.com/news/education/long-beach-joins-national-campaign-to-boost-reading-levels/article_7464bb00-d05d-11e1-8e5b-001a4bcf887a.html

Pollack C., Egerter S., et.al. (2008). Where We Live Matters for Our Health: The Links Between Housing and Health. Robert Wood Johnson Foundation: Commission to Build a Better America.

Rentometer Rent Calculator, Retrieved January 14, 2013, http://www.rentometer.com

Rockway, Dennis. Personal Interview. 27 November 2012.

Saunders, J. (2005). Good Neighbors Come in All Colors: The Social, Political and Legal History of The Fair Housing Foundation of Long Beach. Retrieved January 2nd, 2013, Http://www.fairhousingfoundation.com

Seeley, Ken. (2008). Truancy and Connections to Bad Outcomes & Best Practices. Presentation at the March 2008 Policy Forum: Truancy: The Absent Epidemic. Sponsored by the Office of State Superintendent of Education, District of Columbia. Retrieved January 2nd, 2013, http://www.seo.dc.gov/seo/frames.asp?doc=/seo/lib/seo/services/pra/ken_seely_policy_forum_washingtonmarch08.pdf.

Shannon, R. (2012). Analysis of Measure N. Retrieved January 7th, 2013, http://www.longbeach.gov/civica/filebank/blobdload.asp?BlobID=34811

State of California, Employment Development Department. (2012). Monthly Labor Force Data for Cities and Census Designated Places. Retrieved January 2nd, 2013, http://www.labormarketinfo.edd.ca.gov

Treuhaft, S., Glover Blackwell, A. & Pastor, M. (2011). Equity is the Superior Growth Model. Los Angeles, CA: Policylink. Retrieved January 2nd, 2013, http://www.policylink.org/site/c.lkIXLbMNJrE/b.7843037/k.B35B/Equity_Summit_2011.htm

US Census, 2010. www.census.gov

Walls, Charles. (2003). New Approaches to Truancy Prevention in Urban Schools. Institute for Urban and Minority Education. Retrieved January 2nd, 2013, http://www.ericdigests.org/2004-2/truancy.html

Wardrip, K., Williams, L., & Hauge, S. (2011). The Role of Affordable Housing in Creating Jobs and Stimulating Local Economic Development: A Review of the Literature. Center for Housing Policy. Retrieved January 2nd, 2013, http://www.nhc.org/media/files/Housing-and-Economic-Development-Report-2011.pdf

D. Outreach Materials

The following pages contain outreach materials used during the process of the Housing Element Update.

Long Beach
Development
Services

Building A Better Long Beach

COMMUNITY WORKSHOPS
2014-2021 Housing Element Update

The City of Long Beach is updating the Housing Element of the General Plan. The General Plan is the City's master plan for the physical layout and future development of the City. The Housing Element is a critical component of the Plan and is updated periodically as housing affordability continues to be a major issue in California. This update will identify constraints and opportunities for affordable housing and offer goals, policies, and programs to preserve and create housing in Long Beach.

The City wants your input to create an updated Housing Element that is responsive to the needs of the community. Join us for an interactive Community Workshop to find out more about the Housing Element and tell us what housing issues you would like the City to work on.

Wednesday, April 24

6 - 8 PM

Mark Twain Library Community Room

1401 E. Anaheim St.

Saturday, April 27

10 AM - 12 PM

Stearns Park Community Center

4520 W. 23rd St.

For more information, contact Ashley Atkinson at (562) 570-6315 or ashley.atkinson@longbeach.gov.

Advertising Order Confirmation

Press-Telegram • The Beach Reporter
Daily Breeze • Palos Verdes Peninsula News

03/13/13 2:22:08PM
Page 1 of 2

Ad Order Number	*Customer*	*Payor Customer*	*PO Number*
0010328087	CITY OF LB/PLAN DEPT	CITY OF LB/PLAN DEPT	
Sales Rep.	*Customer Account*	*Payor Account*	*Ordered By*
tbutikofer	5007769	5007769	Ashley Atkinson
Order Taker	*Customer Address*	*Payor Address*	*Customer Fax*
tbutikofer	JANICE LAMONT AND ANNE HUDSON, 333 W OCEAN BL 4TH LONG BEACH CA 90802 USA	JANICE LAMONT AND ANNE HUDSON, 333 W OCEAN B LONG BEACH CA 90802 USA	
Order Source	*Customer Phone*	*Payor Phone*	*Customer EMail*
	562-570-6351	562-570-6351	

Current Queue: Ready

Invoice Text: Per Ashley charge Planning Dept. 3/13/13

Ad Order Notes:

Tear Sheets	*Affidavits*	*Blind Box*	*Materials*	*Promo Type*	*Special Pricing*
0	0				None

Ad Number	*Ad Size*	*Color*	*Production Color*	*Ad Attributes*	*Production Method*	*Production Notes*
0010328087-01	3.0 X 58 Li				AdBooker	

External Ad Number	*Pick Up*	*Ad Type*
		Legal Liner

NOTICE OF COMMUNITY WORKSHOP FOR CITY OF LONG BEACH HOUSING ELEMENT UPDATE

The City of Long Beach is updating the Housing Element of the General Plan. The General Plan is the City's master plan for the physical layout and future development of the City. The Housing Element is a critical component of the General Plan and is updated periodically as housing affordability continues to be a major issue in California. This update, for the 2014-2021 period, will identify constraints and opportunities for affordable housing and offer goals, policies, and programs to preserve and create housing in Long Beach.

The City wants your input to create an updated Housing Element that is responsive to the needs of the community. An interactive Community Workshop will be held on Saturday, March 23, 10 AM-12 PM at the Houghton Park Community Center, located at 6301 Myrtle Avenue, Long Beach, CA 90805. Come find out more about the Housing Element and tell us what housing issues you would like the City to work on.

For more information on the 2014-2021 Housing Element Update, contact Ashley Atkinson at (562) 570-6315 or ashley.atkinson@longbeach.gov.

Pub March 15, 2013(1t) PT (328087)

Sign-In Sheet
Housing Element Community Workshop
March 23, 2013

	Name	Organization	Phone	E-mail
56	Jason Smith	Student	[redacted]	
57	Titus Potter	CSULB		

Sign-In Sheet
Housing Element Community Workshop
March 23, 2013

	Name	Organization	Phone	E-mail
1	Martha Herrera	LBACA	562 400 6972	
2	Cassandra Livingston	CSULB	[redacted]	
3	Ladine Chan	St. Mary / EM3		
4	Jesse So	EM3		
5	LaVerne Duncan	AACC		
6	Demar Martinez	CSULB		
7	Marlen Beltran	CSULB		
8	YounJin Moon	CSULB		
9	Tiffany Davis Johnson	CSULB		
10	Alissa De Anda	CSULB		
11	Sandra Diaz	CSULB		
12	Manuel Hernandez	CSULB		
13	Sharon Kim	CSULB		

Sign-In Sheet
Housing Element Community Workshop
March 23, 2013

	Name	Organization	Phone	E-mail
14	Val Lerch	Housing LA Comm.	[redacted]	
15	Mel Palacios	CSULB Student		
16	Eva Ramirez	HLB / LBLA		
17	Kerry Jabzowski	Resident		
18	Titus Potter	CSULB		
19	Bernice Young	Resident		
20	Traeia Young	Nurse / Resident		
21	Cory Vibbert	CSULB		
22	Jonathan Krans	Councilmember Austin 5th Dist		

ZONING

Sign-In Sheet
Housing Element Community Workshop
March 23, 2013

	Name	Organization	Phone	E-mail
23	Eddie mack	csulb	[redacted]	
24	LINHOR THLANG	CSULB		
25	Edgar Arellano	CSULB		
26	Micaela Salatino	LB Coalition for healthy community good jobs		
27	Gabriela Park	CSULB		
28	Jennifer Cuevas	CSULB		
29	LINDA IVERS			
30	Udmak Nth	Resident		
31	doris felix	—		
32	Victoria Palacios	CSULB		
33	Allism Rey	LNCHousing		
34	Reina Mausili	HLB		
35	Alexandra Chu	CSULB		

Sign-In Sheet
Housing Element Community Workshop
March 23, 2013

	Name	Organization	Phone	E-mail
36	Shirley Brussard	Swarm Group	[redacted]	
37	Denise Caster	CSULB Social Work Student		
38	~~[illegible]~~			
39	Luis Gonzalez	~~[illegible]~~ CSULB Hytrek		
40	Cristina Serrano	CSULB Hytrek Soc 427		com
41	Susanne Browne	CAFLA		
42	Chris Bivas	CSULB Student (Hytrek Soc 449)		
43	Ana Bonilla	BHCLB		
44	Mariselá Moreno	CSULB Student (Hytrek SOC 449)		com
45	KEVIN KEO	EM3		

Sign-In Sheet
Housing Element Community Workshop
March 23, 2013

	Name	Organization	Phone	E-mail
46	Ritchie Meza	CSULB	[redacted]	
47	Greg Kawczynski	Organizing for America		com
48	Silvia Hernandez	CSULB MSW student		
49	Ricardo Linarez	CD9		
50	Laurie Angel	Uptown Partners		
51	Ben Fisher	OLB		
52	Linda Ly	CSULB MSW Student		
53	Lizbeth Alvarado	CSULB Student		
54	Tongratha Veng	Community People.		
55	Amenia [illegible]	HLB		

Sign-In Sheet
Housing Element Community Workshop
April 27, 2013

Name	Organization	Phone	E-mail
Clive Graham	Apt Assoc Cal. So. Cities	[redacted]	
Maribel Mineles	HLB		
Rev. Leonardo V. Wilborn	A. A. Calif. So. Cities		
Micky Salatino			
Tom Crowe	Housing L.B.		
Valerie Duncan	Afr. Amer. Cov. Comm.		
Toni Butler	HPP Cares		

Sign-In Sheet
Housing Element Community Workshop
April 24, 2013

Name	Organization	Phone	E-mail
Andres Garcia	Comunidad.	[redacted]	
Randy Colon	Community		
Maria Lozano	comunidad.		
Yolanda Lopez	H.L.B.		

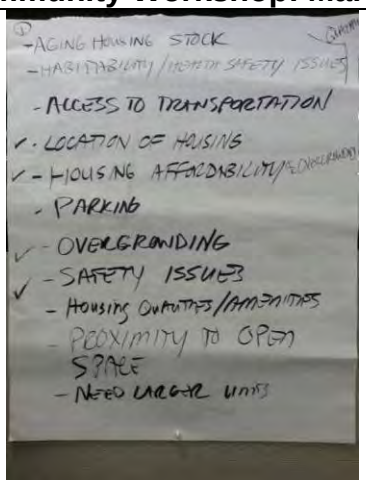
Sign-In Sheet
Housing Element Community Workshop
April 24, 2013

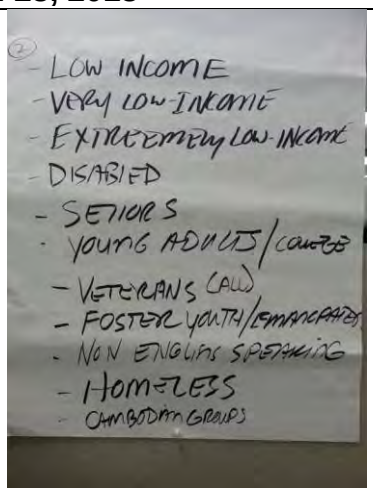
Name	Organization	Phone	E-mail
Esther DelValle	Comunidad / HLB	[redacted]	
H. Broadbent	Dis. Resources Ctr		
Malene Sues	walk-in		
America Aceves	HLB		org
Kito Payne	Community		
Gloy Roberts	HUB		
Alejandra vega.			
Tongratha Veng	HLB		ow
BRIAN DANDREA	CENTURY VILLAGES AT CABRILLO		
Jadine Chen	EMS / FIGH		
Celia Mc Gill	HLB		
Rebecca Bac	Resident AOC7		il.com
Andre beasley	AOC7 president		

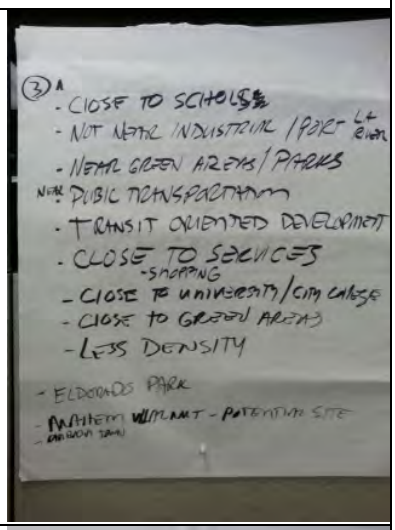
Sign-In Sheet
Housing Element Community Workshop
April 27, 2013

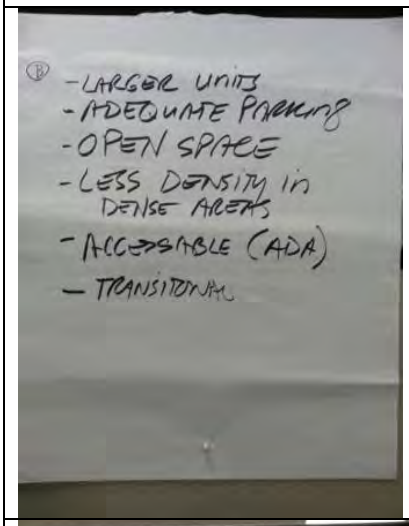
Name	Organization	Phone	E-mail
DENNIS HITS	—	[redacted]	
Damon Dunn	—		
America Reeus	HLB		
Angela Pickett	resident		
Sandra Kroll	HLB		
RUTH RICKER	—		
Ben Fisher	Resident		
Richard Hernandez	Disabled Resources Center		
Derrick F. Gilbert	NAACP / HLB		
Arletha Brooks	RSVP Alpert JCC		
CAMERON SMITH	RESIDENT		
Celia McGill	HLB		

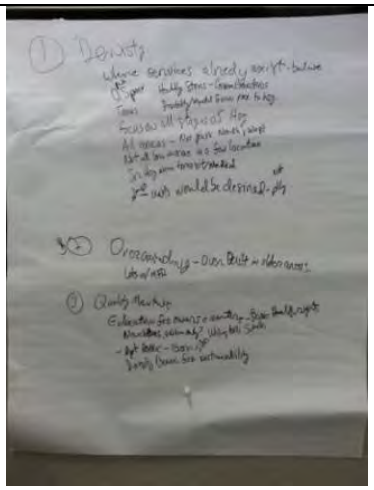
Community Workshop: March 23, 2013

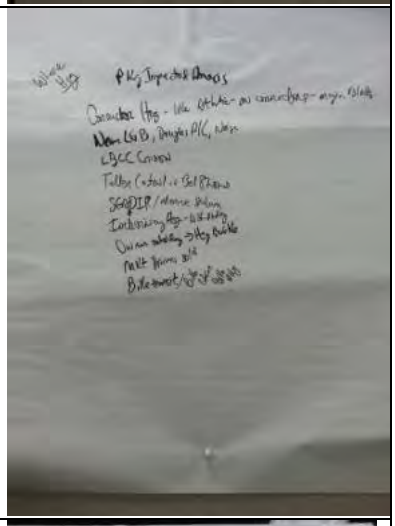


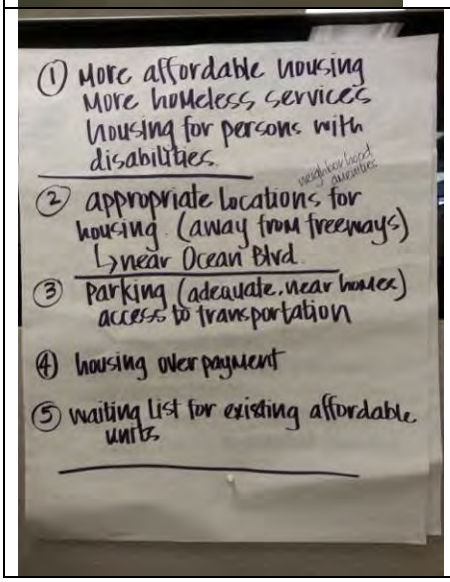


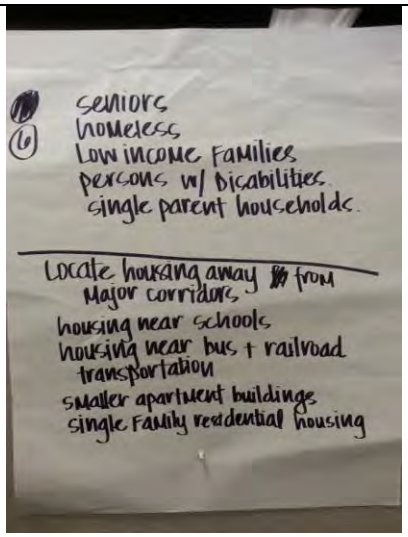


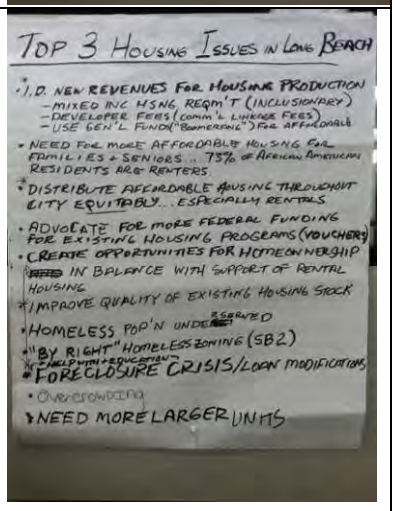




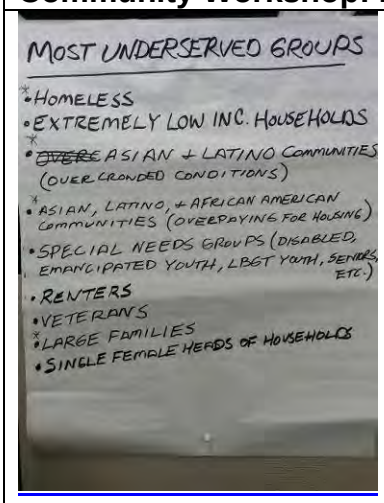


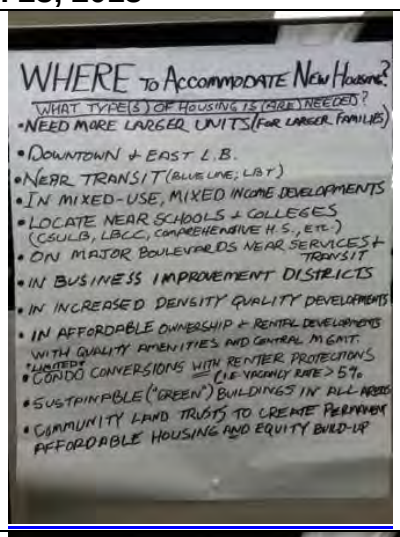


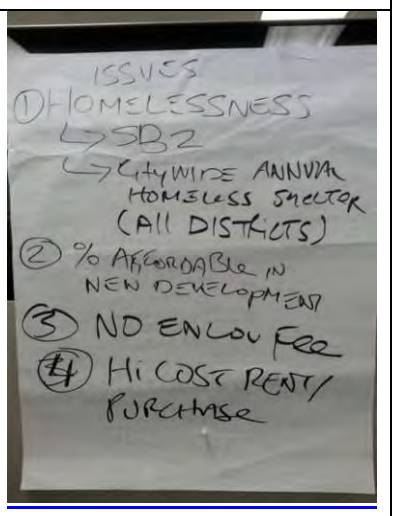


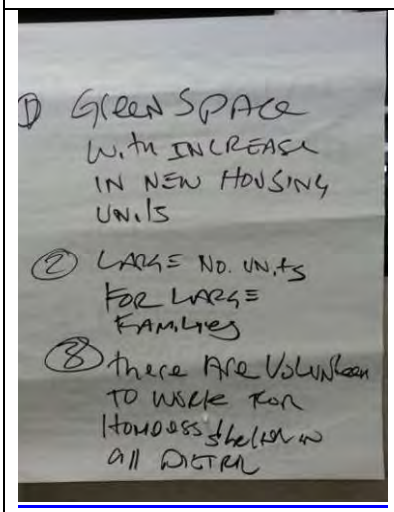


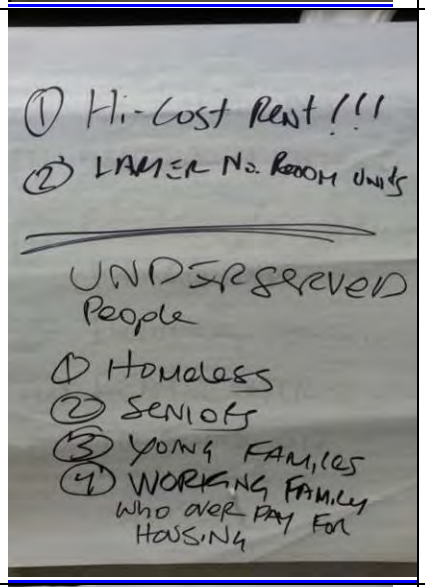
Community Workshop: March 23, 2013

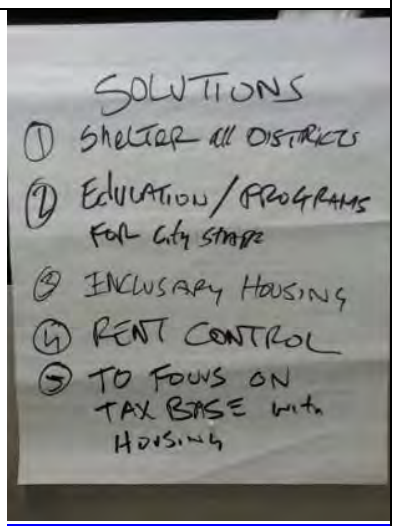


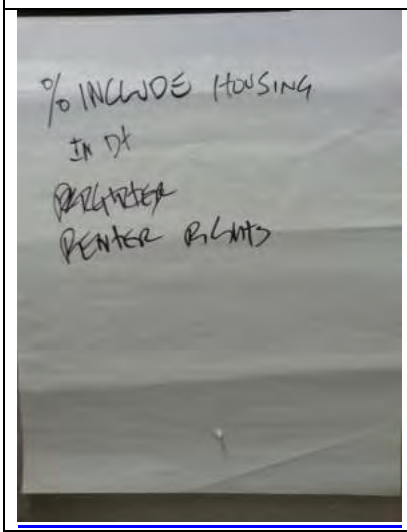


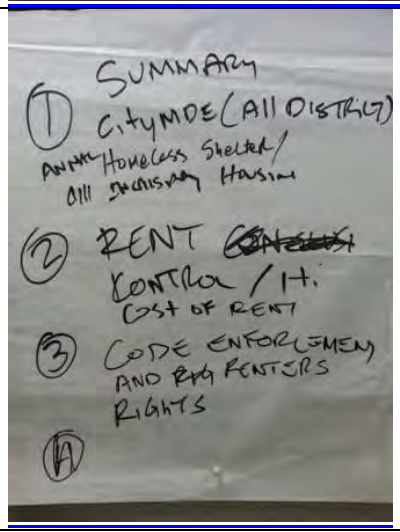


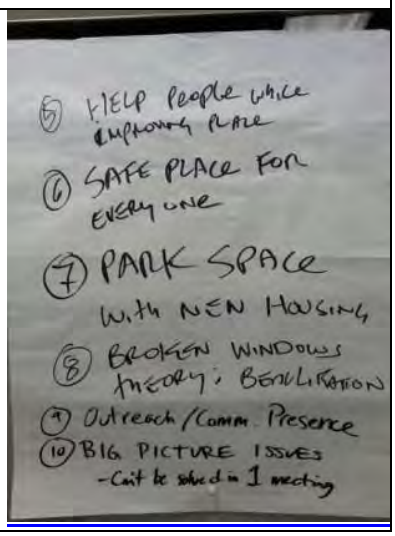




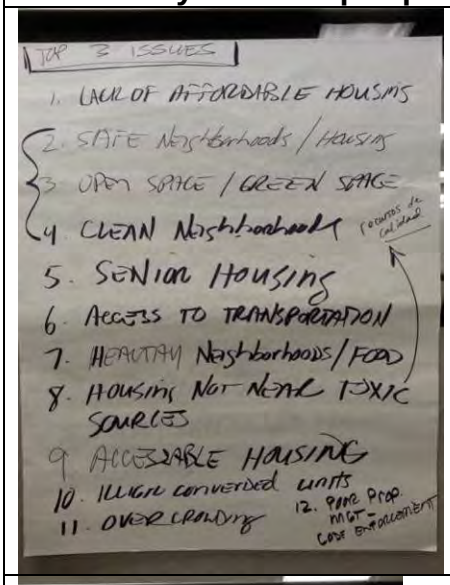


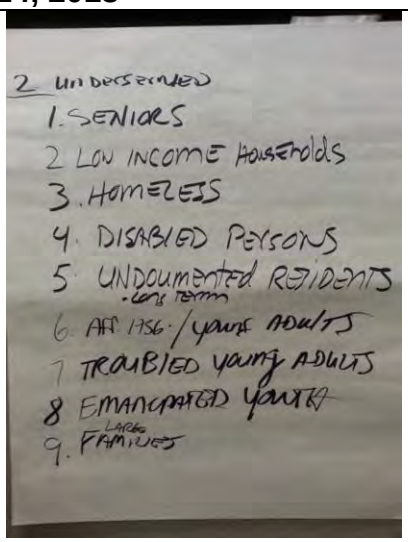


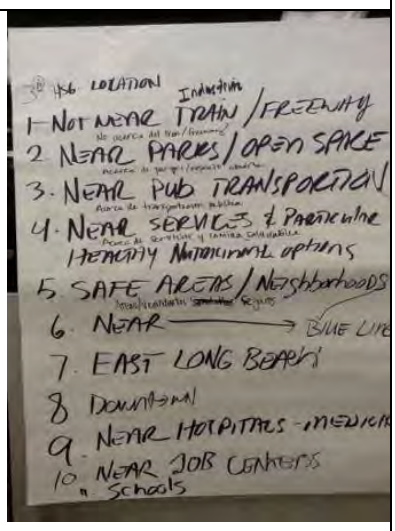


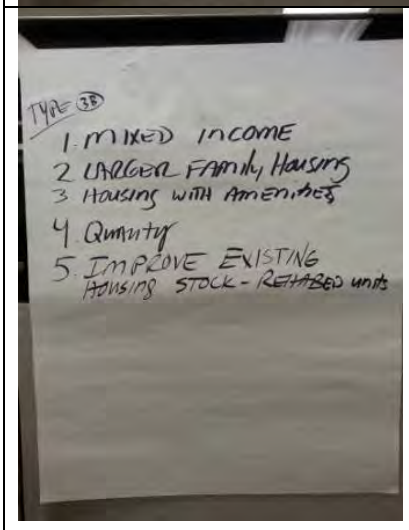


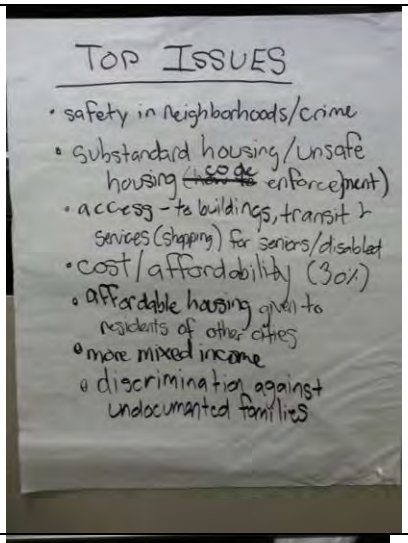
Community Workshop: April 24, 2013

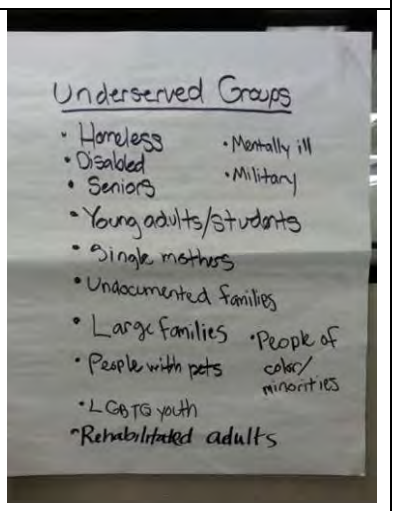


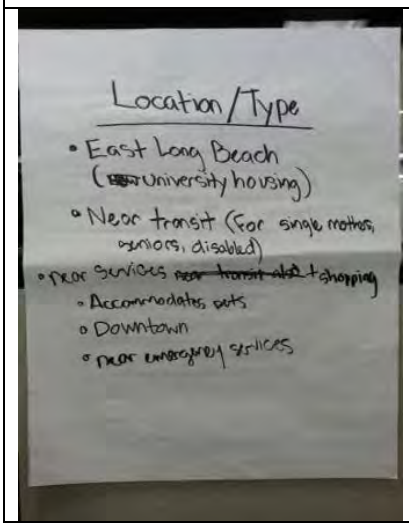


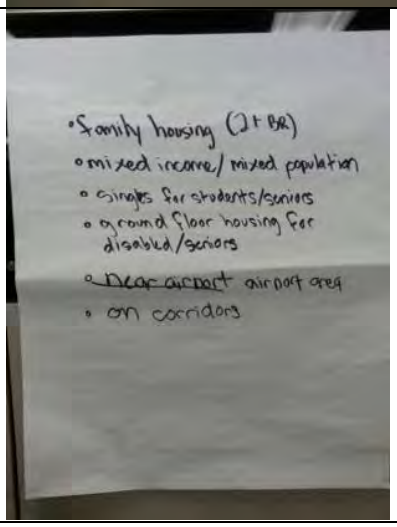


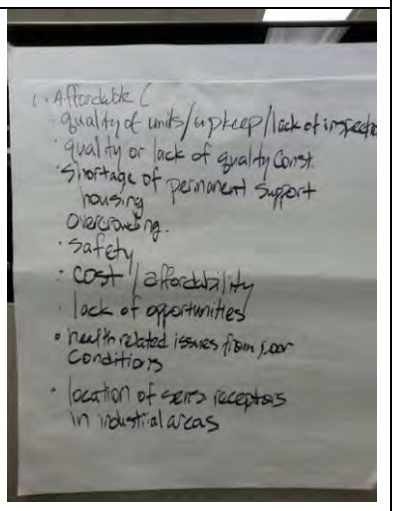




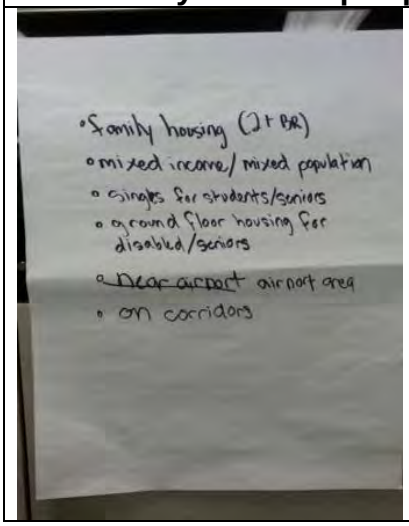


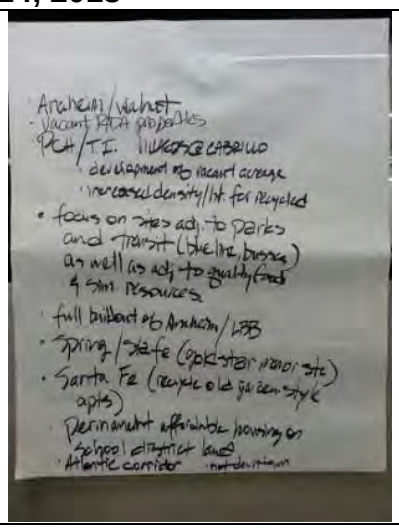


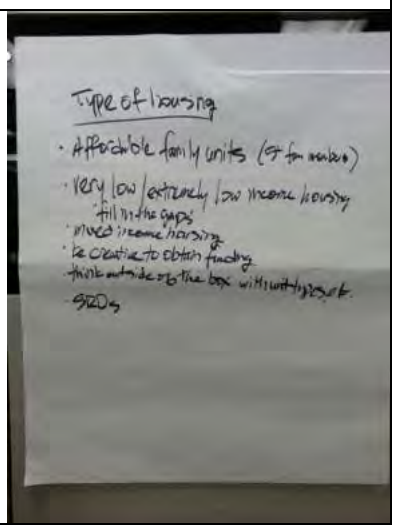




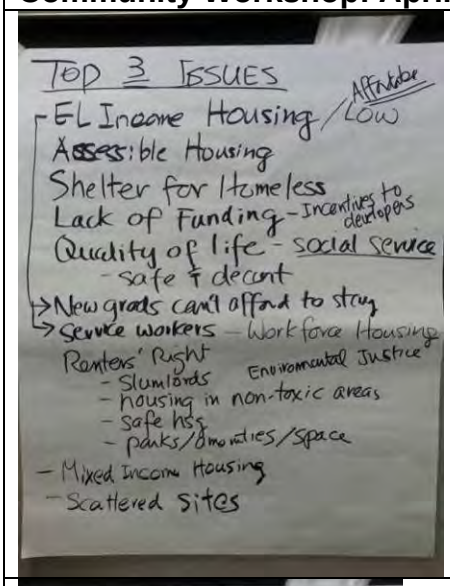
Community Workshop: April 24, 2013

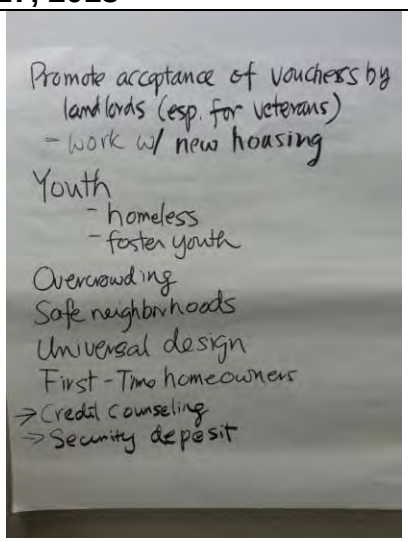


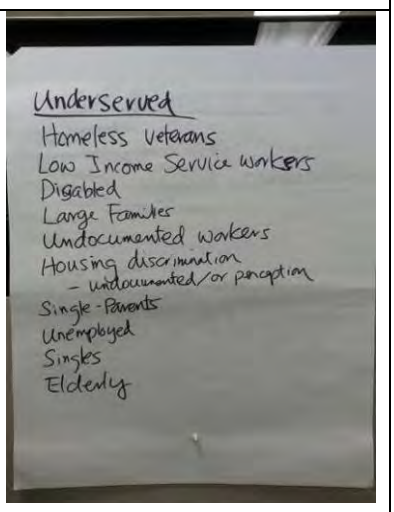


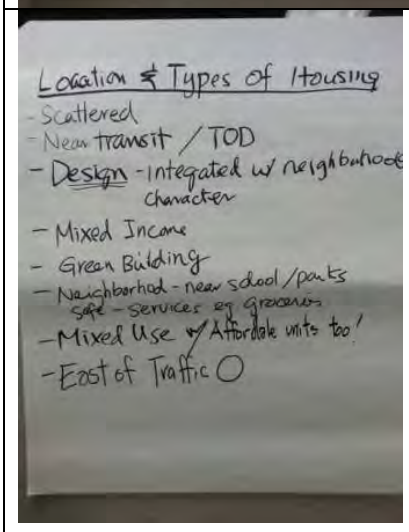


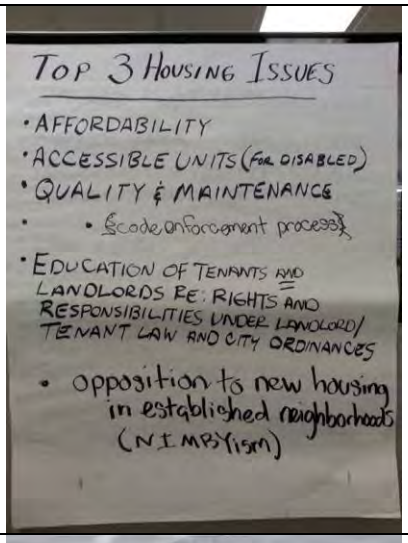
Community Workshop: April 27, 2013

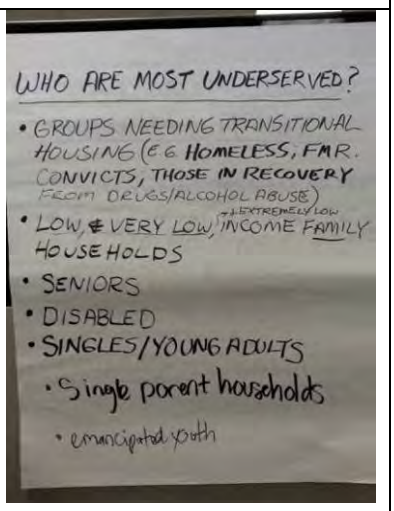


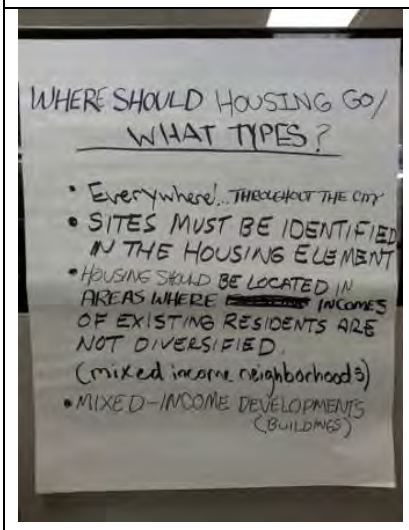


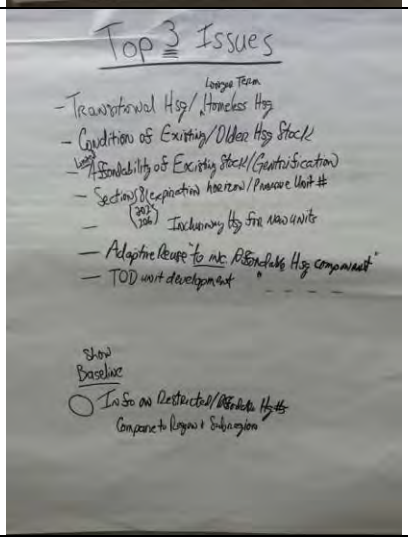


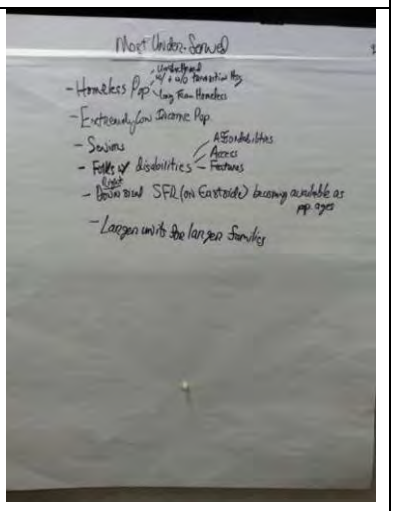


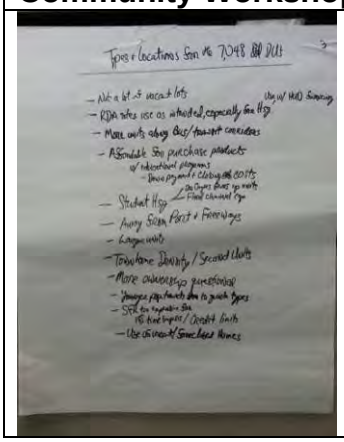










Community Workshop: April 27, 2013		
		

APPENDIX B: SITES INVENTORY

Residential Sites Inventory

Site	Location	Zoning	Acres	Density (Units/Ac)	Potential Units	Existing Use	Assessor Parcel Number(s)	General Plan Designation
1	World Trade Center (600 W. Broadway)	PD-30, Downtown Plan, Height Incentive Area	5.61	235	1,318	Parking Lot	7278-015-955	LUD 7-Mixed Uses
2	Old State Office Bldg. (245 W. Broadway)	PD-30, Downtown Plan, Height Incentive Area	1.72	128	219	Office Bldg.	7280-022-007	LUD 7-Mixed Uses
3	Cedar Ave. & 3rd Street - SE Corner	PD-30, Downtown Plan, Height Incentive Area	1	150	144	Parking Lot	7280-022-914	LUD 7-Mixed Uses
4	Long Beach Blvd. & 1st Street - NW Corner	PD-30, Downtown Plan, Height Incentive Area	2.06	150	309	Parking Lot	7280-028-021, 023 through 026, 903, 905,906,917,922,923	LUD 7-Mixed Uses
5	Long Beach Blvd. & Spring Street - SE Corner	PD-29 Subarea 1 - R-4-N	8.35	44.6	372	Parking Lot	7207-003-052,054,055	LUD 7-Mixed Uses
6	Long Beach Blvd. & Willow Street - SW Corner	PD-29 Subarea 2 - R-4-U	3.37	108	364	Fast Food and Motel	7208-001-003,004	LUD 7-Mixed Uses
7	Long Beach Blvd. & Broadway - NE Corner	PD-30, Downtown Plan, Height Incentive Area	3.53	150	529	Parking Lot	7281-017-900 through 906, 911 through 913, 915	LUD 7-Mixed Uses
8	Long Beach Blvd. & 6th Street - NW Corner	PD-30, Downtown Plan, Height Incentive Area	3.53	150	529	Fast Food and Auto Repair	7273-026-001,002,004,006,008, 009,011,019,019,021, 022	LUD 7-Mixed Uses

Residential Sites Inventory

Site	Location	Zoning	Acres	Density (Units/Ac)	Potential Units	Existing Use	Assessor Parcel Number(s)	General Plan Designation
9	Long Beach Blvd. & Willow Street - SE Corner	PD-29 Subarea 2 - R-4-U	2.18	108	235	Retail	7208-003-013,023,034,035	LUD 8-Traditional Retail Strip Commercial/LUD 200-Mixed Style Homes
10	Long Beach Blvd. & 9th Street	PD-30, Downtown Plan, Height Incentive Area	2	100	200	Retail and Parking Lot	7273-012-008,010,011,016,017, 020,022,024	LUD 7-Mixed Uses
11	Santa Fe Ave. & Spring Street - NW Corner	R-4-R	4.92	30	148	Private Open Space	7314-005-018	LUD 3B-Moderate Denisty Residential
12	1332 Locust Ave	PD-29 Subarea 5 - R-4-U	1	108	108	Vacant Lot	7269-015-028,032 through 034	LUD 8M - Mixed Office/Residential Strip
13	Willow St. & Caspian Ave. - SW Corner	R-4-R (CCR)	2.04	30	61	Supermarket	7401-003-001,030	LUD 8R- Mixed
14	Long Beach Blvd. & 19th St. - NE Corner	PD-29 Subarea 4 - R-4-N	0.93	44.6	41	Vacant Lot	7209-009-003,004,025 through 027	LUD 7-Mixed Uses
15	Ocean Blvd. & Pine Ave - SE Corner	PD-6 Subarea 7	0.82	100	82	Vacant Lot	7278-007-928	LUD 7-Mixed Uses
16	918 Long Beach Blvd.	PD-30	0.285	150	43	Used Auto Dealership	7273-011-015	LUD 7-Mixed Uses
17	Verizon Building (200 W. Ocean Blvd) -Adaptive Reuse	PD-6 Subarea 4	0.51	180	92	Office Building	7278-007-800	LUD 7-Mixed Uses

Residential Sites Inventory

Site	Location	Zoning	Acres	Density (Units/Ac)	Potential Units	Existing Use	Assessor Parcel Number(s)	General Plan Designation
18	Ocean Center Bldg. (110 W. Ocean Blvd) - Adaptive Reuse	PD-6 Subarea 4	0.28	357	100	Historic / Office Building	7278-007-035	LUD 7-Mixed Uses
19	Madison (110 Pine Ave) - Adaptive Reuse	PD-30,Downtown Plan, Height Incentive Area	0.25	42	168	Office Building	7280-027-011	LUD 7-Mixed Uses
20	431 E. 6th Street	PD-30 Downtown Plan	0.35	86	30	Vacant Lot	7273-028-044	LUD 7-Mixed Uses
21	Villages At Cabrillo (2001 River Avenue)	PD-31	3	83	250	Old Navy Housing	7402-019-010	LUD 7-Mixed Uses
22	SE Corner 4th St. & Pacific Ave	PD-30	1.2	438	525	Parking Lot	7280-016-900 through 905	LUD 7-Mixed Uses
23	SW Corner 7th St. & Locust (PT Phase 2)	PD-30	0.13	1,538	200	Parking Lot	7273-001,013,015,017,018, 021	LUD 7-Mixed Uses
24	300 Alamitos	PD-30	0.52	246	128	Parking Lot/ Billboard	7275-001-083	LUD 7-Mixed Uses
25	Broadway and Linden	PD-30	.0.26	188	49	Vacant Lot	7281-019031	LUD 7-Mixed Uses
26	Broadway and Elm - NW Corner	PD-30	0.52	577	300	Parking Lot	7281-017900	LUD 7-Mixed Uses
27	Broadway and Alamitos - SW Corner	PD-30	0.65	523	340	Parking Lot	7281-021-008,032 through 034	LUD 7-Mixed Uses
28	Willow St & Atlantic - SE Corner	PD-25 Subarea 1 (R-3-T)	1.69	14.5	25	Vacant Lot/Housing	7211-001-003 through 008,017	LUD 8-Traditional Retail

Residential Sites Inventory

Site	Location	Zoning	Acres	Density (Units/Ac)	Potential Units	Existing Use	Assessor Parcel Number(s)	General Plan Designation
29	Willow St. & Atlantic - SW Corner	PD-25 Subarea 2 (R-4-N)	4.2	29	122	Vacant Lot/Housing	7208-006-004,005,007,009,010,016,017,039,041,054,908,909,913 through 917,919,920	LUD 8-Traditional Retail/LUD 1-Single Family
30	432-440 W. Ocean Blvd.	PD-6 Subarea 4	0.78	256	200	Low-rise office building between two high-rise buildings on adjacent sites	7278-004-010	LUD 7-Mixed Uses
31	1598 Long Beach Blvd.	PD-29 Subarea 4 - R-4-N	0.69	44.6	30	Vacant	7269-023-018, 019, & 021	LUD 7-Mixed Uses

APPENDIX C: REVIEW OF PAST ACCOMPLISHMENTS

Table C-1 below reviews the City's progress in implementing the 2008-2014 Housing Element. Table C-2 at the end summarizes the City's progress toward the quantified objectives established in the 2008-2014 Housing Element.

Table C-1: Review of Progress in Implementing the 2008-2014 Housing Element

Program	Objective	Timeframe	Status
HOUSING ASSISTANCE TO, AND PRESERVATION OF, AFFORDABLE UNITS			
Preservation of At-Risk Units	Annually monitor status of the 2,228 affordable housing units that are at risk of converting to market rate	Ongoing	The City maintains a list of all assisted housing developments within the City. The City continues to work with property owners to renew their participation in the Section 8 program. Two profit-motivated projects with Section 8 contracts for 416 units had opted out of the program during the five years. However, nonprofit-owned properties in the City have continued to renew their Section 8 contracts with HUD. *Continued Appropriateness:* This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Section 8 Housing Choice Rental Assistance	Continue administering program to help the 6,200 households holding vouchers and those on the waiting list to receive assistance	Ongoing	The Housing Authority of the City currently provides Section 8 Housing Choice Vouchers to approximately 6,424 households (97% of its allocation of 6,636 vouchers). *Continued Appropriateness:* This program continues to be appropriate and is included in the 2013-2021 Housing Element.

Table C-1: Review of Progress in Implementing the 2008-2014 Housing Element

Program	Objective	Timeframe	Status
HOUSING FOR SPECIAL NEEDS RESIDENTS			
Continuum of Care	Develop 1,660 shelter beds and 401 permanent housing units	Ongoing	The City and its community partners continue to provide 1,679 Emergency/Transitional program beds, Permanent Supportive Housing with a capacity of 854 persons (beds), and Rapid Rehousing for 28 persons. Overall, the City's housing inventory for the homeless is 2,561 beds. *Continued Appropriateness:* This program continues to be appropriate and is included in the 2013-2021 Housing Element.

Table C-1: Review of Progress in Implementing the 2008-2014 Housing Element

Program	Objective	Timeframe	Status
Zoning Code Update for Special Needs Housing	Emergency Shelters – Amend the Zoning Code to permit emergency shelters by right via a ministerial approval process in the Port – IP zone and in PD-31 (Villages at Cabrillo) Transitional Housing – Amend the Zoning Code to differentiate transitional or supportive housing that operates as group residence versus transitional or supportive housing that is regular rental apartments Single Room Occupancy – Amend the Zoning Code to incorporate SRO housing under the provisions for Special Group Residence Definition of Family – Review the Zoning Code definition of family and amend as necessary and appropriate to ensure clarity and remove any potential constraints to housing for persons with disabilities	One year from the adoption of the Housing Element	After further staff review, the current definition of family was deemed sufficient and was not found to have an impact on the production or availability of affordable housing. The City permits transitional and supportive housing as a residential use in the same manner as similar uses in the same zone. In 2013, the City prepared a Zoning Administrator Interpretation to clarify the permitting of transitional and supportive housing as either a residential care facility, special group housing, or a regular dwelling unit. In 2013, the City proposed an amendment to the Zoning Code to address SB 2 requirements. The Zoning Code/PD-31 Planned Development District Ordinance was amended to permit emergency shelters by right (via a ministerial approval process) in the IP zoning district (Port of Long Beach/Harbor District) and in PD-31 (Villages at Cabrillo). The City will address the provision of SRO housing in the next Housing Element planning period. However, it has been the City's policy to preserve quality SRO housing as a viable housing option for the extremely low income households. *Continued Appropriateness*: This program is modified and included in the 2013-2021 Housing Element.

Table C-1: Review of Progress in Implementing the 2008-2014 Housing Element

Program	Objective	Timeframe	Status
Family Self Sufficiency	Continue to implement and promote program to help graduate 1,151 families into self-sufficiency	Ongoing	In 2012, 25 families graduated from this program. A total of 330 families have completed this program since its inception by the HACLB. From 2008 – 2012 175 families completed the program. *Continued Appropriateness:* This program continues to be appropriate and is included in the 2013-2021 Housing Element.
HOPWA Tenant-Based Rental Assistance	Continue to provide assistance to 260 households, petition for increased funding and promote program throughout the City	Ongoing	The Housing Authority of the City continues to provide assistance to approximately 108 families/individuals each month. The Housing Authority also provides case management services to these households. *Continued Appropriateness:* This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Universal Design	Evaluate the feasibility of providing additional density bonuses or other incentives for new developments that include universal design (beyond required ADA standards) by 2010	2010	Discussions continued in 2012 and an internal evaluation will be completed to prepare the scope of this program in 2013. *Continued Appropriateness:* This program continues to be appropriate and is included in the 2013-2021 Housing Element with an updated timeframe.
HOME Security Deposit Assistance	Provide security deposit assistance to 300 homeless households (50 households annually). This program benefits primarily extremely low income households.	Ongoing	This very successful city-initiated program has exceeded its goal and assisted a total of 603 households (63 households from January - December 2012) in securing permanent housing. *Continued Appropriateness:* This program continues to be appropriate and is included in the 2013-2021 Housing Element.

Table C-1: Review of Progress in Implementing the 2008-2014 Housing Element

Program	Objective	Timeframe	Status
HOUSING AND NEIGHBORHOOD IMPROVEMENT			
Home Rehabilitation	Provide rehabilitation assistance to 2,400 households (up to 80% MFI) (647 households annually).	Ongoing	Between October 1, 2011 and September 30, 2012, the City reimbursed approximately $583,183 to 539 residential property owners for rehabilitation activities. Since 1999, the City has reimbursed 4,680 homeowners through the Home Improvement Program. *Continued Appropriateness:* This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Acquisition and Rehabilitation	Provide assistance to rehabilitate 44 rental and 10 owner units. Target a portion of the assistance to benefit ten extremely low-income renter households	Ongoing	Since adoption of the Housing Element, the City completed acquisition/rehabilitation of the following projects: ▪ Evergreen Apartments – 81 units ▪ Pine Crest Apartments – 14 units ▪ Habitat for Humanity – 1 unit In addition, utilizing HOME funds, the City has rehabilitated 70 multi-family housing units and 26 single-family housing units, creating further affordable housing opportunities for residents. *Continued Appropriateness:* This program continues to be appropriate and is included in the 2013-2021 Housing Element.

Table C-1: Review of Progress in Implementing the 2008-2014 Housing Element

Program	Objective	Timeframe	Status
Neighborhood Resource Center	Continue to support the Neighborhood Resource Center	Ongoing	The City continues to provide annual funding to the Neighborhood Resource Center. Since 1998, the Neighborhood Resource Center has successfully helped 17 groups achieve national recognition for their work and dedication to their neighborhood enhancing activities. *Continued Appropriateness:* This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Historic Preservation Element	Adopt a General Plan 2030 Historic Preservation Element, establishing objective criteria for identifying historical resources	2005	The Historic Preservation Element was adopted by City Council on June 22, 2010. *Continued Appropriateness*: This program is completed and is not included in the 2013-2021 Housing Element.
Comprehensive Code Enforcement	Perform an average of 24,000 inspections annually and train 420 residents over six years in nuisance abatement procedures	Ongoing	The City continues to perform inspections. During 2012, 39,745 inspections were conducted. Households were provided information on available resources for rehabilitation. *Continued Appropriateness:* This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Multi-Family Housing Inspection	Inspect an average of 5,500 multi-family units annually to correct code violations	Ongoing	The City continues to perform multi-family unit inspections. During 2012, the City performed 2,652 inspections. Households were provided information on available resources for rehabilitation. *Continued Appropriateness:* This program continues to be appropriate and is included in the 2013-2021 Housing Element.

Table C-1: Review of Progress in Implementing the 2008-2014 Housing Element

Program	Objective	Timeframe	Status
Lead-Based Paint	Eliminate lead-based paint hazards for 320 homes	Ongoing	For calendar year 2011, the HUD-funded Lead Hazard Control Program inspected 54 units for lead-based paint hazards. The Lead Hazard Control Program also assisted Neighborhood Services in providing lead-based paint clearance services for an additional 76 units. In total, 130 units in the City were evaluated for lead-based paint hazards by the Lead Hazard Control Program and the Program eliminated lead-based paint hazards in 52 units as part of its core mission in 2011. For calendar year 2012, the HUD-funded Lead Hazard Control Program closed out a 2009 grant, and was awarded a new, $2.5 million grant in June, 2012. As part of its grant objectives and core mission, the Program inspected 37 units for lead-based paint hazards, and remediated lead-based paint hazards in 13 low income residential housing units. The Lead Hazard Control Program also assisted Neighborhood Services in providing lead-based paint clearance services. The Program provided lead-based paint clearances for 230 units that were being assisted with HUD funding by Neighborhood Services. In total, 267 residential units were tested for lead-based paint hazards throughout the City in 2012. *Continued Appropriateness:* This program continues to be appropriate and is included in the 2013-2021 Housing Element.

Table C-1: Review of Progress in Implementing the 2008-2014 Housing Element

Program	Objective	Timeframe	Status
HOUSING PRODUCTION			
Affordable Housing Development Assistance	Continue to provide funding to help gap-finance affordable housing. Priority in funding is granted to projects housing special needs groups and/or enriched with supportive services such as childcare, health programs, job training, and financial and legal counseling. These groups represent the extremely low and very low income households in the community.	Ongoing	The Long Beach Housing Development Company continues to provide assistance to housing developers. Between 2008 and 2012, the City has created 684 affordable housing units: ▪ Extremely Low Income: 0 units ▪ Very Low Income: 260 units ▪ Low Income: 251 units ▪ Moderate Income: 60 units *Continued Appropriateness:* This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Adequate Sites	Maintain an adequate sites inventory for the remaining RHNA of 5,983 units (2,200 very low, 1,430 low, 1,576 moderate, and 777 above moderate income units)	Ongoing	The City continues to maintain an inventory of adequate sites to accommodate its RHNA. In 2012, the City updated the Downtown Specific Plan, which provides additional opportunities for residential/mixed use developments. *Continued Appropriateness:* This program continues to be appropriate for filling the City's new RHNA and is included in 2013-2021 Housing Element.

Table C-1: Review of Progress in Implementing the 2008-2014 Housing Element

Program	Objective	Timeframe	Status
Green Building Program	Create and adopt a Sustainable City Action Plan to guide operational and policy decisions related to new housing development and resource conservation by 2010	2010	The Sustainable City Action Plan was approved in February of 2010. This plan helps foster the growth of neighborhoods with access to amenities through alternative modes of transportation, promote sustainable living and improve the sense of community. *Continued Appropriateness*: This program is completed. The City will continue to implement the Sustainable City Action Plan but this is not included in the 2013-2021 Housing Element as a separate housing program.
HOMEOWNERSHIP OPPORTUNITY			
First Time Homebuyer Programs	Assist 50 low income and 50 moderate-income households with homebuyer assistance	Ongoing	The City exceeded its goal and has provided silent second assistance to a total of 143 first time homebuyers, including 23 households at-risk for foreclosure. *Continued Appropriateness:* Due to the dissolution of Redevelopment in California, this program is modified in the 2013-2021 Housing Element.

Table C-1: Review of Progress in Implementing the 2008-2014 Housing Element

Program	Objective	Timeframe	Status
MITIGATION OF GOVERNMENT CONSTRAINTS			
Development Services Center	Continue operation and update of the Development Services Center, including installation of new records tracking system.	Ongoing	Development Services has fully implemented a new permit tracking system (HANSEN) to streamline permit processing and project management. *Continued Appropriateness:* This program is completed and is being implemented on an ongoing basis. Housing this is not included in the 2013-2021 Housing Element as a separate program.
E-Government	Continue improving E-Government applications to facilitate and guide service delivery and community communications	Ongoing	Current City online services include: permit/project applications, payment processing, appointment scheduling and online permit archives, all of which help in reducing wait times at the counter. A City taskforce is currently underway for the creation of a "dynamic portal" that allows for real-time permit processing that will include electronic plan reviews and plan checks, real time updates and status change, and online inspection requests. *Continued Appropriateness:* The City continues to improve its E-Government services. However, this is not included in the 2013-2021 Housing Element as a separate housing program.

Table C-1: Review of Progress in Implementing the 2008-2014 Housing Element

Program	Objective	Timeframe	Status
Development Incentives	Continue to offer regulatory incentives to accommodate the development of accessible and affordable housing	Ongoing	The City updated the Downtown Plan helps streamline the entitlement process and clarify urban design standards to facilitate new housing opportunities. In addition, the Planning Department is currently working on omnibus development code revisions to streamline the project review process. *Continued Appropriateness:* This program continues to be appropriate and is included in the 2013-2021 Housing Element.
FAIR AND EQUAL HOUSING OPPORTUNITY			
Fair Housing	Continue to participate in fair housing programs and support fair housing services and tenant/landlord counseling services	Ongoing	The City continues to implement and participate in fair housing programs and services through a contract with the Fair Housing Foundation (FHF), a private nonprofit that provides services and outreach opportunities. *Continued Appropriateness:* This program continues to be appropriate and is included in the 2013-2021 Housing Element.
NEW PROGRAMS (NOT INCLUDED IN 2008-2014 HOUSING ELEMENT)			
VASH (Veterans Affairs Supportive Housing)	Continue to provide rental assistance for homeless veterans with case management and clinical services provided by the Long Beach VA Medical Center	Ongoing	The Housing Authority of the City continues to work closely with the local VA office that provides referrals to the rental assistance program. The City's goal is to lease up all 485 allocated vouchers by the end of the second quarter of 2014. *Continued Appropriateness:* This program continues to be appropriate and is included in the 2013-2021 Housing Element.

Table C-1: Review of Progress in Implementing the 2008-2014 Housing Element

Program	Objective	Timeframe	Status
SPC (Shelter Plus Care)	Continue to provide rental assistance for hard to serve persons with disabilities in connection with supportive services provided by US Veterans Initiative and Mental Health America of LA	Ongoing	The Housing Authority of the City continues to work closely with US Veterans Initiative and Mental Health America to assist hard-to-serve persons A total of 94 SPC vouchers have been used from 2008-2012 for this population. 32 of these vouchers have been designated for veterans. *Continued Appropriateness:* This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Project Based Vouchers (Palace Apartments)	Continue to work with United Friends of the Children to provide transitional housing to 13 youth aging out of the foster care system	Ongoing	In 2012, renovations to Palace Apartments were completed; the Housing Authority of the City will continue to work with UFC to place the young persons in transitional housing. *Continued Appropriateness:* This program continues to be appropriate and is included in the 2013-2021 Housing Element

Table C-2: Accomplishments vs. Objectives

	New Construction		Rehabilitation		Preservation		Housing Assistance	
	RHNA (1/1/06-12/31/13)	Constructed (1/1/06-4/30/13)	Objectives	Rehabilitated	Objectives	Preserved	Objectives	Households Assisted
Extremely Low Income (0-30% MFI)	1,326	260	622	1,274	1,114	906	430	736
Very Low Income (31-50% MFI)	995		1,373		1,114	906	130	68
Low Income (51-80% MFI)	1,485	251	1,941	1,150	0	0	21	150
Moderate Income (81-120% MFI)	1,634	60	0	128	0	0	42	128
Above Moderate Income (>120% MFI)	4,143	453	0	0	0	0	0	0

Notes:

Housing rehabilitation includes:

- Home Improvement Rebates
- Housing Rehabilitation
- Acquisition and Rehabilitation

Housing assistance includes the following programs:

- Family Self-Sufficiency
- HOPWA Tenant-Based Rental Assistance
- HOME Security Deposit Assistance
- First-Time Homebuyers Programs