City of Long Beach Analysis of Impediments to Fair Housing Choice

Prepared by:
City of Long Beach
Department of Community Development
Long Beach, California
May 2010

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CITY OF LONG BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802

May 17, 2010

Dear Community member:

Long Beach has been hailed as the most ethnically and culturally diverse large city in the United States with over 60 residential neighborhoods incorporating 17 historic districts. Our rich diversity is the foundation to Long Beach's strength as a great city. We are committed to empowering our diversity as we stand hand in hand with our friends and neighbors to assure that everyone is welcomed to choose where they live in Long Beach regardless of their race, color, religion, sex, national origin, family status, or disability.

The City is pleased to present the third generation of The City of Long Beach Analysis of Impediments to Fair Housing Choice (AI). The AI represents the City of Long Beach's conclusions about potential impediments to fair housing choice, as well as actions necessary to address any identified impediments.

The City has been actively engaged in alleviating impediments to fair housing choice since 1996. In addition, the City continues to proclaim National Fair Housing Month in April and encourages each resident of the City of Long Beach to support efforts furthering fair housing choice for all in Long Beach. We are committed to continuing to partner with the Fair Housing Foundation and other community stakeholders to ensure equal assess to fair housing as a right to everyone in Long Beach.

We thank you for all that you do in making Long Beach a great place to live and work.

Sincerely,

Patrick H. West
City Manager

Administration (562) 570-6841 • Economic Development (562) 570-3800 • Housing Services (562) 570-6949 • Workforce Development (562) 570-3700
Housing Authority (562) 570-6985 • Neighborhood Services (562) 570-6066 • Property Services (562) 570-6221
Project Development (562) 570-6480 • Redevelopment (562) 570-6615 • FAX (562) 570-6215 • TDD (562) 570-5832

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Executive Summary

Purpose of Report

The City of Long Beach has established a commitment towards providing equal housing opportunities for its existing and future residents. Through the federally funded Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs, among other state and local programs, the City of Long Beach works to provide a decent living environment for all.

Pursuant to CDBG regulations [24 CFR Subtitle A §91.225(a)(1)], to receive CDBG funds, a jurisdiction must certify that it "actively furthers fair housing choice" through the following:

- Completion of an Analysis of Impediments to Fair Housing Choice (AI);
- Actions to eliminate identified impediments; and
- Maintenance of fair housing records.

This report, the Analysis of Impediments to Fair Housing Choice (commonly known as the "AI"), presents a demographic profile of the City of Long Beach, assesses the extent of fair housing issues among specific groups, and evaluates the availability of a range of housing choices for all residents. This report also analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person's access to housing.

Public Outreach Program

To assure the report responded to community needs, preparation of the AI included a public outreach program consisting of community workshops in several Neighborhood Improvement Strategy (NIS) areas from February 24, 2010 through March 31, 2010. (Please refer to page 7 for a list of locations and dates.) Flyers and press releases were created and distributed to publicize the various AI public outreach community workshops. From February 24, 2010 through May 6, 2010, the entire draft AI was made available for review and comment on the City's website, along with the schedule for the AI public outreach workshops as well as a general description of the purpose of the AI and links to HUD Fair Housing website. The availability of the draft AI for review and comment were also publicized in three local newspapers: the Press Telegram (English); Angor Borei (Khmer); and Impacto USA (Spanish). In addition, E-blast letters were sent to community members and other housing stakeholders in Long Beach encouraging them to attend one of the public outreach workshops and informing them that the document was available for public viewing and comment. Hard copies of the document were available for review at five locations. (See page 7 for detailed locations.) No comments from the public were received.

Important Distinctions

The U.S Department of Housing and Urban Development's (HUD) Fair Housing and Equal Opportunity Division draws a distinction between housing affordability and fair housing. Economic factors that affect a household's housing choices are not fair housing issues per se. Only when the relationship between household income, household type, race/ethnicity, and other factors create misconceptions, biases and differential treatments would fair housing concerns arise.

Tenant/landlord disputes are also typically not related to fair housing. Most disputes between tenants and landlords result from a lack of understanding by either or both parties on their rights and responsibilities. Tenant/landlord disputes and housing discrimination cross paths when the disputes are based on factors protected by fair housing laws and result in differential treatments.

Summary of Findings

The following summarizes the potential impediments identified in this AI. A complete list of recommendations to help address these potential impediments can be found in Chapter 6 Conclusions, Impediments, and Actions:

- Racial/Ethnic and Income Concentration
- Special Use Permits
- Senior Citizen Housing
- Handicapped Housing
- VisitAbility
- Emergency Shelters
- Transitional Housing
- Housing Vacancies
- Black Households
- Female Headed Households
- Asian and Hispanic Households
- Conventional Home Financing
- Linguistic Isolation
- Large Households
- Housing Affordability and Minority Households
- Tenure
- Housing Stock
- Assisted Housing
- Housing and Land Use Policies
- Sub-prime Lending Activity
- Type of Discrimination
- Administrative Policies

Chapter 1: Introduction

Equal access to housing is fundamental to each person in meeting essential needs and pursuing personal, educational, employment, or other goals. In recognition of equal housing access as a fundamental right, the federal government and the State of California have both established fair housing choice as a right protected by law.

1.1 Purpose of the Report

Through the federally funded Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs, among other state and local programs, the City of Long Beach works to provide a decent living environment for all. Pursuant to CDBG regulations [24 CFR Subtitle A §91.225(a)(1)], to receive CDBG funds the City must certify that it "actively furthers fair housing choice" through the following:

- Completion of an Analysis of Impediments to Fair Housing Choice (AI);
- Actions to eliminate identified impediments; and
- Maintenance of fair housing records.

This report, the Analysis of Impediments to Fair Housing Choice (commonly known as the "AI"), presents a demographic profile of the City of Long Beach, assesses the extent of housing needs among specific income groups, and evaluates the availability of a range of housing choices for residents. This report also analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person's access to housing. As the name of the report suggests the document reviews "impediments" to fair housing. While this report also assesses the nature and extent of housing discrimination, the focus is on identifying impediments that may prevent equal housing access and developing solutions to mitigate or remove such impediments.

1.2 Legal Framework

Fair housing is a right protected by both Federal and State of California laws. Among these laws, virtually every housing unit in California is subject to fair housing practices.

Federal Laws

The federal **Fair Housing Act of 1968** and **Fair Housing Amendments Act of 1988** (42 U.S. Code §§ 3601-3619, 3631) are federal fair housing laws that prohibit discrimination in all aspects of housing, including the sale, rental, lease or negotiation for real property. The Fair Housing Act prohibits discrimination based on race, color, religion, sex, familial status, or national origin. In 1988, the Fair Housing Act was amended to extend protection to familial status and people with disabilities (mental or physical). Specifically, it is unlawful to:

- Refuse to sell or rent after the making of a bona fide offer, or to refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny, a dwelling to any person because of race, color, religion, sex, familial status, or national origin.

- Discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race, color, religion, sex, familial status, or national origin.

- Make, print, or publish, or cause to be made, printed, or published any notice, statement, or advertisement, with respect to the sale or rental of a dwelling that indicates any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, or an intention to make any such preference, limitation, or discrimination.

- Represent to any person because of race, color, religion, sex, handicap, familial status, or national origin that any dwelling is not available for inspection, sale, or rental when such dwelling is in fact so available.

- For profit, induce or attempt to induce any person to sell or rent any dwelling by representations regarding the entry or prospective entry into the neighborhood of a person or persons of a particular race, color, religion, sex, handicap, familial status, or national origin.

Reasonable Accommodations and Accessibility: The Fair Housing Amendments Act requires owners of housing facilities to make "reasonable accommodations" (exceptions) in their rules, policies, and operations to give people with disabilities equal housing opportunities. For example, a landlord with a "no pets" policy may be required to grant an exception to this rule and allow an individual who is blind to keep a guide dog in the residence. The Fair Housing Act also requires landlords to allow tenants with disabilities to make reasonable access-related modifications to their private living space, as well as to common use spaces, at the tenant's own expense. Finally, the Act requires that new multi-family housing with four or more units be designed and built to allow access for persons with disabilities. This includes accessible common use areas, doors that are wide enough for wheelchairs, kitchens and bathrooms that allow a person using a wheelchair to maneuver, and other adaptable features within the units.

California Laws

The State Department of Fair Employment and Housing (DFEH) enforces California laws that provide protection and monetary relief to victims of unlawful housing practices. The **Fair Employment and Housing Act** (FEHA) (Gov. Code §§12955 et seq.) prohibits discrimination and harassment in housing practices, including:

- Advertising
- Application and selection process
- Unlawful evictions
- Terms and conditions of tenancy
- Privileges of occupancy
- Mortgage loans and insurance
- Public and private land use practices (zoning)
- Unlawful restrictive covenants

The following categories are protected by FEHA:

- Race or color
- Ancestry or national origin
- Sex
- Marital status
- Source of income
- Sexual Orientation
- Familial status (households with children under 18 years of age)
- Religion
- Mental/Physical Disability
- Medical Condition
- Age

In addition, the FEHA contains similar reasonable accommodations and accessibility provisions as the Federal Fair Housing Amendments Act.

The **Unruh Civil Rights Act** provides protection from discrimination by all business establishments in California, including housing and accommodations, because of age, ancestry, color, disability, national origin, race, religion, sex, and sexual orientation. While the Unruh Civil Rights Act specifically lists "sex, race, color, religion, ancestry, national origin, disability, or medical condition" as protected classes, the California Supreme Court has held that protections under the Unruh Act are not necessarily restricted to these characteristics.

Furthermore, the **Ralph Civil Rights Act** forbids acts of violence or threats of violence because of a person's race, color, religion, ancestry, national origin, age, disability, sex, sexual orientation, political affiliation, or position in a labor dispute (California Civil Code section 51.7). Hate violence can be: verbal or written threats; physical assault or attempted assault; and graffiti, vandalism, or property damage.

The **Bane Civil Rights Act** (California Civil Code Section 52.1) provides another layer of protection for fair housing choice by protecting all people in California from interference by force or threat of force with an individual's constitutional or statutory rights, including a right to equal access to housing. The Bane Act also includes criminal penalties for hate crimes; however, convictions under the Act are not allowed for speech alone unless that speech itself threatened violence.

In addition to these acts, Government Code Sections 111135, 65008, and 65580-65589.8 prohibit discrimination in programs funded by the State and in any land use decisions. Specifically, recent changes to Sections 65580-65589.8 require local jurisdictions to address the provision of housing options for special needs groups, including:

- Housing for persons with disabilities (SB 520)
- Housing for homeless persons, including emergency shelters, transitional housing, supportive housing (SB 2)
- Housing for extremely low income households, including single-room occupancy units (AB 2634)

Fair Housing Defined

In light of the various pieces of fair housing legislation passed at the federal and state levels, fair housing throughout this report is defined as follows:

A condition in which individuals of similar income levels in the same housing market have a like range of choice available to them regardless of race, color, ancestry, national origin, religion, sex, disability, age, marital status, familial status, sexual orientation, source of income, or any other category which may be defined by law now or in the future.

Housing Issues, Affordability, and Fair Housing
HUD's Fair Housing and Equal Opportunity Division draws a distinction between housing affordability and fair housing. ***Economic factors that affect a household's housing choices are not fair housing issues per se.*** Only when the relationship between household income, household type, race/ethnicity, and other factors create misconceptions, biases and differential treatments, would fair housing concerns arise.

Tenant/landlord disputes are also typically not related to fair housing. Most disputes between tenants and landlords result from a lack of understanding by either or both parties on their rights and responsibilities. Tenant/landlord disputes and housing discrimination cross paths when the disputes are based on factors protected by fair housing laws and result in differential treatments.

While this AI discusses the availability of affordable housing, this discussion is made in the context that affordability issues disproportionately impact minority households and persons with disabilities. The City recognizes that affordable housing in itself is not a fair housing issue.

Impediments Defined

Within the legal framework of federal and state laws and based on the guidance provided by the U.S. Department of Housing and Urban Development (HUD) Fair Housing Planning Guide, impediments to fair housing choice can be defined as:

- *Any actions, omissions, or decisions taken because of race, color, ancestry, national origin, religion, sex, disability, age, marital status, familial status, sexual orientation, source of income which restrict housing choices or the availability of housing choices; or*

- *Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, ancestry, national origin, religion, sex, disability, age, marital status, familial status, sexual orientation, source of income.*

1.3 City of Long Beach – Location and Demographic Characteristics

First incorporated in 1888, Long Beach is a progressive urban community of 493,000 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 1970s 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 170,000 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, as encouraged by various State laws, including the Housing Element law, Global Warming Solutions Act (SB 32), and Anti-Sprawl Bill (SB 375). Through the Long Beach Housing Development Company, the City will continue to be active in preserving and creating affordable housing opportunities for its residents.

1.4 Organization of Report

The AI is divided into six chapters:

Chapter 1: Introduction defines "fair housing" and explains the purpose of this report.

Chapter 2: Community Profile presents the demographic, housing, and income characteristics in Long Beach. Major employers and transportation access to job centers are identified. The relationships among these variables are discussed.

Chapter 3: Mortgage Lending Practices analyzes private activities that may impede fair housing in Long Beach.

Chapter 4: Public Policies evaluates various public policies and actions that may impede fair housing choice in Long Beach.

Chapter 5: Assessment of Fair Housing Practices evaluates the fair housing services available to residents and identifies fair housing complaints and violations in Long Beach.

Chapter 6: Findings, Recommendations, and Actions provides conclusions and recommendations about fair housing issues in Long Beach.

At the end of this report, a signature page includes the signature of the City Manager and a statement certifying that the AI represents Long Beach's official conclusions regarding impediments to fair housing choice and the actions necessary to address identified impediments.

1.5 Preparers of Report and Data Sources

This report, prepared through a collaborative effort between City staff and Fair Housing Foundation of Long Beach and Veronica Tam and Associates under contract to the City of Long Beach, is funded with City local funds.

According to the *Fair Housing Planning Guide* prepared by the U.S. Department of Housing and Urban Development (HUD), HUD does not require the City to commence a data collection effort to complete the AI. Existing data can be used to review the nature and extent of potential issues. The following data sources were used to complete this AI.

- 1990 and 2000 Censuses
- 2005-2007 American Community Survey[1]
- 2009 State Department of Finance Population and Housing Estimates
- City of Long Beach General Plan (including the 2008-2014 Housing Element)
- City of Long Beach Zoning Code
- Housing Authority of the City of Long Beach, Section 8 data
- Home Mortgage Disclosure Act (HMDA) data regarding lending patterns in 2007
- Foreclosure data
- Dataquick housing sales activity data
- Metropolitan Transportation Authority (Metro) bus routes
- 2005-2010 Long Beach Consolidated Plan

Sources of specific information are identified in the text, tables, and figures.

1.6 Public Participation

This AI report has been developed to provide an overview of laws, regulations, conditions, or other possible obstacles that may affect an individual's or a household's access to housing. As part of this effort, the report incorporates the issues and concerns of residents, housing professionals, and service providers. To assure the report responds to community needs, preparation of the AI includes a public outreach program consisting of several community workshops in Neighborhood Improvement Strategy (NIS) areas:

[1] According to "American Community Survey – What Researchers Need to Know", the Census Bureau cautions the direct comparison between the American Community Survey (ACS) data and data from the previous Censuses, particularly as it relates to income, age, and household characteristics, as different methodologies were used or questions were asked in collecting the sample. The most significant difference is that the 2000 Census is point-in-time data; whereas the ACS is period data. The ACS was developed with a sample each year and data presented for 2005-2007 represents an averaging of the sampling results over three years. An issue with this methodology is that when conditions in 2005 were substantially different than in 2007, the averaging would "dilute" the data and therefore does not present an accurate picture of the conditions. For example, the housing market conditions in 2005 were almost a 180-degree turn compared to those in 2007. Averaging over these three years would not reflect the sharp changes in conditions. Professor Paul Ong of UCLA School of Public Policy cautioned the use of ACS in a recent newspaper article. Therefore, ACS data in this report is presented as percentages and used only as additional references.

Date/Time*	Location
Wednesday, February 24, 2010 6:00 p.m.	Neighborhood Resource Center (NRC) 425 Atlantic Ave.
Thursday, February 25, 2010 6: 30 p.m.	West East-Side Community Association (WESCA) Lee Elementary School 1620 Temple Ave.
Tuesday, March 16, 2010 5:00 p.m.	MacArthur/Whittier NiS Meeting Mark Twain Neighborhood Library 1401 E. Anaheim St.
Wednesday, March 17, 2010 10:00 a.m.	Community Development Advisory Committee (CDAC) Public Hearing City Council Chambers 333 W. Ocean Blvd.
Wednesday, March 17, 2010 7:00 p.m.	Willmore NIS Meeting Willmore Community Police Center 910 Daisy Ave.
Wednesday, March 31, 2010 6: 30 p.m.	Hellman NIS Meeting Long Beach Senior Center 1150 E. 4th St.

The workshops were publicized on the City website and in three local newspapers: the Press Telegram (English); Angor Borei (Khmer); and Impacto USA (Spanish). E-blast letters were also sent to community members and other housing stakeholders in Long Beach informing them that the document was available for public viewing and comment. In addition, flyers and press releases were created and distributed to publicize the various AI public outreach community workshops. From February 24, 2010 through May 6, 2010, the entire draft AI was made available for review and comment on the City's website, along with the schedule for the AI public outreach workshops as well as a general description of the purpose of the AI and links to HUD Fair Housing website. Hard copies of the AI were made available the following locations:

- Community Development Department, 333 W. Ocean Blvd. 3rd Floor
- Neighborhood Services Bureau, 444 W. Ocean Blvd. Suite 1700
- Long Beach Main Library, 101 Pacific Ave.
- Neighborhood Resource Center, 425 Atlantic Ave.
- Mark Twain Neighborhood Library, 1401 E. Anaheim St.

The Community Development Advisory Commission (CDAC) is responsible for approving the AI. CDAC is a citizen advisory group appointed by the Mayor and City Council. The 15 members of CDAC represent the broad spectrum of Long Beach citizens—by race, ethnicity, income level, occupation, and education—and have been drawn from a wide range of interests and areas of expertise, including redevelopment, business/industry, housing, social services, and rehabilitation. The Commission provides support and advice to the City Manager, Mayor, and City Council on matters related to the formulation of plans, programs, and activities utilizing Community Development Block Grant (CDBG) funds. A CDAC public workshop on the AI was held on March 17, 2010.

Chapter 2: Community Profile

A key fair housing goal is to foster an inclusive environment, where all people have the opportunity to find adequate and suitable housing. This chapter provides an overview of Long Beach's residents and housing stock, including population, economic, and housing trends which help to identify housing needs specific to Long Beach. This overview will provide the context for discussing and evaluating fair housing in the following chapters.

2.1 Demographic Profile

Examination of demographic characteristics provides some insight regarding the need and extent of equal access to housing in a community. Factors such as population growth, age characteristics, and race/ethnicity all help determine a community's housing needs and play a role in exploring potential impediments to fair housing choice.

Population Growth

Currently, the City of Long Beach is the fifth largest city in the State of California. The past 50 years have seen extensive growth, with population increasing from approximately 250,000 persons in 1950 to over 461,000 by 2000. Over this period, Long Beach has experienced several cycles of growth – each bringing with it changes in population characteristics that affect housing need. Chart 1 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 1950s through 1960s, 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 shutdown 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 according to the State Department of Finance. Between 2000 and 2009, the population in Long Beach grew another 7%, consistent with the previous decade.

Table 1: 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%
2009	492,682	31,160	7%

Sources:
1. Bureau of the Census, 1950-2000.
2. State Department of Finance, Population and Housing Estimates, May 1, 2009.

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. Chart 2 summarizes various trends in age characteristics of Long Beach residents.

As illustrated in Chart 2, the City's population under age 18 has steadily increased over the past two decades from 23% in 1980 to 29% in 2000. However, while the proportion of school age children (5-17 years) has shown a consistent increase, the proportion of preschool age children (under 5 years) actually decreased over the most recent decade. This decrease in the proportion of young children is to be expected, since with time an immigrant population's birth rate can be expected to normalize to that of the general population, according to the State Department of Finance, Demographic Research Unit.

Long Beach's share of college age (18-24 years) residents has evidenced a continual decline over the past two decades, and combined with the decline in young adults (25-44 years) during the 1990s. This trend could in part be a reflection of the shortage of housing affordable to these groups. Finally, both the number and relative proportion of senior citizens (age 65+) in Long Beach has steadily decreased over the past twenty years due to the normal aging process, and lack of affordable housing options for seniors. And with only one-third of the current middle age (45-64 years) population over 55 years of age, the senior population in Long Beach is not expected to grow significantly over the coming decade.

According to the American Community Survey data, the age distribution of Long Beach residents between 2005 and 2007 is as follows: 8% children under 5; 21% school age children, 11% young adults, 31% adults, 21% middle-age adults, and 8% seniors.

Table 2: Age Characteristics

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

Source: Bureau of the Census, 1980-2000.

Race and Ethnic Characteristics

Housing needs and preferences are sometimes influenced by cultural practices. 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.

Chart 3 displays the racial/ethnic composition of Long Beach's population in 1980, 1990 and 2000. During these two decades, the White population declined from 68% to 33% of the total population, while the Hispanic population more than doubled in number, increasing from 14% to 36%. Similarly, the number of Asian residents has doubled, increasing from 6% in 1980 to 13% in 2000. The proportion of Black residents exhibited an increase, from 11% to 15% 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 2000, 29% of the City's residents were foreign-born, equating to roughly 132,000 foreign-born residents. Approximately one-third of this population entered the United States after 1990 – predominately from Mexico (59%), Asia (24%) and Central America (10%) – 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. As a result, household problems such as overcrowding and overpayment are often more prevalent among recent immigrants.

According to American Community Survey data, the racial/ethnic distribution of Long Beach residents between 2005 and 2007 is as follows: 40% Hispanic, 30% White, 14% Black, 13% Asian, and 3% Other.

Table 3: Race and Ethnicity

Race/Ethnic Group	1980		1990		2000	
	Population	Percent	Population	Percent	Population	Percent
White	244,594	68%	212,755	50%	152,899	33%
Hispanic	50,700	14%	101,419	24%	165,092	36%
Black	40,034	11%	56,805	13%	66,836	15%
Asian	20,758	6%	55,234	13%	60,329	13%
Other*	5,248	1%	3,220	1%	16,366	3%
Total	**361,334**	**100%**	**429,433**	**100%**	**461,522**	**100%**

Source: Bureau of the Census, 1980-2000.
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.

Racial Concentration

Historically, some researchers have evaluated the degree of racial and ethnic integration as an important measure or evidence of fair housing opportunity. Whereas the separation of different race and ethnic groups has historically been associated with segregation, people's choice of residence today is complex. The quality of local schools, housing prices, access to transportation, and affiliation with people or friends of similar values are all important factors guiding people's housing choices.

Different statistical techniques are used to measure the degree of racial concentration, including the dissimilarity index. The dissimilarity index, presented in Table 4 represents the percentage of one group that would have to move into a new neighborhood to achieve perfect integration with another group. An index score can range in value from 0, indicating complete integration, to 100, indicating complete segregation. A value of 60 (or above) is considered very high, values of 40 or 50 are usually considered a moderate level of racial concentration, and values of 30 or below are considered to be fairly low. A high value indicates that the two groups tend to live in different Census tracts. In Long Beach, the dissimilarity indices reveal that the City has high levels of racial concentration in which people of different races and ethnic backgrounds live in relative isolation to one another. The overall concentration of racial/ethnic groups is high throughout the City, but is lowest for Asian Americans.

According to a statewide ranking of White/Black and White/Asian dissimilarity indices based on 2000 Census data, the City of Long Beach has one of the highest rates of racial concentration in California.

Table 4: Racial Integration

Race/Ethnic Group	Percent of Total Population	Dissimilarity Index with Whites
White	33.1%	--
Hispanic	35.8%	62.1
Asian	11.9%	54.4
Black	14.5%	60.9

Sources: Bureau of the Census, 2000; www.censusscope.org

Race/Ethnic Concentration

While Long Beach as a whole is an ethnically diverse community, patterns of ethnic concentration are present within particular areas. Figures 1-3 illustrate the concentrations of Hispanic, Black and Asian residents in Long Beach by Census Tract.

As Figure 1 clearly 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 3). 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 Blacks.

The majority of neighborhoods with a concentration of Hispanic residents also exhibit concentrations of Black residents (Figure 2). The Black 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 Black residents, who relocated first to the periphery of their original community, then to the City's upper West Side, and increasingly to various potions 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, and as they have acculturated and become more affluent, 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.

There exists in the City a high correlation between concentrations of minority residents and high levels of poverty, renter and owner overcrowding, and renter overpayment. The City's 2001 Analysis of Impediments to Fair Housing Choice (AI) concludes that there is a clear pattern of concentration of Whites living in the City. Approximately two-thirds of the White population living in Long Beach reside in Census Tracts where 50% or more of the residents are White, and 30 of the 36 Census tracts where this is the case lie within the eastern part of the City. As a follow-up to this finding of the AI, the City's Neighborhood Services Bureau conducted further analysis as to why this pattern of racial concentration exists in eastern Long Beach. The City concluded that the overriding factor preventing persons of color from moving into these areas was economic. These eastern Census tracts with concentrations of Whites also evidence the highest median incomes and highest for-sale housing values in Long Beach.

Figure 1: Hispanic Concentrations in Long Beach

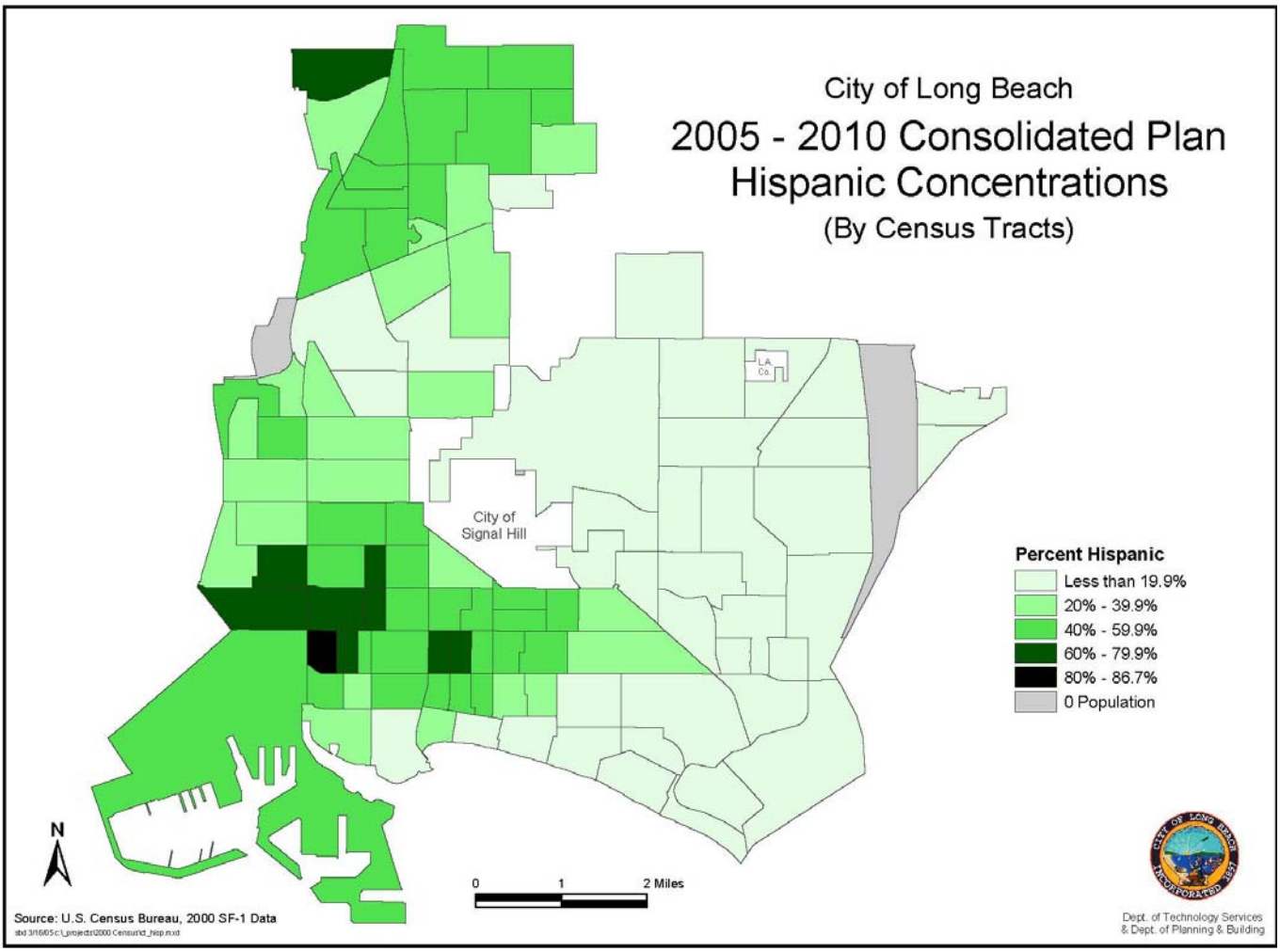


Figure 2: Black Concentrations in Long Beach

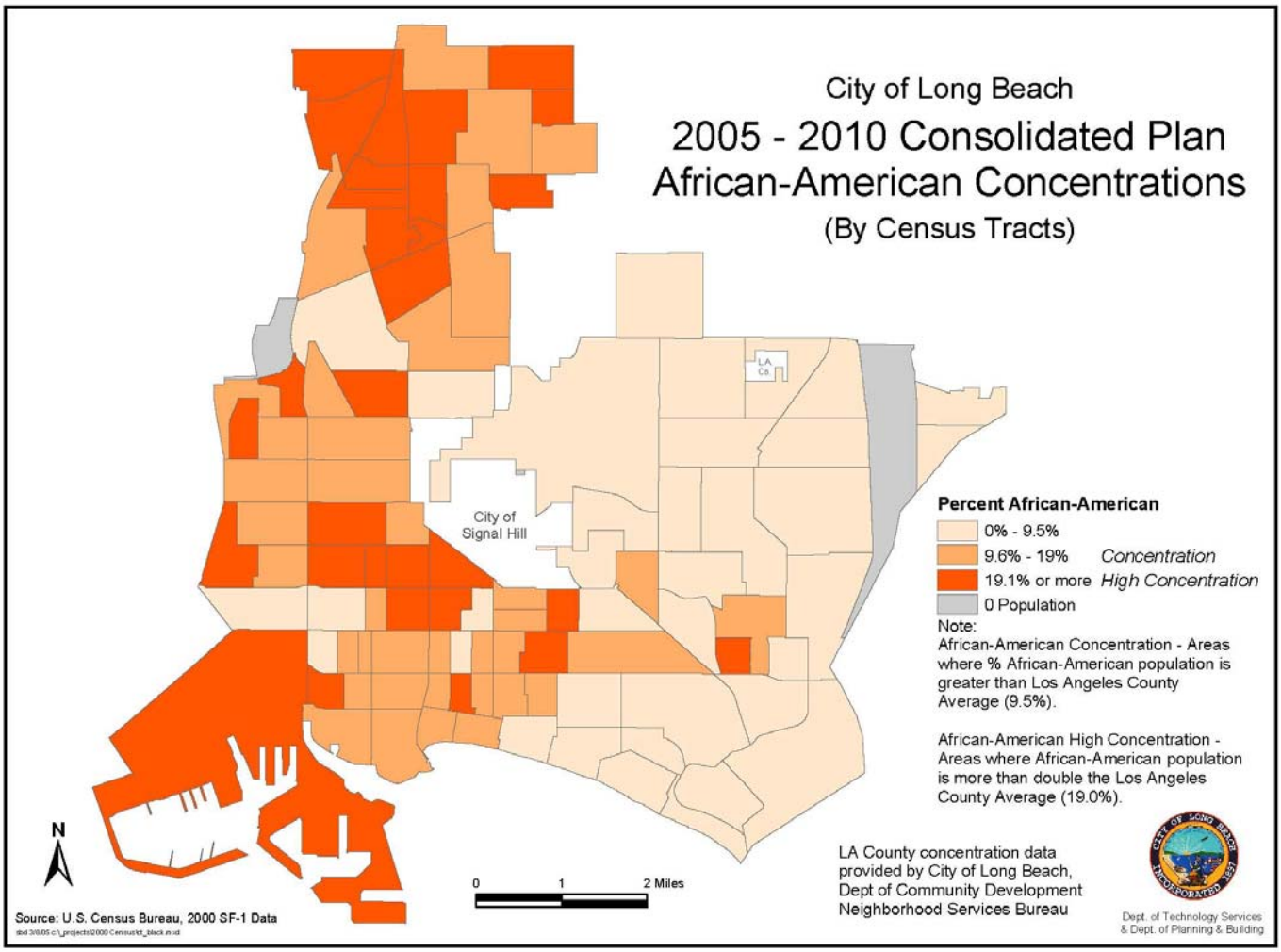
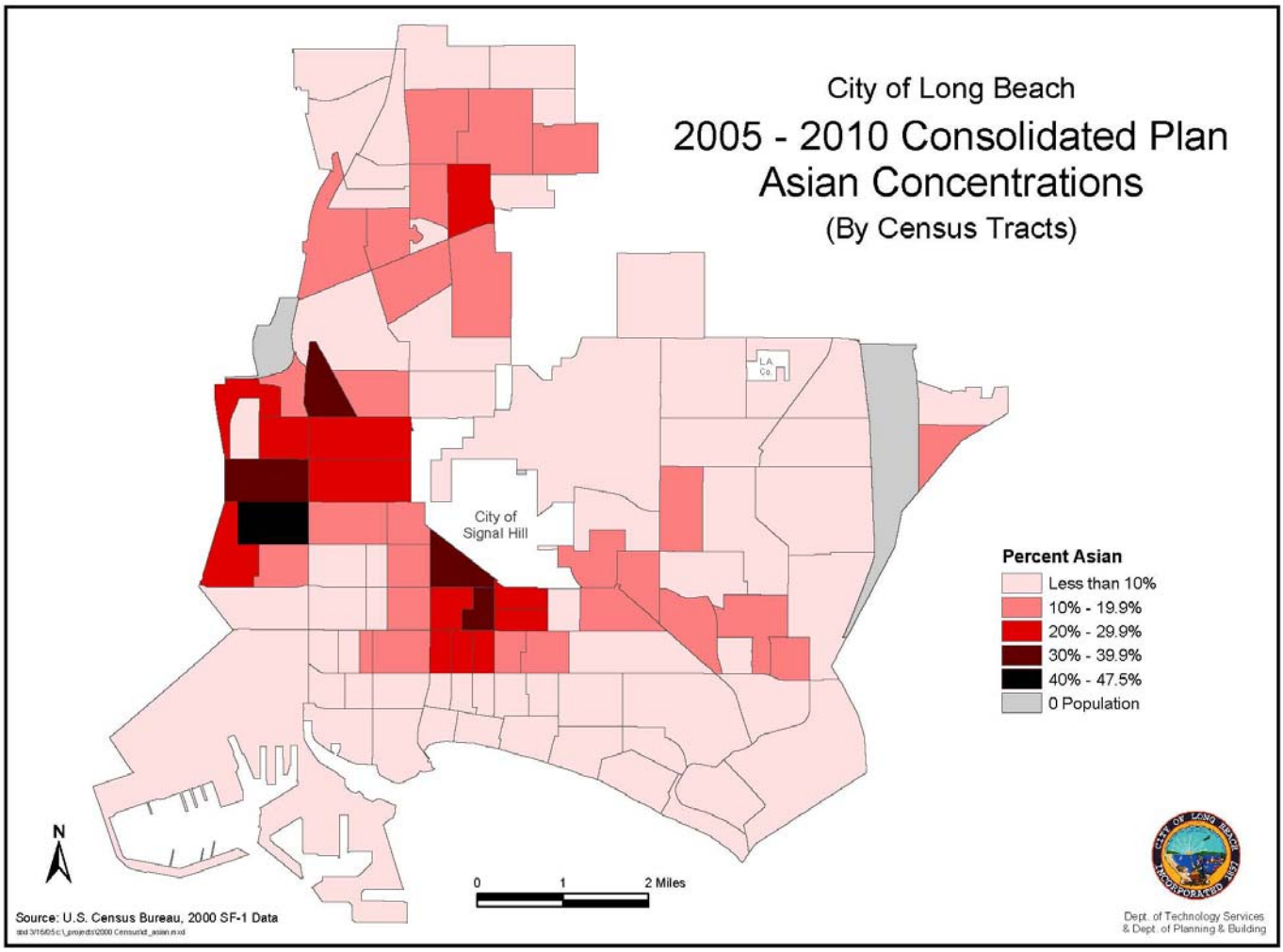


Figure 3: Asian Concentrations in Long Beach



Language Spoken at Home

Reflective of the demographics in the City, 84% of all Long Beach residents speak languages other than English at home, and 50% speak English "less than very well." Linguistic isolation is slightly more prevalent among the Hispanic population. Approximately 30% of Long Beach residents speak Spanish at home and approximately 58% of these persons speak English "less than very well." In comparison, 11% of Long Beach residents speak Asian languages at home and about 51% of these speak English "less than very well." Language barrier can be an impediment to accessing housing of choice.

According to American Community Survey data, approximately 55% of Long Beach residents spoke only English between 2005 and 2007. Of residents who spoke another language other than English, 50% spoke English very well and 50% spoke English not very well.

Table 5: English Language Ability

Language Ability	Asian		Hispanic/Latino		Total	
	Number	Percent	Number	Percent	Number	Percent
Speak Only English	9,468	18%	22,938	16%	236,221	16%
Speak Other Languages:	42,378	82%	121,521	84%	187,323	84%
Speak English "Very Well"	19,882	39%	48,487	34%	85,362	34%
Speak English "Well"	11,992	23%	29,361	20%	45,509	20%
Speak English "Not Well"	8,255	16%	28,367	20%	38,945	20%
Speak English "Not at All"	2,249	4%	14,757	10%	17,507	10%
Total	**51,846**	**100%**	**144,459**	**100%**	**423,544**	**100%**

Source: Bureau of the Census, 2000.

2.2 Household Characteristics

Information on household characteristics aids in understanding changing housing needs. The Bureau of the Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together. Various household characteristics may affect equal access to housing, including household type and size, income level, and the presence of persons with special needs.

Household Composition and Size

The 2000 Census found 163,088 households in Long Beach. The majority of households were families (61%), while single persons comprised the second largest group (30%) of households. "Other" households, which include unrelated persons living together, comprised the remaining 9%. The City experienced a modest growth of 3% in total households between 1990 and 2000. Household size also increased slightly from 2.7 persons per household in 1990 to 2.8 persons per household in 2000.

The distribution of family type changed slightly as well. During the 1990s families increased from 59% to 61% and non-families declined from 41% to 39% (Table 6). The number of "other non-

families" declined by 30% during the 1980s and declined another 5% during the 1990s. Singles declined by 8% during the 1980s and another 2% during the 1990s.

Families are categorized as those with children (57%) and those without children (43%). During the 1990s, families with children increased by 11%, compared to less than a 1% increase in childless families. This is in direct contrast to the decreases in single-person households and other non-family household declines during the decade.

According to the American Community Survey data, between 2005 and 2007, 61% of Long Beach households were family households. Of the City's family households, 54% included children under the age of 18 and 46% did not include children. About 31% of Long Beach residents lived alone and eight% were other non-family households.

Table 6: Household Characteristics and Trends

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

Source: Bureau of the Census, 1990 and 2000.

Income Profile

Household income is the most important factor determining a household's ability to balance housing costs with other basic life necessities. While economic factors that affect a household's housing choice are not a fair housing issue per se, the relationships among household income, household type, race/ethnicity, and other factors often create misconceptions and biases that raise fair housing issues.

As of the 2000 Census, households in Long Beach earned a median household income of $37,270 – well below the $42,189 median household income for Los Angeles County. Median family income in Long Beach ($40,002) was also well below the County's family median income of $46,452. One-third of Long Beach households earned less than $25,000, and nearly two-thirds earned less than $50,000.

For purposes of housing and community development programs, HUD has defined the following income groups based on Area Median Income (AMI):[2]

- Extremely Low Income (0-30% AMI)

[2] Definitions of income groups for State of California housing laws differ from federal definitions. For purposes of the Housing Element, the State has established five income categories based on Area Median Family Income (AMI): Extremely Low Income (0-30% AMI); Very Low Income (31-50% AMI); Low Income (51-80% AMI); Moderate Income (81-120% AMI); and Above Moderate Income (>120% AMI).

- Low Income (31-50% AMI)
- Moderate Income (51-80% AMI)
- Middle/Upper Income (>80 AMI)

Combined, extremely low and low income households are considered lower income households.

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. Different households can have very different housing needs as well as housing choices available to them. Race/ethnicity is a characteristic that often is related to housing need. This is because different race/ethnic groups may earn different incomes. As shown in Table 7, Whites have the lowest proportion of lower income households (17%), in contrast with Hispanic (39%), Black (38%), and Asian (33%) populations. These same groups were under-represented among middle and upper income households, in contrast to White households who were over-represented in the highest income category.

Table 7: Income by Race/Ethnicity

Income Level	Total HHs	White		Hispanic		Black		Asian	
		HHs	Percent	HHs	Percent	HHs	Percent	HHs	Percent
Extremely Low (0-30% AMI)	16%	7,005	9%	7,995	20%	5,824	24%	2,940	20%
Low (30-50% AMI)	12%	6,155	8%	7,755	19%	3,500	14%	2,005	13%
Moderate (50-80% AMI)	16%	9,330	13%	9,395	23%	4,370	18%	2,140	14%
Middle/Upper (>80% AMI)	56%	53,430	70%	15,740	38%	10,770	44%	7,975	53%
Total Households	**100%**	**75,920**	**47%**	**40,995**	**25%**	**24,464**	**15%**	**15,060**	**9%**

Source: HUD, CHAS Databook based on 2000 Census, 2008.
Note: Due to rounding, CHAS special tabulation data household totals differ slightly from census totals.

Different types of households (elderly, small, and large families) may also earn different incomes. The majority of households in Long Beach earned middle and upper incomes in 1999. However, 44 percent of the households are considered lower and moderate income, earning less than 80% of the County Area Median Income (AMI). Among the household types, elderly and large households had the highest proportion of extremely low income households, at 18% each. In addition, approximately 50% of elderly households earned less than 80% AMI, largely due to the predominance of fixed incomes among the elderly. Because lower income households have less income for housing, tradeoffs in expenditures to afford other living essentials may result in overpayment and/or overcrowding in housing units.

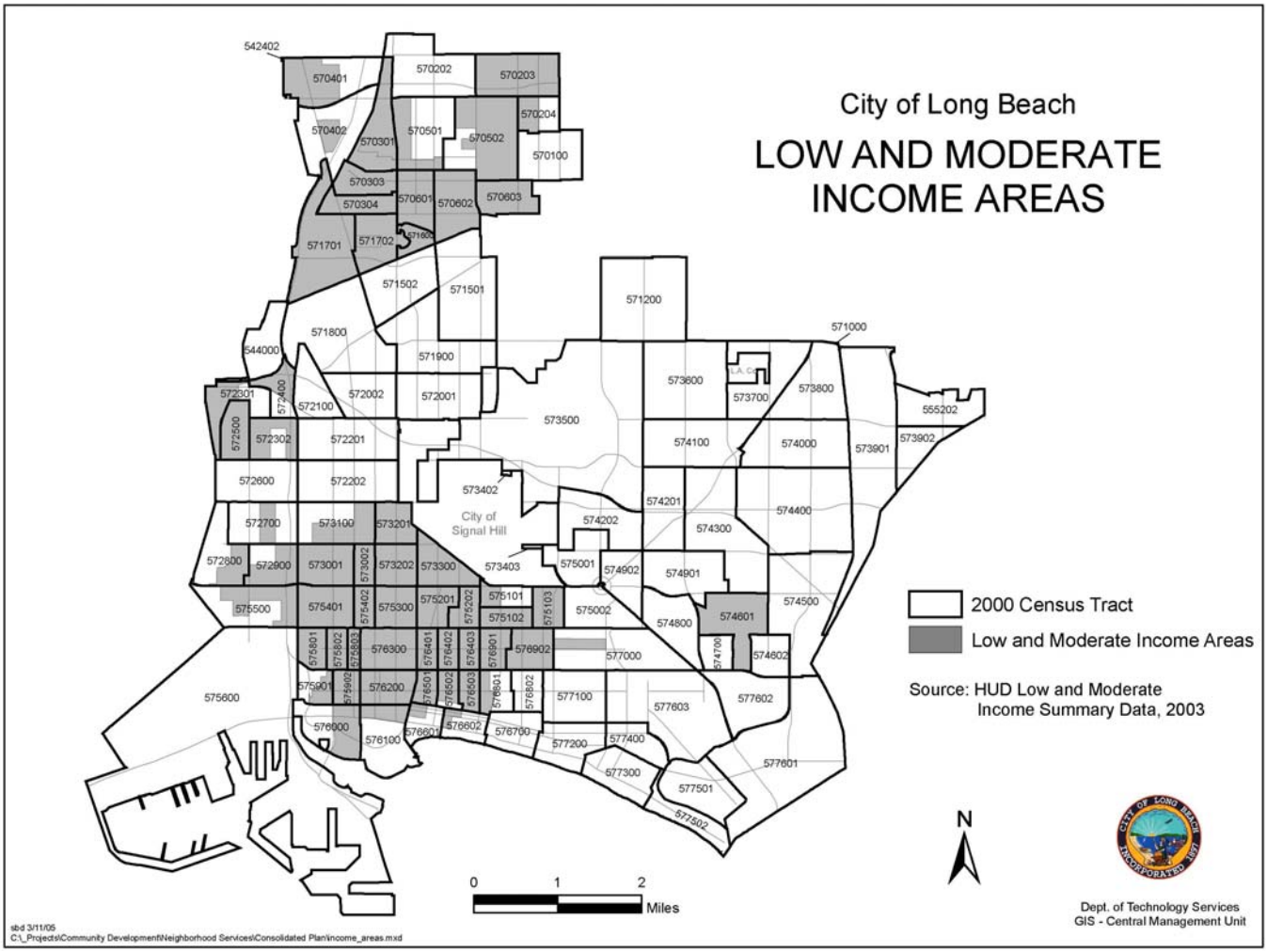
Table 8: Income by Household Type

Household Type	Income Group (% of AMI)			
	Extremely Low Income (0-30%)	Low Income (31-50%)	Moderate Income (51-80%)	Above Moderate (81%+)
Elderly (62+ years)	4,572	3,908	4,594	12,801
Small Family (2-4 persons)	8,584	7,174	9,360	37,859
Large Family (5+ persons)	4,827	4,529	5,530	11,529
Other	7,285	4,625	6,773	29,165
Total	**25,268**	**20,236**	**26,257**	**91,354**

Source: Bureau of the Census, 1990 and 2000.

Figure 4 identifies the low and moderate income areas in the City by census block group. A low and moderate income area is defined as a census block group with 51% or more low and moderate income persons. As shown in the figure, low and moderate income residents are generally located in the same geographic areas where there are concentrations of minorities, renter-households and special needs groups.

Figure 4: Low and Moderate Income Block Groups



2.3 Special Needs Households

Certain households, because of their special characteristics and needs, have more difficulty finding decent and affordable housing. The following discussion highlights particular characteristics that may affect individual household's access to housing in the community.

Large Households

Large households are defined as those with five or more members. These households are usually families with two or more children or families with extended family members such as in-laws or grandparents. It can also include multiple families living in one housing unit in order to save on housing costs. Large households are a special needs group because the availability of adequately sized, affordable housing units is often limited. To save for necessities such as food, clothing, and medical care, lower and moderate-income large households may reside in smaller units, resulting in overcrowding. Furthermore, families with children, especially those who are renters, may face discrimination or differential treatment in the housing market. For example, some landlords may charge large households a higher rent or security deposit, limit the number of children in a complex, confine them to a specific location, limit the time children can play outdoors, or choose not to rent to families with children altogether, which would violate fair housing laws.

Approximately 26,700 large households were living in Long Beach, representing 16% of all households in the City. Of these large households, 60% were renters, with the majority of these being large renter-households (75%), earning low to moderate incomes. The CHAS Databook reports that 93% of the City's large renter-households were suffering from one or more housing problems, including housing overpayment, overcrowding and/or substandard housing conditions. According to the American Community Survey data, approximately 13% of Long Beach households were considered large households between 2005 and 2007.

The CHAS Databook further documents the mismatch between the need for larger rental units and the City's supply of smaller units. Less than 8,000 rental units in Long Beach contain three or more bedrooms, in general, the appropriate sized unit for a large household of five or more members. In contrast, the City has over 16,000 large renter-households – twice the number that can be accommodated within the stock of large rental units. This imbalance between supply and demand contributes to 86% of the City's large renter-households residing in overcrowded conditions.

Single-Parent Households

Single-parent families, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Because of their relatively lower income and higher living expenses, female-headed families have comparatively limited opportunities for finding affordable and decent housing. Female-headed families may also be discriminated against in the rental housing market because some landlords are concerned about the ability of these households to make regular rent payments. Consequently, landlords may require more stringent credit checks or higher security deposits for women, which would be a violation of fair housing laws.

According to the 2000 Census, there were 22,386 single-parent family households in Long Beach, representing 14% of all households. Single-mother households, in particular, tend to have lower incomes, and as a result, have greater needs for affordable housing and childcare. In 2000, there were 17,620 female-headed households with children in Long Beach. Of those households,

approximately 53% were living 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 critical needs of lower income single-parent families. According to the American Community Survey data, approximately 14% of Long Beach households were single-parent households between 2005 and 2007. Female-headed households with children made up 76% of these single-parent households.

Another vulnerable group of single parent families are "subfamilies" with children, defined as single parents/grandparents with children who live with another family. Long Beach had 3,045 mother-child subfamilies and 1,141 father-child subfamilies in 2000. Subfamilies are vulnerable to the point they must double up with other families in living arrangements to save income for other basic necessities. In some cases, subfamilies double up to share child-rearing responsibilities.

Persons with Disabilities

Fair housing choice for persons with disabilities can be compromised based on the nature of their disability. Persons with physical disabilities may face discrimination in the housing market because of the need for wheelchairs, home modifications to improve accessibility, or other forms of assistance. Landlords/owners sometimes fear that a unit may sustain wheelchair damage or may refuse to exempt disabled tenants with service/guide animals from a no-pet policy. A major barrier to housing for people with mental disabilities is opposition based on the stigma of mental disability. Landlords often refuse to rent to tenants with a history of mental illness. Neighbors may object when a house becomes a group home for persons with mental disabilities.

According to the 2000 Census, approximately 21% of residents, 87,773 persons in Long Beach, had some type of disability. Of the City's working-age disabled population (ages 21-64), only 50% were employed. In general, many persons with disabilities have lower incomes since the disability often affects their ability to work. Thus, persons with disabilities have a greater need for affordable housing, as well as supportive services. According to the American Community Survey data, between 2005 and 2007, approximately 13% of Long Beach residents reported having at least one disability. Approximately 8% of residents reported having two or more disabilities.

More than half of persons with disabilities have more than a single impairment, making it difficult to assess the true extent of each discrete disability type. Nonetheless, among residents with a single disability, the most prevalent types are: employment (35%), physical (23%), go-outside home (16%), mental (12%), and sensory disabilities (11%).

Persons with HIV/AIDS

Persons with HIV/AIDS face an array of barriers to obtaining and maintaining affordable, stable housing. For persons living with HIV/AIDS, access to safe, affordable housing is as important to their general health and well-being as access to quality health care. For many, the persistent shortage of stable housing can be the primary barrier to consistent medical care and treatment. In addition, persons with HIV/AIDS may also be targets of hate crimes, which are discussed later in this document. Despite federal and state anti-discrimination laws, many people face illegal eviction from their homes when their illness is exposed. The Fair Housing Amendments Act of 1988, which is primarily enforced by HUD, prohibits housing discrimination against persons with disabilities, including persons with HIV/AIDS.

The City of Long Beach's size, diversity, and geographic location in a major population center have made it particularly vulnerable to HIV and AIDS. With a cumulative incidence rate of 1259.74 AIDS cases per 100,000 residents (from 1981 through December 31, 2008), Long Beach's AIDS incidence rate per capita is 100 percent higher than the incidence rate for all of Los Angeles County (575.63 cases per 100,000) and more than double the rate for the State of California overall (449.69 cases per 100,000). This indicates that AIDS continues to be a significant public health issue in the City of Long Beach.

The California Code of Regulations, Title 17, Section 2500, requires that all diagnosed or suspected cases of AIDS as defined by the Centers for Disease Control and Prevention (CDC) be reported within seven days to the local Health Officer. To facilitate reporting, the City of Long Beach Department of Health and Human Services maintains an HIV Epidemiology Program (funded by the State of California Department of Health Services Office of AIDS) which is responsible for collecting, analyzing and disseminating AIDS data. Since its first AIDS case, reported in February 1983, a cumulative total of 5,814 AIDS cases has been reported in Long Beach through December 31, 2008. The cumulative case fatality rate of 48% is lower than that of California (56%) and Los Angeles County (57%). Of the 5,814 reported AIDS cases, 3,019 people are currently living.

Of the 5,814 cumulative AIDS cases, more than half (57%) are White. While Whites still comprise the majority of reported cases, the number of HIV infections may be decreasing in this group. From January 2008 through December 2008, the percentage of AIDS cases reported in Whites decreased to 46%. AIDS cases in Blacks, while contributing 18% of the cumulative cases, comprised 23% of the cases reported in the past year. Hispanic AIDS cases comprised a quarter (25%) of the cases reported in the last year, yet they make up 21% of the cumulative cases. The percentage of cases among Asian/Pacific Islanders during the past year (4%) is more than the 2% reported cumulatively.

The vast majority of AIDS cases in Long Beach are male (92%). However, the increasing percentage of female AIDS cases being reported each year suggests that more women may be becoming infected. During January 1, 2008 - December 31, 2008, 13% of the cases reported were in females, compared with a cumulative percentage of 7.8 for cases reported as of December 31, 2008. Almost one-half (45%) of cumulative AIDS cases in Long Beach were diagnosed among people between the ages of 30 and 39. More than one-quarter of all cases were diagnosed among people between the ages of 40 and 49. This indicates that the majority of people with AIDS in Long Beach were infected in young adulthood. Fifteen percent of AIDS cases were diagnosed in people in their twenties, suggesting that a significant number of people with AIDS became infected during adolescence.

In 2006, the Long Beach Department of Health and Human Services sponsored a comprehensive needs assessment of the City's HIV/AIDS population. The Long Beach HIV/AIDS Care and Prevention Needs Assessment Report develops a comprehensive continuum of HIV/AIDS services (CHS) that includes services to increase public awareness, and target high-risk HIV negative populations and HIV positive persons who engage in behaviors that transmit HIV infection. The continuum also includes technical assistance for providers, and suggests how the CHS links to the overall continuum for HIV services.

Since the early 1990s, HUD has funded the Housing Opportunities for People with AIDS (HOPWA) program to assist households where one or more people are HIV+ or have AIDS. As the largest City in the PMSA4, all HOPWA funds come through the City of Los Angeles. The Housing Authority of the City of Long Beach currently receives HOPWA funds to operate two housing programs:

- **HOPWA Long-Term Tenant-Based Rental Assistance Program**. This program is modeled after HUD's Section 8 Housing Choice Voucher Program and follows the same rules.
- **HOPWA Short-Term Assistance Program (STAP)**. This program provides periodic grants to help very low-income tenants catch-up with rent and utility payments and pay moving expenses.

The Long Beach Health and Human Services Department, Preventative Health Bureau has two full-time HOPWA-funded Case Managers to implement these programs and to assist lower-income tenants with their overall housing needs. The Department also provides both anonymous and confidential HIV antibody testing to the public. HIV antibody testing can also be done through other venues in the City, including private physicians, hospitals and clinics.

Homeless Persons

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. For comparison purposes - a thorough point in time, street and service based homeless count and comprehensive assessment was performed on March 12, 2003. At that time the homeless count was 5,845. An assessment in 2005 found 4,475 homeless persons. An assessment on January 25, 2007, found 3,829 homeless persons. This indicates a steady decline with 2,000 fewer homeless persons found in 2007 than in 2003.

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 2007 count 18% were children. In 2003, 795 families were counted as homeless; in 2007 this number was 355 – more than a 50% reduction.

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 2007 survey found that 39% of the homeless are White, 35% are Black, 18% are Hispanic, and 8% are other ethnicities. Males account for 71%, females 28%, and others are transgender. During the 2007 homeless count, it was discovered that the majority (74%) of homeless in the City were residents of Long Beach, and nearly two-thirds (64%) were working in Long Beach when they became homeless. Based on the current inventory of housing available to serve the City's homeless population, there is an unmet need of 1,625 beds for homeless individuals and 301 beds for homeless families with children in Long Beach.

Homeless persons are distinguished by a range of health needs. About one-third suffer from mental illness. It is also estimated that at least one-half of homeless persons suffers 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. The three major health care facilities that provide medical and mental health care for a significant number of homeless persons in the City of Long Beach are St. Mary's Medical Center, Long Beach Memorial Hospital, and the Veteran's Affairs Medical Center. These institutions, and several smaller medical and mental health facilities that also serve the homeless in Long Beach, have been informed of proactive planning options available to prevent an individual from being discharged into homelessness. A referral mechanism has been formalized and provided to the medical/mental health centers located within the Long Beach Continuum of Care. The referral protocol from these facilities to the Multi-Service Center (MSC) has been reviewed by

hospital personnel and agreed upon via a Memorandum of Understanding (MOU), which strives to ensure the continuity of discharge planning, so that homelessness can be addressed prior to discharge. In addition, the outreach network have distributed "Pocket Resource Guides" to emergency rooms, medical social workers, and discharge planners at these facilities to educate them as to the services available in a triage situation. The MSC Coordinator provides training to facility staff regarding homeless and other services available citywide. Optimally, this relationship has been established so that discharge-planning personnel will link patients to the appropriate level of transitional care prior to seeking services from the local homeless continuum.

The Mental Health Association (MHA), a nonprofit service provider in the City of Long Beach, operates an Assembly Bill 34/2034 (AB 2034) project, which was approved and funded through the California State Legislature. AB 2034 was designed to provide a comprehensive system of care to severely mentally ill individuals, who are homeless, recently released from jail, and at serious risk of recidivistic incarceration or institutionalization. The critical component of the AB-2034 project is the identification and discharge planning coordination between MHA and the Los Angeles County or Long Beach City Jail. This process has allowed MHA's outreach team to go into the jails to identify potential participants and begin the "engagement process."

2.4 Housing Profile

To address the fair housing issues of a community, the existing housing market must be analyzed to distinguish local and current conditions. This section provides an overview of the characteristics of the local and regional housing markets.

Housing Growth

During the 1990s, the population of the Gateway Cities increased by 153,339 people (8.8%), mostly as a result of natural growth (births rather than in-migration). However, during this same period, only 11,228 new housing units (2%) were added to the housing stock. During this same period, Long Beach experienced a 7.5% increase in population, a 2.6% increase in households, and less than a 1% increase in the housing stock. This imbalance in population and housing growth translated into lower vacancies, upward pressure on housing prices and more people crowded into too few housing units.

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.

The California Department of Finance documented a total of 175,164 housing units in Long Beach in 2009 (Table 9). With limited housing development activity over the past 15 years, the mix of housing has remained relatively constant, comprised predominately of single-family detached homes (40%) and larger multi-family buildings (40%), followed by duplexes/ triplexes/fourplexes (13%), single-family attached units, such as townhomes and condominiums (6%), and mobile home units (1%). Nonetheless, housing activity has increased during the current decade, with 3,505 net new housing units constructed since 2000, compared to the fewer than 1,300 net new units produced during the entire 1990s. However, the recent downturn of the real estate market has resulted in many development projects being delayed.

Table 9: Housing Stock Growth

Unit Type	1990		2000		2009	
	Units	Percent	Units	Percent	Units	Percent
Single-Family Detached	68,895	40%	69,014	40%	69,315	40%
Single-Family Attached	8,048	5%	10,093	6%	10,115	6%
Total Single-Family	76,943	45%	79,107	46%	79,430	45%
2 to 4 Units	24,738	15%	23,386	14%	23,301	13%
5 or more units	64,296	38%	66,637	39%	69,904	40%
Total Multi-Family	89,034	53%	90,023	53%	93,205	53%
Mobile Homes & Other*	4,411	2%	2,529	1%	2,529	1%
Total Housing Units	**170,388**	**100%**	**171,659**	**100%**	**175,164**	**100%**

Sources:
1. Bureau of the Census, 1990 and 2000.
2. Department of Finance Population and Housing Estimates, 2008.

*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).

Tenure

Tenure in the housing industry typically refers to the occupancy of a housing unit – whether the unit is owner occupied or occupied rental unit. Tenure preferences are primarily related to household income, composition, and ages of the household members; and housing cost burden is generally more prevalent among renters than among owners. However, the extremely high costs of home ownership in Southern California also create high levels of housing cost burden among owners. The tenure distribution (owner versus renter) of a community's housing stock influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing evidencing a much lower turnover rate than rental housing.

Contrary to public perception, home ownership rates in the City have remained stable over the past two decades. From 1980 to 2000, about 41% of Long Beach households owned their homes, while 59% rented their homes. Despite maintaining a consistent level of homeownership, however, the homeownership rate in Long Beach is still relatively low in comparison to both the County (48%) and the State (57%), and is particularly low among Black and Hispanic residents. The 2000 Census documents the following homeownership rates by race/ethnicity in Long Beach: 25% for Blacks; 32% for Hispanics; 41% for Asians; and 60% for Whites. The dramatic escalation in housing prices since 2000 further exacerbates the problem of limited home purchase opportunities for these households. Until recently, the dramatic escalation in housing prices since 2000 have further exacerbated the problem of limited home purchase opportunities for these households. The recent downturn of the real estate market has opened up some opportunities for first-time homebuyers but has also caused other housing problems – such as foreclosures and tightening of the rental housing market (discussed later).

Table 10: Housing Tenure

Tenure	1990		2000		Percent Change in Units
	Number	Percent	Number	Percent	
Owner Occupied	65,117	41%	66,971	41%	3%
Renter Occupied	93,858	59%	96,136	59%	2%
Total Occupied	**158,975**	**100%**	**163,107**	**100%**	**3%**
Owner Vacancy Rate		1.7%		2.2%	--
Rental Vacancy Rate		7.5%		4.2%	--
Overall Vacancy Rate		6.7%		5.0%	--

Source: Bureau of the Census, 1990 and 2000.
Note: Overall Vacancy Rates include other vacancies in addition to owner/rental, including seasonal, other, and rented or sold but not occupied.

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.

Table 10 depicts rental and ownership vacancy rates in Long Beach in both 1990 and 2000. 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. This less than optimal vacancy rate can lead to increased competition for rental units, placing upward pressure on rents and potentially leading to households spending more than they can afford. Low vacancy rates can also contribute to overcrowding, as households "double-up" to afford scarce units.

According to American Community Survey data, between 2005 and 2007, 43% of Long Beach households were owner occupied while 57% were renter occupied. The owner vacancy rate was 1.2% and the renter vacancy rate was 3.7%.

Overcrowding

Overcrowding is defined as occupancy of a housing unit of more than one person per room. Severe overcrowding represents housing occupancy of more than 1.5 persons per room. (Rooms include living and dining rooms, and other habitable spaces such as family rooms or dens.) Overcrowding occurs when housing costs are so high relative to income that families have to reside in small units or double up to devote income to other basic needs such as food and medical care. However, cultural differences also contribute to the overcrowded conditions since some cultures tend to have larger household size than others due to the preference of living with extended family members. Overcrowding also tends to result in increased traffic, accelerated deterioration of homes, and crowded on-street parking conditions. As a result, some landlords or apartment managers may be more hesitant to rent to larger families, thus making access to adequate housing even more difficult.

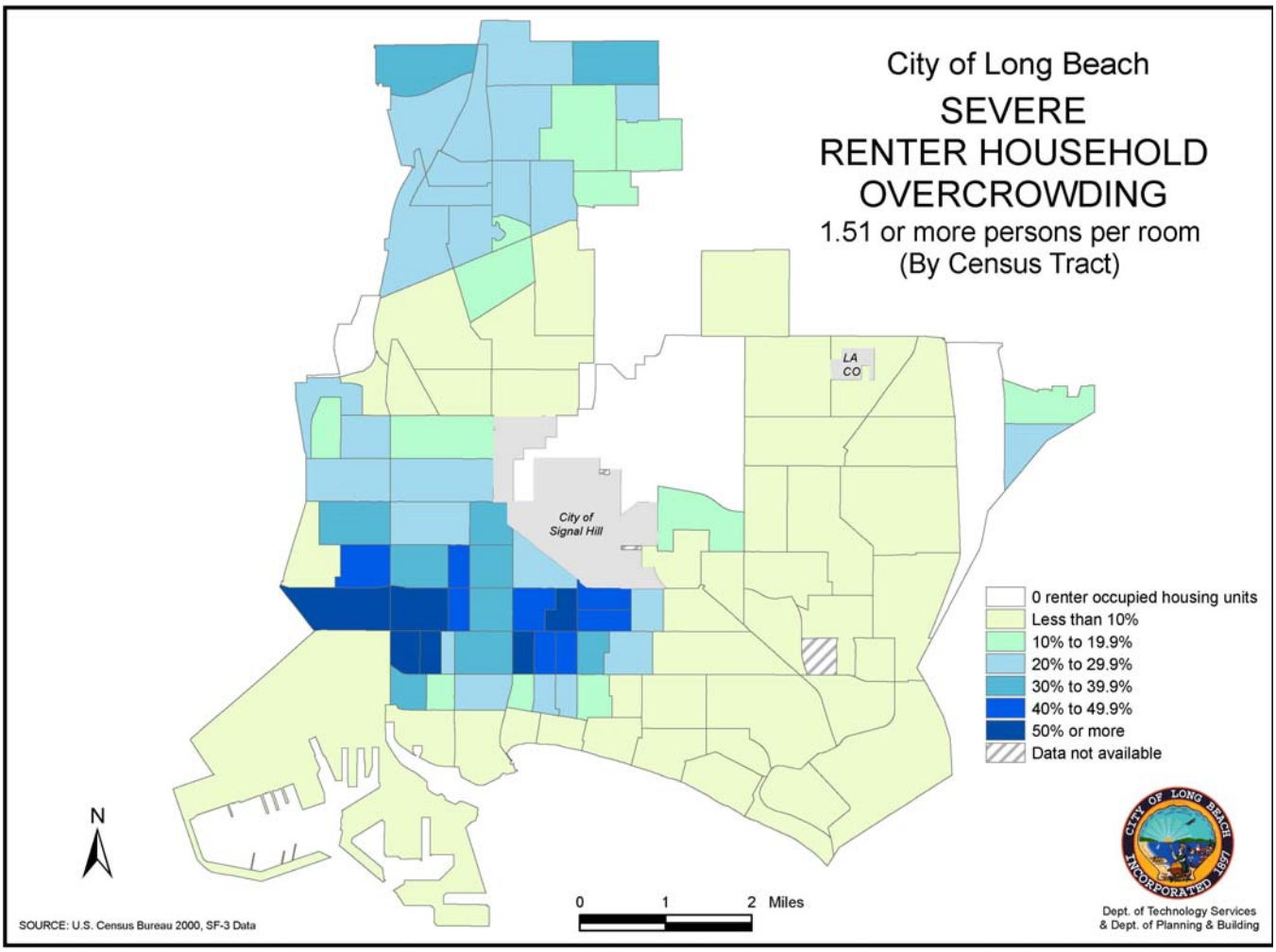
Overcrowding is a significant issue in Long Beach. The 2000 Census documents the presence of severe overcrowding in 8% of homeowner households and 20% of renter households in Long Beach. Although these rates of overcrowding are fairly comparable to Los Angeles County as a whole, certain neighborhoods in the City demonstrate extreme rates of overcrowding (Figure 5). In fact,

the entirety of Downtown and Central Long Beach, as well as parts of the West Side and North Long Beach are characterized by over one-third of renter-households living in severely overcrowded housing. Severe owner overcrowding, while less prevalent, impacts over one-third of owner-households in much of Downtown and Central Long Beach. According to American Community Survey data, only about 1% of homeowner households in Long Beach were severely overcrowded between 2005 and 2007. Approximately, 6% of renter-households, however, were severely overcrowded.

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 larger 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.

There is currently a mismatch between the supply of larger rental units in Long Beach and the number of large households in the City. Using State Redevelopment definitions of "household size appropriate for the unit" as number of bedrooms plus one, Long Beach has only 1,063 rental units (4+ bedrooms) to accommodate 16,191 large renter households (5+ members). Even adding in three-bedroom rentals results in less than 8,000 larger rental units – less than half that needed to adequately house the City's large renter population. This imbalance between supply and demand contributes to 86 percent of large renter households living in overcrowded housing.

Figure 5: Overcrowding in Renter-Occupied Housing Units



2.5 Housing Cost and Affordability

Housing problems directly relate to the cost of housing in a community. If housing costs are relatively high in comparison to household income, a correspondingly high prevalence of housing cost burden and overcrowding occurs. This section evaluates the cost of the rental and for-sale housing stock in Long Beach to lower-income households.

Owner-Occupied Housing Costs

Using 2007 data from Data Quick, sales data was also divided into eight housing submarkets, to illustrate how housing prices vary throughout Long Beach. As shown in Figure 6, these housing market areas are as follows: Anaheim Corridor, Belmont Shore, Bixby Knolls, Downtown, and Central, East, North and West Long Beach. The median price for single-family homes ranges from $370,000 for a one-bedroom unit up to $820,000 for a larger, five-bedroom home. Belmont Shore is the most expensive subarea, with a median sales price of $833,000. Median home price in Bixby Knolls and East Long Beach was around $585,000. Homes in the remaining areas of Anaheim Corridor, Central Long Beach, North, West, and Downtown range from a median of $420,000 to $465,000.

The median price for condominiums ranged from $299,000 for a one-bedroom unit to a median price of $543,000 for a three-bedroom condo. Again, Belmont Shore and East Long Beach are the most expensive areas with the median price of a condominium around $395,000. Median-priced condominiums found in Bixby Knolls, the Anaheim Corridor, Downtown, and Central Long Beach range from $325,000 to $360,000. Condominiums in North and West Long Beach have the lowest median prices at around $250,000.

Figure 6: Median Sales Price of Homes and Condominiums

However, the housing market has substantially changed in the last year. To obtain current information on home sales, Data Quick data were reviewed. According to Data Quick, 2,696 homes (including condominiums) were sold in Long Beach in 2008. The median prices for these homes varied by zip code and type of home (Table 11), but ranged from $123,000 to $482,000 for condominiums and $253,000 to $865,000 for single-family homes. These median prices, however, represented significant decreases (of up to 50%) from the previous year. By May 2009, home prices in Long Beach dropped even further. Median home prices in the City now range from $55,000 to $355,000 for condominiums and $104,000 to $588,000 for single-family homes.

Table 11: Home Sales Prices

Zip Code	Number of SF Home Sales		Median Price		% Change		Number of Condo Sales		Median Price		% Change	
	2008	May 2009	2008	May 2009	2007-2008	May 2008-May 2009	2008	May 2009	2008	May 2009	2007-2008	May 2008-May 2009
90802	25	3	$305,000	$104,000	-27.4%	-76.4%	280	32	$275,000	$215,000	-20.3%	-37.5%
90803	131	11	$865,000	$655,000	-10.4%	-29.2%	97	10	$482,000	$330,000	7.7%	-40.6%
90804	72	5	$377,000	$285,000	-26.0%	-24.1%	66	10	$243,000	$141,000	-28.9%	-46.0%
90805	439	54	$275,000	$215,000	-34.5%	-24.7%	13	3	$185,000	$60,000	-26.0%	-85.4%
90806	142	17	$350,000	$285,000	-24.7%	-26.0%	7	1	$322,000	$341,000	-11.2%	-6.4%
90807	249	14	$460,000	$414,000	-20.0%	-21.2%	70	12	$240,000	$175,000	-30.9%	5.4%
90808	386	26	$490,000	$460,000	-16.5%	-13.6%	6	n/a	$308,000,	n/a	-27.3%	n/a
90810	181	17	$290,000	$256,000	-37.0%	-19.7%	18	3	$123,000	$55,000	-49.8%	n/a
90813	51	8	$253,000	$160,000	-39.8%	-41.2%	37	10	$165,000,	$116,000	-46.3%	44.7%
90814	66	4	$606,000	$588,000	-13.5%	-16.3%	59	8	$290,000	$237,000	-18.9%	-27.4%
90815	260	24	$500,000	$440,000	-16.0%	-12.4%	41	4	$310,000	$355,000	-20.5%	22.0%
Total	**2,002**	**183**					**694**	**25**				

Renter-Occupied Housing Costs

The Long Beach Housing Authority maintains a database of rents charged for a cross section of multi-family and single-family homes in the City. A summary of this database is provided below in Table 12. According to this Housing Authority survey, average rents range from $1,151 to $1,547, depending on housing unit type. Rents also vary by location. In a beachside neighborhood located within zip code 90802, rents average $1,159. Available rentals in that area are made up of predominantly apartments and condominiums/townhomes. A Belmont Shores neighborhood, located within zip code 90814, had an equal mix of apartments, condos/townhomes, single-family homes and duplexes available for rent, with an average rent of $1,362. Downtown area neighborhoods in the City also had a wide variety of housing types available for rent. Average rents in one downtown neighborhood, located within zip code 90813, were $1,295.

Table 12: Housing Authority Rent Survey

Unit Type	# of Units	Average Rent	Minimum Rent	Maximum Rent
Apartment	354	$1,206	$400	$2,000
Condo/Townhouse	128	$1,215	$525	$1,995
Duplex	157	$1,151	$400	$2,300
House	239	$1,547	$450	$5,000

Source: Long Beach Housing Authority, 2007.

To supplement this data, and provide a benchmark for rents for rental units available Citywide, rental listings from www.rentslicer.com were reviewed. Table 13 summarizes the rental housing rates in the City in the spring of 2009. According to this data, rents vary significantly depending on unit type. Understandably, single-family homes, usually larger in size and offer private open space, command the highest rents.

Table 13: Apartment Rental Rates

Unit Type	# of Units Listed	Average Rent
Single-Family Home	92	$1,618
Apartment	614	$1,516
Condo/Townhouse	107	$1,439
Loft	11	$1,432
Duplex	28	$1,409
Cottage	2	$1,200
Studio	81	$764
Bachelor	2	$687

Source: Rentslicer.com, accessed April 2009.

Housing Affordability

The cost of housing in a community is directly correlated to the number of housing problems and affordability issues. High housing costs can price lower-income families out of the market, cause extreme cost burdens, or force households into overcrowded or substandard conditions. However, housing affordability alone is not necessarily a fair housing issue. Fair housing concerns may arise only when housing affordability interacts with factors covered under the fair housing laws, such as household type, composition, and race/ethnicity.

Comparing the cost of housing in Long Beach to the maximum housing costs affordable to households of different income levels determines the affordability of the housing stock in the City. This information provides a picture of the size and type of housing available for each income group, and indicates which households would likely experience overcrowding or housing cost burden.

HUD conducts annual household income surveys to determine the maximum payments that are affordable for different household income groups. In evaluating affordability, the maximum affordable price refers to the maximum amount that could be afforded by households in the upper range of their respective income categories. Table 14 shows the annual household income by household size and generally, the maximum affordable housing payment based on the standard of

30% to 35% of household income. General cost assumptions for utilities, taxes, and property insurance are also shown.

Table 14: Housing Affordability

Household	Annual Income	Affordable Costs (All Costs)		Estimated Utility Allowance		Taxes and Insurance	Affordable Rent	Affordable Home Price
		Rental Costs	Ownership Costs	Renters	Owners			
Extremely Low Income (0-30% AMI)								
1-Person	$16,650	$416	$416	$119	$217	$83	$297	$41,189
2-Person	$19,050	$476	$476	$140	$229	$95	$336	$51,124
3-Person	$21,400	$535	$535	$165	$241	$107	$370	$60,852
4-Person	$23,800	$595	$595	$165	$253	$119	$430	$70,787
5-Person	$25,700	$643	$643	$227	$263	$129	$416	$78,652
Low Income (31-50% AMI)								
1-Person	$27,750	$694	$694	$119	$273	$139	$575	$87,138
2-Person	$31,700	$793	$793	$140	$293	$159	$653	$103,490
3-Person	$35,700	$893	$893	$165	$313	$179	$728	$120,048
4-Person	$39,650	$991	$991	$165	$332	$198	$826	$136,400
5-Person	$42,800	1,070	$1,070	$227	$348	$214	$843	$149,439
Moderate Income (51-80%)								
1-Person	$44,400	$1,110	$1,110	$119	$356	$222	$991	$156,063
2-Person	$50,750	$1,269	$1,269	$140	$388	$254	$1,129	$182,349
3-Person	$57,100	$1,428	$1,428	$165	$420	$286	$1,263	$208,635
4-Person	$63,450	$1,586	$1,586	$165	$451	$317	$1,421	$234,922
5-Person	$68,550	$1,714	$1,714	$227	$477	$343	$1,487	$256,034
Middle Income (81-120% AMI)								
1-Person	$52,150	$1,304	$1,521	$119	$438	$304	$1,185	$224,124
2-Person	$59,600	$1,490	$1,738	$140	$482	$348	$1,350	$260,104
3-Person	$67,050	$1,676	$1,956	$165	$525	$391	$1,511	$296,084
4-Person	$74,500	$1,863	$2,173	$165	$569	$435	$1,698	$332,064
5-Person	$80,450	$2,011	$2,346	$227	$603	$469	$1,784	$360,800

Assumptions: HCD income limits, 2009; Health and Safety code definitions of affordable housing costs (between 30 and 35% of household income depending on tenure and income level); HUD utility allowance; 20% of monthly affordable cost for taxes and insurance; 10% down payment; and 5% interest rate for a 30-year fixed-rate mortgage loan. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance.
Source: State Department of Housing and Community Development Income Limits, 2009.

2.6 Housing Problems

Housing Cost Burden (Overpayment)

State and federal standards specify that a household experiences a housing cost burden if it pays 30% or more of its gross income on housing. A severe housing cost burden is when a household pays 50% of more of its gross income on housing.

In Long Beach, housing cost burden is more prevalent among renter-households (46%) than owner-households (32%). Renter-households were also more likely to experience severe housing cost burden, with 24% of renters experiencing severe housing cost burden compared to 12% of owners. Housing cost burden typically is linked to income levels. Cost burden by lower income households occurs when housing costs increase faster than income.

According to American Community Survey data, between 2005 and 2007, 43% of owner-occupied households in Long Beach spent more than 30% of their household income on housing and 16% spent more than 50% of their household income on housing costs. By contrast, approximately 54% of renter-households overpaid for housing and 27% severely overpaid.

Table 15: Housing Overpayment

Overpayment	1990		2000		
	Households	%	Households	%	L.A. Co. %
Owners					
>30% Household Income	14,254	27%	17,263	32%	35%
>50% Household Income			6,455	12%	14%
Renters					
>30% Household Income	45,109	50%	42,126	46%	46%
>50% Household Income			21,912	24%	23%

Source: Bureau of the U.S. Census, 1990 and 2000.
Note: >50% Household Income is a subset of >30% Household Income

Housing Conditions

Assessing housing conditions in the City can provide the basis for developing policies and programs to maintain and preserve the quality of the housing stock. Housing age can indicate general housing conditions within a community. Housing is subject to gradual deterioration over time. Deteriorating housing can depress neighboring property values, discourage reinvestment, and eventually impact the quality of life in a neighborhood.

Most residential structures over 30 years of age will require minor repair and modernization improvements, while units over 50 years of age are more likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. Generally, a housing unit exceeds its useful life after 70 years of age if not properly maintained.

Table 16 summarizes the age distribution of Long Beach's occupied housing stock by owner/renter tenure. Among owner-occupied housing, over 80% of units were constructed prior to 1970, largely a reflection of the community's numerous Post World War II subdivisions. 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 16: Age of Housing Stock

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
1990-2000	4,201	4%	2,536	4%	4%
1980-1989	10,440	11%	4,127	6%	9%
1970-1979	15,772	17%	5,776	9%	13%
1960-1969	18,434	19%	6,956	10%	16%
1950-1959	17,794	19%	20,094	30%	23%
1940-1949	12,879	13%	15,010	22%	17%
1939 or earlier	16,666	17%	12,472	19%	18%
Total	**96,136**	**100%**	**66,971**	**100%**	**100%**

Source: Bureau of the Census, 2000.

Lead-Based Paint

In 2008, the City of Long Beach had approximately 174,993 housing units, nearly 33% (57,027 units) of which were constructed before 1950. Lead-based paint, containing up to 50% lead, was in common use through the 1940s. Although the use and manufacture of interior lead-based paint declined during the 1950s, exterior lead-based paint and some interior lead-based paint continued to be available until the mid1970s until Congress banned it in 1978. Lead-based paint is still available for industrial, military, and marine use and occasionally ends up being used in homes.

About one-half of the City's pre-1950 housing stock is located in low income census tracts. This housing is characterized by renter-occupied units in poor condition, including deteriorating interior and exterior paint on walls and surfaces, mold and mildew, wall openings, leaking roofs, malfunctioning heaters, and unsafe windows. An estimated 30,000 residential units in low income housing census tracts are poorly maintained and have extensive environmental hazards.

The issue of lead-based paint in housing is recognized as a fair housing concern because of the overconcentration of housing containing lead-based paint in low income neighborhoods coupled with the over-representation of protected class groups residing in these neighborhoods. Table 17 compares the number of housing units in the City with potential lead-based paint hazards by income level. While the incidence of lead-based paint in lower income units is high (81%), the proportion of units for moderate income or above with lead-based paint is even higher (89%), indicating that the incidence of lead-based paint is not related to income level, but the prevalence of older housing units in the City. However, because minority households are concentrated among the lower income group, tend to reside in dilapidated housing, and have less financial resource to address lead-based paint hazards, the prevalence of lead-based paint hazards among lower income households is a potential concern.

Table 17: Housing Units with Lead-Based Paint (LBP)

	Number of Housing Units	Number with LBP	Percent
Lower Income Units	46,035	37,081	81%
Moderate Income or Above Units	125,624	111,885	89%
Total Housing Units	**171,659**	**148,966**	**87%**

Source: Bureau of the Census, 2000.
Notes: Income level determined by median income of census tract block group. Housing units in block groups with a median income less than 50% of the 2000 AMI ($26,050) were considered lower-income housing units.

Children under the age of six are particularly vulnerable to lead poisoning both because they are more likely to ingest lead in housing situations and because ingested lead can adversely affect the development of children's brains, central nervous systems, and other organ systems. Recent studies have shown that simply breathing dust particles that are in the air because of the opening and closing of lead-based painted windows can be just as hazardous as the "ingestion" of lead paint. Nearly 5%, almost 1 million, American children ages one to five suffer from lead poisoning. The rates are much higher among low income children and Black children living in older housing. The importance of this issue has raised questions concerning lead based paint and the requirements of the Fair Housing Act, particularly as it relates to rental housing for families with children.

First, it is illegal under the Fair Housing Act to not rent to families with children, unless the landlord is otherwise exempt for instance, as housing for older persons. Case law has stated that a landlord cannot discourage a potential tenant or determine for them that a property is safe or unsafe for their children. Examples include: steep stairways, steep balconies, busy streets and the presence of dangerous equipment. Case law has determined that it is up to the parent to determine if a situation is appropriate for their children, not for the landlord to make that determination for them. The presence of lead-based paint is a similar situation.

If a unit has not undergone lead hazard control treatments, the housing provider must advise the family of the condition of the unit (see Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992), but may not decline to allow the family to occupy the unit because the family has children. It would also violate the Fair Housing Act for a housing provider to seek to terminate the tenancy of a family residing in a unit where lead-based paint hazards have not been controlled against the family's wishes because of the presence of children in the household.

A housing provider may affirmatively market units where lead-based paint hazards have been removed to families with children. In addition, if a landlord has removed the lead-based paint hazards from certain apartments, those apartments can be set aside specifically for families with children. It is recommended that if the housing provider plans to use this method, that the units chosen for lead-based paint removal be distributed throughout the complex and not segregated to one building or area of the complex.

Since 1995, the City's Department of Health and Human Services has received $20 million in grants to address potential lead-based paint hazards. The City's strategy is designed around the following five-point program: (1) a community education and awareness program; (2) blood testing for young children in families below 200% of the poverty line; (3) housing and environmental inspections; (4) grants and loans for repairs; and (5) a monitoring program. In April 1998, the City initiated a program called the Long Beach Lead-Safe Affordable Housing Program. The program was designed to assess and control lead-based paint hazards in owner-occupied and renter-occupied housing.

Approximately 1,000 units of pre-1950 affordable housing with at-risk populations (children under six years of age) were addressed since inception of the program in 1998.
Since 1995, the City's Health and Human Services Department has sought and received over $13 million in grants to address lead-based paint hazards. The City's strategy is designed around a five-point program including: community education and awareness, blood testing for young children in families below the poverty line, housing and environmental inspections, grants and loans for repair work, and a monitoring program. The City has once again applied for HUD funding for this program and is currently waiting for a response.

Code Enforcement

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. Table 18 below summarizes the number and type of code enforcement violations encountered by City staff during its last fiscal year (2008-2009). In that time, the City closed 9,220 enforcement cases. Approximately 85% of cases (7,794 cases) were for minor property maintenance violations, such as deteriorated paint and roof coverings, overgrown vegetation, abandoned vehicles or other similar blight related conditions. Another 4% of cases (352 cases) were for illegal construction without required permits, and 2% of cases (192 cases) involved substandard conditions, which are oriented towards one or more building code violations not considered dangerous. About 10% (882 cases) of cases were substandard building cases, associated with those structures which are often vacant, accessible and considered dangerous as they have the most serious structural damage. If infractions are not promptly remedied in this case, demolition of the structure may result.

Table 18: Code Enforcement Violations

Code Violation	Total	%	Year Structure Built				
			1900-1932	1933-1949	1950-1979	1980-Present	Not Available
Property Maintenance	7,794	84.5%	3,022	2,299	1,909	399	165
Unpermitted Construction	352	3.8%	136	139	64	10	3
Substandard Conditions	192	2.1%	124	44	13	9	2
Substandard Building	882	9.6%	398	250	178	50	6
TOTAL	**9,220**	**100.0%**	**3,680**	**2,732**	**2,164**	**468**	**176**

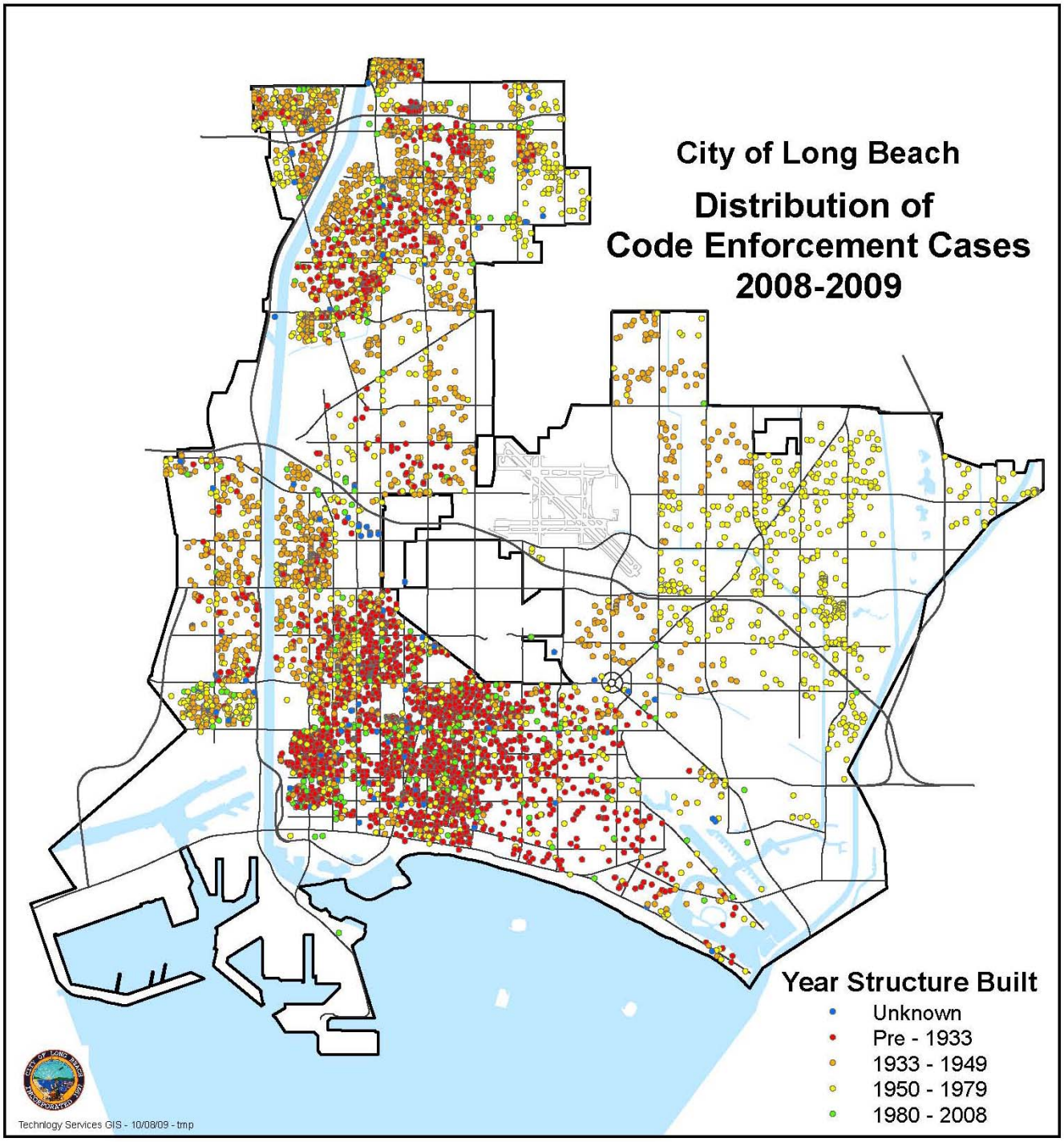
Source: City of Long Beach, 2009.

Concentrations of deteriorated housing are located in the Downtown and in Central Long Beach, and to a lesser degree in North Long Beach. These areas also correspond with high levels of household overcrowding and a predominance of low and moderate income and minority 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. A large portion of the substandard buildings (45%) are over 70 years in age (1932 and older), which may render the rehabilitation of many of these severely substandard properties economically infeasible. More than half (65%) 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.

Figure 7 depicts the location of code violations in Long Beach by year the structure was built. As could be expected, pre-1933 code violations are concentrated in the oldest parts of the City - Downtown and northern Long Beach.

Figure 7: Distribution of Active Code Enforcement Cases



2.7 Assisted Housing

The availability and location of public and assisted housing may be a fair housing concern. If such housing is concentrated in one area of a community, a household seeking affordable housing is limited to choices within the area. Public/assisted housing and housing assistance must be accessible to qualified households regardless of race/ethnicity, disability, or other special characteristics.

Section 8 Rental Assistance

The Housing Authority of the City of Long Beach (HACLB) administers the Section 8 Housing Choice Voucher Program for Long Beach residents. The Section 8 Housing Choice Voucher Program provides rental subsidies to low-income families which spend more than 30% of their gross income on housing costs. With this program, an income-qualified household can use the voucher at any rental complex that accepts Section 8 vouchers. 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). The owner's asking price must be supported by asking rents in the area, and any rental amount in excess of the payment standard is paid for by the tenant.

Based on current HUD regulations, of those new households admitted to the Section 8 program, 75% must have incomes of less than 30% of the area median, while 25% may have incomes up to 50% of the median.

According to the HACLB, 6,670 Long Beach households were receiving Section 8 Housing Choice vouchers in May 2009. Figure 8 illustrates the geographic location of the City's Section 8 households. A majority of the recipients reside in two-bedroom units (43%). As indicated in Table 19, Blacks comprise the majority of Section 8 recipients, followed by Asians. This distribution is inconsistent with the racial/ethnic composition of income-eligible households (50% or less of AMI) in the City (Table 20). At close to 35%, Hispanic households represent the largest group among the lower income households eligible for Section 8 assistance; However, Hispanic households represent the smallest group among the Section 8 voucher recipients. In contrast, both the Asian and Black households' representations among the voucher recipients are almost twice their proportions among the income-eligible households.

Table 19: Section 8 Vouchers

Race/Ethnicity	Bedrooms						Total
	Studio	1-Bed	2-Bed	3-Bed	4-Bed	5-Bed+	
Black	83	1,051	1,602	620	87	19	3,462
American Indian/Alaska Native	2	13	7	8	0	0	30
Asian	5	212	742	485	85	17	1,546
Hispanic	25	233	284	143	27	11	723
White	88	540	200	47	8	1	884
Native Hawaiian/Pacific Islander	0	9	8	6	2	0	25
Total	**203**	**2,058**	**2,843**	**1,309**	**209**	**48**	**6,670**

Source: Housing Authority of the City of Long Beach, 2009.

Figure 8: Section 8 Housing Assistance

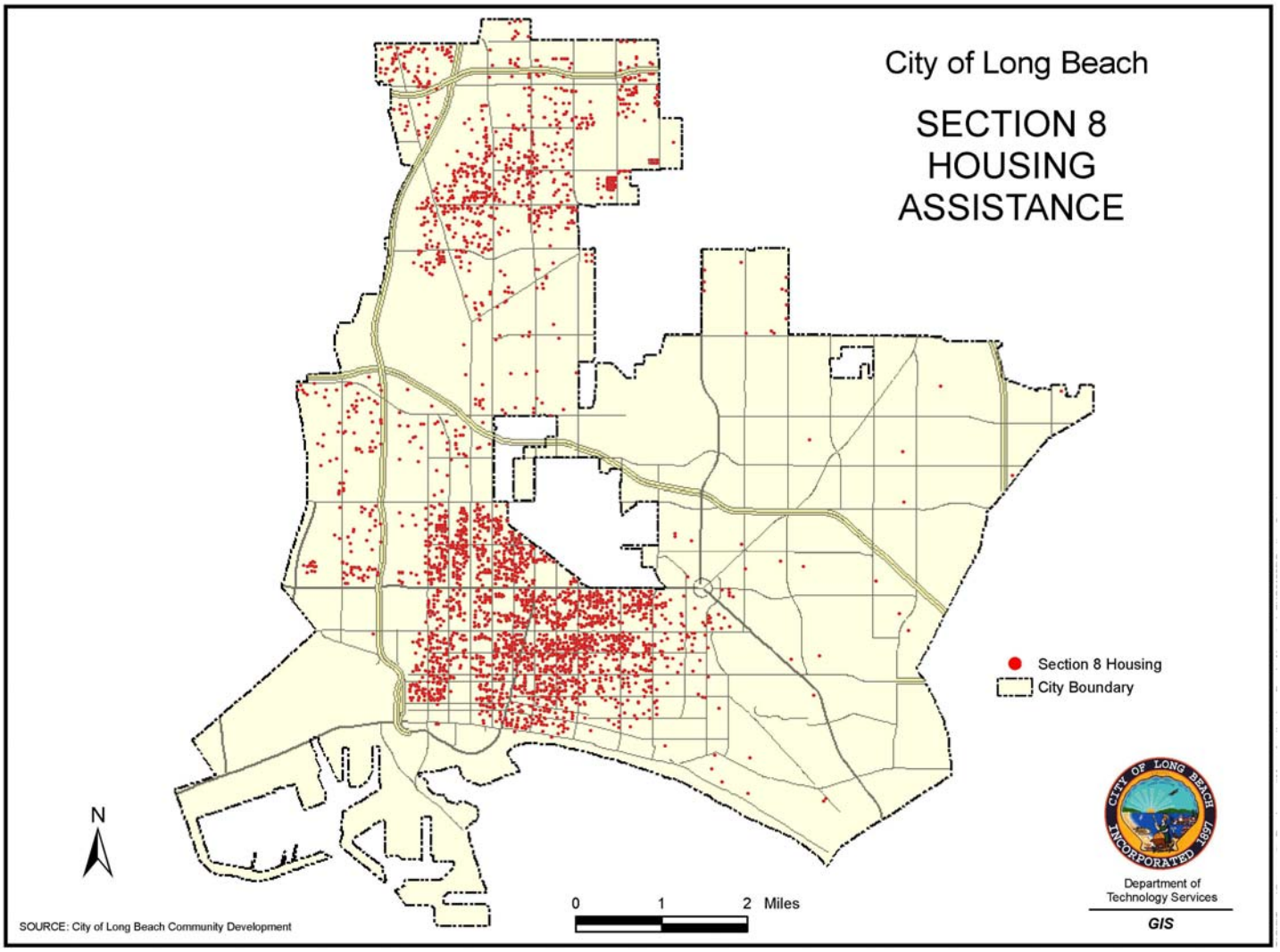


Table 20: Section 8 Recipients by Race and Ethnicity

Race/Ethnicity	% of Section 8 Recipients	% of Income Eligible Households
Black	51.9%	28.9%
American Indian/Alaska Native	0.4%	0.4%
Asian	23.2%	10.9%
Hispanic	10.8%	34.6%
White	13.3%	20.5%
Native Hawaiian/Pacific Islander	0.4%	0.9%

Sources:
1. Housing Authority of the City of Long Beach, 2009.
2. HUD CHAS Databook based on 2000 Census, 2009.

The racial/ethnic composition of voucher recipients reflects the City's historical development and migration patterns of various groups. Blacks were among the earliest residents of Long Beach, followed by the immigration of Vietnamese, Cambodians, and other Asian groups during the 1970s and 1980s. Influx of Latinos occurred primarily during the last 20 years. As a household can continue to receive Section 8 voucher assistance as long as it remains income-eligible, many early Section 8 recipients have remained in the system. In recent years, Congressional appropriations for the Section 8 program have not kept up in pace with needs. Therefore, newer residents in the City have more difficulty in obtaining Section 8 assistance, as evidenced by the long waiting list. Table 21 describes the household characteristics of these 6,670 voucher holders, as well residents on the Section 8 waiting list. Nearly one-half (48%) of the City's Section 8 recipients have a disabled head of household.

Table 21: Characteristics of Long Beach Section 8 Recipients

Household Type	Households with Vouchers		Households on Waiting List	
	Number	Percent	Number	Percent
Total	**6,670**	**100%**	**8,093**	**100%**
Disabled Heads of Household	3,190	48%	2,768	34%
Elderly Heads of Household	1,295	19%	630	8%
Large Households (5+ members)	857	13%	221	3%

Note: Household Type categories are not mutually exclusive.
Source: Housing Authority of the City of Long Beach, May 2009.

Affordable Housing Projects

Apartment projects can receive housing assistance from a variety of sources to ensure that rents are affordable to lower-income households. In exchange for public assistance, owners are typically required to reserve a portion or all of the units as housing affordable to lower income households. The length of use restrictions is dependent upon the funding program.

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, density bonus and Long Beach redevelopment programs. Assisted rental projects include both new construction, as well as rehabilitation projects with affordability

covenants. A total of 4,043 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.

The locations of assisted housing projects are identified in Figure 9, along with the community care facilities (discussed later). Most of the City's affordable housing developments are concentrated in the downtown area partly due to the City's downtown revitalization efforts and partly because the most appropriate locations for affordable housing are where services are concentrated.

Table 22: Inventory of Assisted Housing Developments

Project Name and Address	Tenant Type	Affordable & Total Units	Funding Source(s)	Expiration of Affordability
Park Pacific 714 Pacific Tower	S	157 of 183	Section 8	9/30/2008 Nonprofit Owned
New Hope Home 1150 New York	S/D	140 of 140	Section 8 Section 202/811	5/31/2008 Nonprofit Owned
Federation Tower 3801 E. Willow	S/D	50 of 50	Section 8 Section 202	6/5/2008 Nonprofit Owned
Baptist Gardens 1011 Pine Avenue	S	157 of 200	Section 8 Section 236 (j)(1)	6/30/2008 Nonprofit Owned
Northpointe Apts 5441 Paramount	S/F	167 of 528 526 of 528	Section 8 City of Long Beach	8/31/2008 1/1/2032
Del Amo Gardens 225 Del Amo	S	230 of 230	Section 8 Section 221(d)(3)	8/31/2008 Prepayment Eligible
Scherer Park Apts 4676 LB Blvd	S	58 of 58	Section 8 Section 221(d)(4)	10/29/2008 Nonprofit Owned
Plymouth West 240 Chestnut	S	137 of 196	Section 8 Section 236(j)(1)/202	4/30/2009 Nonprofit Owned
Beachwood Apts. 505 W. 6th Street	S	44 of 45	Section 8	5/31/2009 Nonprofit Owned
Lutheran Towers 2340 4th Street	S/D	92 of 93	Section 8 Section 202/811	1/3/2009 Nonprofit Owned
Covenant Manor 600 E 4th Street	S	100 of 100	Section 8 Section 202	11/20/2009 7/1/2025 Nonprofit Owned
Springdale West 2095 W. Spring St	F	186 of 232	Section 8 Section 221(d)(4)	7/31/2009 Prepayment Eligible
Springdale West III 3095 W. Spring St	F	178 of 180	Section 8	7/31/2009 Prepayment Eligible
Casitas Del Mar 1430-33 E. 17th	F	12 of 48	Section 8	1/27/2011 Non Profit Owned
Almond Apts 461 Almond	F	5 of 5	Replacement Housing Program	2/17/2011 Non Profit Owned
St. Mary's Tower 1120 Atlantic	S/D	148 of 149	Section 8 Section 207/223(f)	2/23/2011 Nonprofit Owned
Pacific Coast Villa 690 E. PCH	F	50 of 50	Section 8	12/31/2013 Prepayment Eligible
Merit Hall Apts. 1035 Lewis Ave	S/D	19 of 20	Section 8 Section 202/162 LBHDC	9/2/2013 9/30/2032 Nonprofit Owned

Table 22: Inventory of Assisted Housing Developments

Project Name and Address	Tenant Type	Affordable & Total Units	Funding Source(s)	Expiration of Affordability
Seamist Tower 1451 Atlantic Blvd.	S	74 of 75	Section 8 Section 202 LBHDC	9/30/2013 1/1/2034 Non Profit Owned
Renaissance Terrace 926 Locust Ave	S/F S	61 of 102 29 of 102	Housing Authority Density Bonus	7/1/2014 Perpetuity
Casa Corazon 408 Elm Avenue	S/D	24 of 24	Section 8/202/162 LBHDC	9/27/2014 9/1/2034 Nonprofit Owned
American Gold 3065 Goldstar	S	139 of 348	Section 8 Section 236(j)(1)	5/1/2015 Nonprofit Owned
Love Manor 1801 E. 68th St.	F	26 of 26	LBHDC/HOME	9/27/2023
Atlantic Apts 240 W. 7th St.	D	29 of 29	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 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	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
Grisham Apts 11 W. 49th St.	F	94 of 96	LBHDC	12/1/2057
Pacific City Lights 1643 Pacific Ave	F	41 of 42	HOME	11/9/2059
Puerto Del Sol 745 W. 3rd St.	F	63 of 64	LBHDC	1/1/2068
Redondo Plaza 645 Redondo	S	40 of 59	Density Bonus	Perpetuity
Magnolia Manor 1128 E. 4th St	S	54 of 54	Density Bonus	Perpetuity
Vintage 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

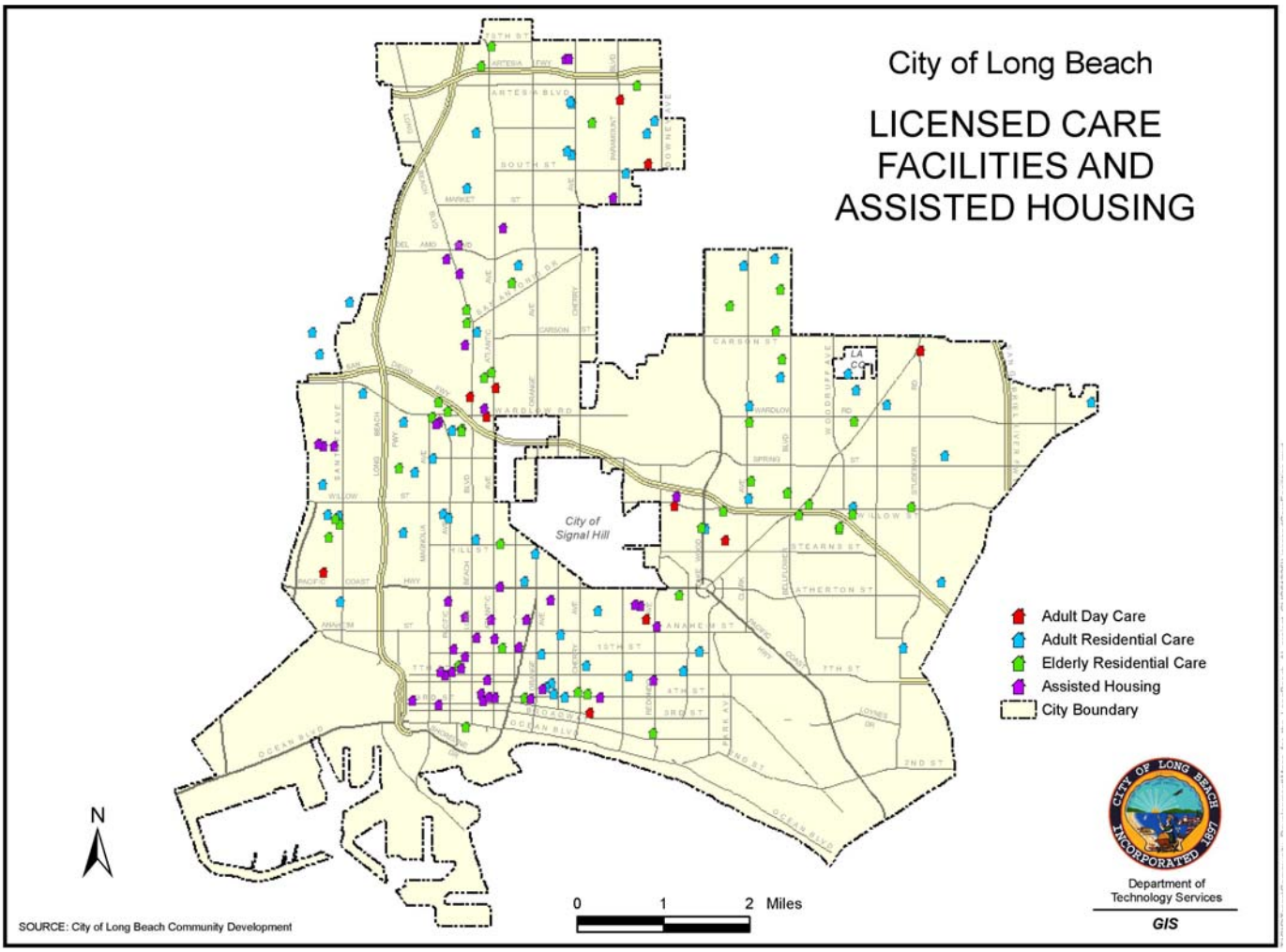
Table 22: Inventory of Assisted Housing Developments

Project Name and Address	Tenant Type	Affordable & Total Units	Funding Source(s)	Expiration of Affordability
Village Chateau 518 E. 4th St.	S	28 of 28	Density Bonus	Perpetuity
Carmelitos Public Housing	S/F	713 of 713	Housing Authority	Perpetuity

Sources:
1. HUD Inventory of Section 8 projects, 2008.
2. California Housing Partnership Corporation, 2008.
3. Housing Services Bureau, 2008.

Tenant Type: S = Senior; F = Family; D = Disabled

Figure 9: Licensed Care Facilities and Assisted Housing



Licensed Community Care Facilities

Persons with special needs, such as the elderly and those with disabilities, must also have access to housing in a community. Community care facilities provide a supportive housing environment to persons with special needs in a group situation. Restrictions that prevent this type of housing represent a fair housing concern.

According to the State of California Community Care Licensing Division of the State's Department of Social Services, there are 112 State-licensed community care facilities located in Long Beach. The locations of these facilities are shown in Figure 9. Long Beach's care facilities are distributed throughout the entire City with visible concentrations located in the City's downtown area and in the northern half of the City.

Table 17 summarizes the facilities by type and capacity. Long Beach currently contains three types of community care facilities: adult day care, adult residential care, and residential care for the elderly. These facilities have a total capacity for 2,892 persons in 24-hour care and 447 adults in day care programs. A majority of the facilities (44) and beds (2,244) are for elderly residential care.

Table 23: Community Care Facilities

Type of Facility	Description	Facilities	
		No.	Capacity
Adult Day Care	Day care programs for frail elderly or developmentally/mentally disabled adults	13	447
Adult Residential Care	Facilities that provide 24-hour non-medical care for disabled adults ages 18 through 59, who are unable to provide for their daily needs	55	648
Residential Care - Elderly	Provides care, supervision, and assistance with activities of daily living for persons older than 60 years of age	44	2,244

Source: State of California Community Care Licensing Division, 2009.
Note: Categories are not mutually exclusive

2.8 Accessibility to Public Transit

Public transit information is important to the analysis of impediments to fair housing, as access to public transit is of paramount importance to households affected by low incomes and rising housing prices. Public transit should link lower income persons, who are often transit dependent, to major employers where job opportunities exist. Access to employment via public transportation can reduce welfare usage rates and increase housing mobility, which enables residents to locate housing outside of traditionally lower- and moderate-income neighborhoods. The lack of a relationship between public transit, employment opportunities, and affordable housing may impede fair housing choice because persons who depend on public transit will have limited choices regarding places to live. In addition, elderly and disabled persons also often rely on public transit to visit doctors, go shopping, or attend activities at community facilities. Public transit that provides a link between job opportunities, public services, and affordable housing helps to ensure that transit-dependent residents have adequate opportunity to access housing, services, and jobs.

In Long Beach, about 7% of employed persons depend on public transportation to go to work. However, according to 2000 Census data, 23% of the City's elderly households (5,858) do not have access to a vehicle and must depend on public transit to get around town. As indicated in Figure 10, nearly all areas of the City are within one-quarter mile of a transit route.

Metro Services

The Los Angeles County Metropolitan Transportation Authority (MTA) provides public transportation services in Long Beach and to other communities throughout Los Angeles County, with linkages to Orange County. For disabled passengers who are unable to use the regular bus service, the MTA-sponsored Access Paratransit Service provides door-to-door transportation in Long Beach.

Long Beach is the southern terminus for the Los Angeles Metro Blue Line light rail corridor. Blue Line trains run from Long Beach City Hall to Downtown Los Angeles. An Amtrak Thruway bus shuttle starting in San Pedro, also serves the City with stops at the Queen Mary and downtown Long Beach, before continuing on to Union Station in downtown Los Angeles, and eventually ending in Bakersfield. Metro currently has two regional bus lines that serve downtown Long Beach:

- Metro 60- which runs from downtown Los Angeles to Artesia Station via Long Beach Boulevard
- Metro 232- which runs from downtown Long Beach to LAX via Sepulveda Boulevard

Metro supports the needs of the disabled community by ensuring that all bus lines are accessible through wheelchair lifts and by ensuring that the rail system is ADA-compliant for passengers with hearing, mobility, and visual impairments. In addition, Metro offers reduced fares to disabled passengers. To assist persons with visual impairments, Metro provides Braille-encoded and large type Metro Flash Books for signaling the correct bus.

Long Beach Transit

Public transportation in Long Beach is provided primarily by Long Beach Transit. Long Beach Transit offers 38 bus routes that provide fast, reliable service to residents in air-conditioned comfort. Each route is computer-scheduled with pick-up points nearly every two blocks and most Long Beach Transit routes run seven days a week. All of Long Beach Transit's routes are wheelchair accessible and connect with the Metro light rail service to Los Angeles, El Segundo and Norwalk. The service also provides access to all of Long Beach's neighboring cities: Carson, Compton, Paramount, Bellflower, Artesia, Cerritos, Hawaiian Gardens, Norwalk, and Seal Beach.

Long Beach Transit also operates specialty Passport Routes that provide access to the City's more popular recreational destinations free of charge. Passport Lines A & D run west of Alamitos Avenue into downtown Long Beach and are free. Trips east of Alamitos Avenue require standard fare. These lines include the following destinations: Long Beach Museum of Art, Belmont Shore, Alamitos Bay Landing, the college campus at CSULB, and Los Altos Market Center. Passport B is a free Hop on and off Village Tour that travels throughout the emerging art neighborhoods of East Village and West Gateway. Stops along this shuttle service include: the Museum of Latin American Art, the Performing Arts Center in Wilmore City, and Broadway. Passport C, also known as the Pine Avenue Link route, serves Pine Avenue, Shoreline Drive, Pine Avenue Circle, the Aquarium and the Queen Mary.

Miscellaneous Transit Services

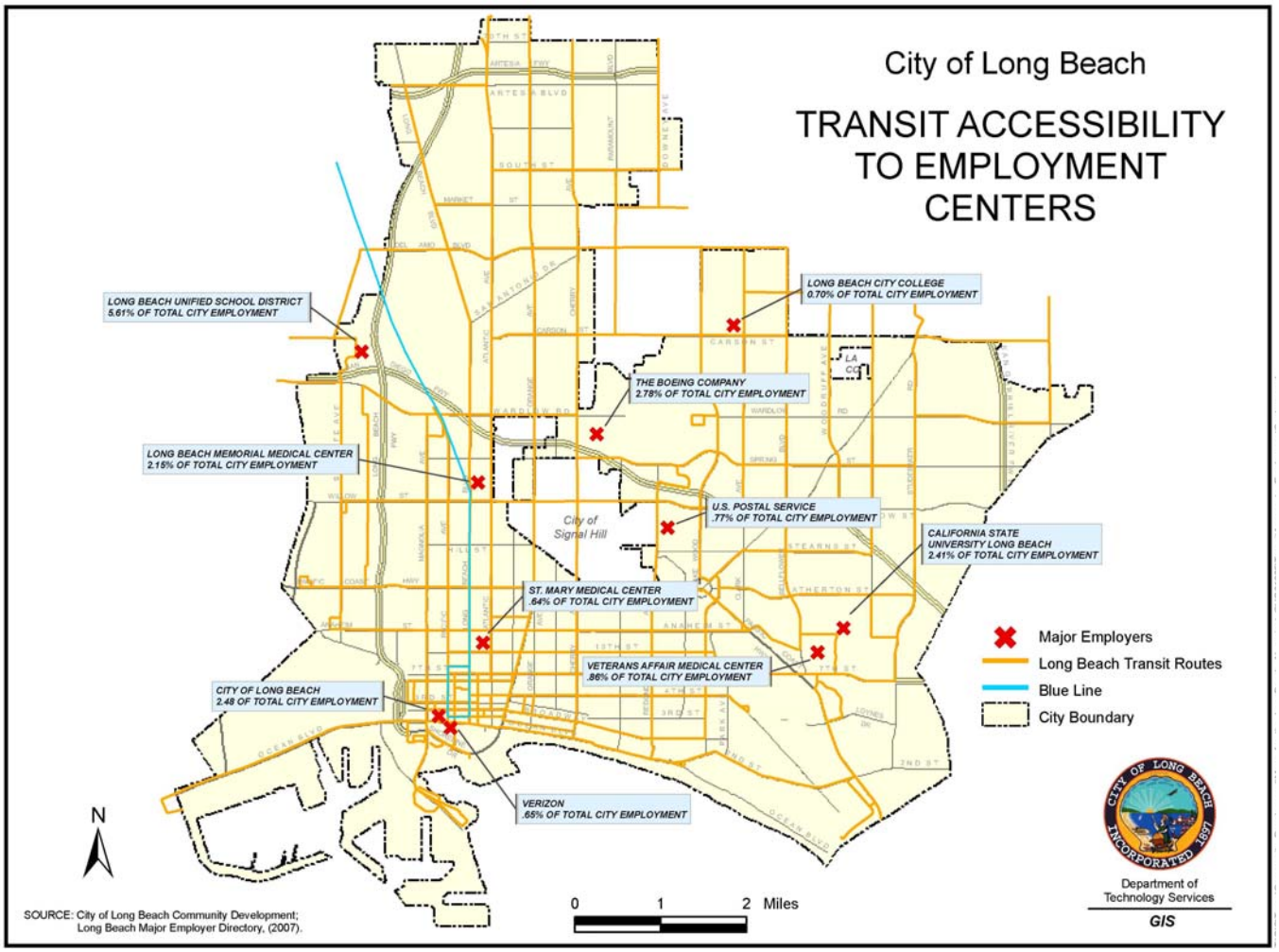
There is also limited bus service to Orange County through Orange County Transportation Authority (OCTA) buses, including Route 1, from Long Beach to San Clemente. Torrance Transit operates one line that travels from downtown Long Beach to the South Bay. The Los Angeles Department of Transportation (LADOT) operates a commuter express service from downtown to San Pedro.

Transit for Persons with Disabilities

Long Beach Transit has contracted with Taxi Systems, Inc. (TSI) to operate the Dial-A-Lift program, a curb-to-curb, shared ride transit service exclusively for the mobility impaired residing in and travelling throughout the cities of Long Beach, Lakewood and Signal Hill. Residents of Long Beach, Lakewood or Signal Hill, who are at least 18 years of age, permanently mobility impaired and unable to board or access the Long Beach Transit fixed route bus system are eligible to apply for Dial-A-Lift membership.

MTA also provides funding to Access Services Incorporated, a paratransit service for individuals whose disabilities prevent them from using regular buses or rail service. Access Paratransit operates seven days a week, from 4:00 A.M. to midnight in most areas of Los Angeles County. This shared ride service operates curb-to-curb and utilizes a fleet of small buses, mini-vans, and taxis. Fares are distance-based. Riders can make trip reservations from 45 minutes to 14 days prior to the pick-up time.

Figure 10: Transit Accessibility to Employment Centers



Major Employers

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.

The type of jobs held by residents of Long Beach remained relatively stable from 1980 to 1990 (Table 25). All occupation types increased significantly (21 percent), but the changes did not greatly alter the relative distribution of any occupation to total employment. However, the 1990s ushered in a new trend where the faster growing occupations were managerial/professional (34% increase), followed by sales/technical/administration (27% increase), service occupation (16% increase) and production/crafts and repair (37% increase). Employment in the Manufacturing/Operators/ Fabricators sector declined by 40% between 1980 and 2000. Table 24 lists the ten largest employers in the City in 2007. Figure 10 shows the location of these major employers in relation to public transportation routes.

Table 24: Major Employers in Long Beach

Business	Number of Employees	Percentage of Total City Employment
Long Beach Unified School District	13,044	5.61%
The Boeing Company	6,455	2.78%
California State University Long Beach	5,605	2.41%
City of Long Beach	5,763	2.48%
Long Beach Memorial Medical Center	5,000	2.15%
Verizon	1,500	0.65%
Long Beach City College	1,636	0.70%
U.S. Postal Service	1,800	0.77%
Veterans Affair Medical Center	2,000	0.86%
St. Mary Medical Center	1,480	0.64%

Source: City of Long Beach Community Development Long Beach Major Employer Directory, 2007.

Changing employment patterns impact housing needs. From 1980 to 2000, the 59% in managerial and professional positions suggests that income levels are increasing for a certain segment of the population, yet declining for those in service-oriented jobs. This trend in employment profiles indicates a polarization of income levels among residents.

Table 25: Employment Profile

Occupation of Residents	1980		1990		2000		% Change 1980-2000
	Persons	Percent	Persons	Percent	Persons	Percent	
Managerial/Professional	40,823	25%	56,860	29%	65,060	34%	59%
Sales/Technical/Admin.	53,625	33%	63,671	32%	51,516	27%	-4%
Service Occupations	21,754	13%	27,346	14%	30,019	16%	38%
Production/Crafts/Repair	20,482	13%	21,284	11%	27,967	15%	37%
Operators/ Labor	24,546	15%	26,049	13%	14,649	8%	-40%
Farming/Forestry/Fishing	1,587	1%	1,908	1%	276	0.1%	-83%
Total	**162,817**	**100%**	**197,118**	**100%**	**189,487**	**100%**	**16%**

Source: Bureau of the Census, 1980-2000.

Table 26 details changes in the employment base of Long Beach between 1992 and 2000. While Los Angeles County's annual average employment rate grew by 1% in these years, the City's average annual employment rate grew by only 0.5%. During this period in Long Beach, similar to the County, services experienced the fastest growth of all the major sectors, a 41% increase; finance/insurance/real estate increased by 33%; and retail trade increased by 25%. Conversely, government employment showed a 10% decline.

In 2000, educational, health and social services, technology and manufacturing, trade and tourism sectors formed the core of the City's local economy. One-third of the labor force was managers or professionals, 27% worked in sales and clerical positions, 16% was in service occupations, 15% worked in production, and 8% in maintenance occupations. Between 1992 and 2000, the City added a net total of 7,000 jobs. However, most of the new jobs were created in the relatively low-paying services (+16,570 jobs) and retail (+5,579 jobs) sectors. Job loss was greatest in the higher paying sectors of aerospace/defense (-16,828 jobs) and government (-2,211 jobs).

Table 26: Change in Employment Levels

Employment Sector	1992	2000	Change	Percent Change
Agriculture & Mining	1,850	1,392	-458	-25%
Construction	5,840	6,731	891	15%
Manufacturing	9,498	10,609	1,111	12%
Transportation & Public Utilities	11,381	11,246	-135	-1.2%
Wholesale Trade	9,097	9,418	321	4%
Retail Trade	22,613	28,192	5,579	25%
Finance/Insurance & Real Estate	7,351	9,798	2,447	33%
Services	40,207	56,777	16,570	41%
Government	21,283	19,072	-2,211	-10%
Unclassified/Confidential	37,253	20,425	-16,828	-45%
Total	**166,373**	**173,660**	**7,287**	**4.4%**

Source: California Employment Development Department, 1992 and 2000.

According to the California Employment Development Department, Los Angeles County is projected to have a 10% growth in jobs between 2004 and 2014. While manufacturing jobs are

projected to decline by 12%, administrative and education sectors are projected to grow by 25%, followed closely by health care and social services with a 24% increase. Professional business services and the leisure and hospitality sectors are both projected to increase by 18%, and retail by 16%. The increases in education, health care and social services, leisure and retail are positive trends for Long Beach where these sectors are make up most of the core of the local economy.

Accessibility of Public and Community Facilities

Many lower income, elderly, and disabled persons depend on public transit to access employment centers, hospitals and clinics, community centers, public facilities, and schools. Figure 10 shows that nearly all parts of the City are located within one-quarter mile of a transit line. In addition to the geographic locations of public facilities in relation to public transit routes, accessibility issues also relate to the individual structures. The City of Long Beach working in partnership with the Citizens' Advisory Commission on Disabilities evaluated all public facilities for compliance with the ADA and produced an ADA Transition Plan that identifies necessary improvements and estimated the time frame and cost involved with completion of these improvements. The ADA Transition Plan identifies millions of dollars in improvements needed to ensure all public facilities are ADA compliant. The City committed $600,000 CDBG funding annually towards ADA compliance for the past ten years. Long Beach has completed the majority of the major projects in City facilities and public parks.

Facilities and infrastructure identified by the ADA Transition Plan are located throughout the City and are within all City departments and districts. To date, the City's ADA Compliance Officer and the Project Management Division of the Facilities Bureau undertook the facilities portion of the Transition Plan. By Fiscal Year 2007, 95% of all City ADA facilities identified have been addressed and/or completed. New projects for Fiscal Year 2008, funded by the General Fund, include ADA upgrades for Orizaba Park, Somerset Park, Ramona Park, Rose Park, Special Services Building, Claremont Beach Launch Ramp, Fire Museum and the Fire Department's Training Center.

The City has several citywide programs to improve public and community facilities. Some of the facilities and programs serving low and moderate income households as well as persons with special needs are owned and operated by nonprofit organizations.

> **ADA Improvements**. The City implements an annual plan to bring public facilities and parks into compliance with the Americans with Disabilities Act (ADA). Typical improvements include restroom upgrades, elevators and curb cuts.
>
> **Parks and Recreation Improvements**. The Parks, Recreation and Marine Department implements a program to expand and upgrade its facilities. Several of these programs involve parks located in Neighborhood Improvement Strategy (NIS) areas (described later).
>
> **Nonprofit Assistance Program**. On an annual and competitive basis, the City makes funds available to nonprofit agencies providing a community benefit or serving a defined clientele. These funds can be used for facility improvements with a particular focus on correcting code violations and physical upgrades that enhance service.

In a built out urban environment such as Long Beach, infrastructure improvements are largely a function of public sector investments and activities. The City is not alone among California cities which are constantly constrained by limited or diminishing funding but increasing needs for capital

improvements. The poorest areas if the City are usually the oldest areas that require major, as opposed to routine, infrastructure improvements. The high population density of these areas places a high demand on the deteriorating infrastructure, which further exacerbates the need for improvements. The high cost of making these improvements in low and moderate income areas often warrants the use of CDBG funds.

Through the capital improvement planning (CIP) process, the City prioritizes needed infrastructure improvements throughout the City and allocates funding to pursue improvement projects. Water and sewer improvements are provided using funding sources other than CDBG funds. Some street and sidewalk improvements, particularly those related to improving accessibility, are funded under the CDBG program.

Chapter 3: Lending Practices

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home. Lending policies and requirements related to credit history, current credit rating, employment history, and general character of applicants permit lenders to use a great deal of discretion and in the process deny loans even though the prospective borrower would have been an acceptable risk. This chapter reviews the lending practices of financial institutions and the access to home loans for minorities and all income groups.

3.1 Background

Discriminatory practices in home mortgage lending have evolved in the last five to six decades. In the 1940s and 1950s, racial discrimination in mortgage lending was easy to spot. From government-sponsored racial covenants to the redlining practices of private mortgage lenders and financial institutions, minorities were denied access to home mortgages in ways that severely limited their ability to purchase a home. Today, discriminatory lending practices are more subtle and tend to take different forms. While mortgage loans are readily available in low income minority communities, by employing high-pressure sales practices and deceptive tactics, some mortgage brokers push minority borrowers into higher-cost subprime mortgages that are not well suited to their needs and can lead to financial problems. Consequently, minority consumers continue to have less-than-equal access to loans at the best price and on the best terms that their credit history, income, and other individual financial considerations merit.

Legislative Protection

The passage of the Community Reinvestment Act (CRA) in 1977 was designed to improve access to credit for all members of the community. The CRA is intended to encourage regulated financial institutions to help meet the credit needs of entire communities, including low and moderate income neighborhoods. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.

In tandem with the CRA, the Home Mortgage Disclosure Act (HMDA), initially enacted in 1975 and substantially expanded in 1989, required banks to disclose detailed information about their mortgage lending. The law aimed to curb discrimination in such lending to create more equal opportunity to access credit. The disclosure requirement compelled banks, savings and loan associations, and other lending institutions to report annually the amounts and geographical distribution of their mortgage applications, origins, and purchases disaggregated by race, gender, annual income, and other characteristics. The data, collected and disclosed by the Federal Financial Institutions Examination Council, were made available to the public and to financial regulators to determine if lenders were serving the housing needs of the communities where they were located.

Detailed HMDA data for conventional and government-backed home purchase and home improvement loans in Long Beach are presented in Table 27 through Table 40. HMDA data provides some insights regarding the lending patters that exist in a community. However, the data are only an indicator of potential problems; the data lack the financial details of the loan terms to conclude definite redlining or discrimination.

Conventional versus Government-Backed Financing

Conventional financing involves market-rate loans provided by private lending institutions such as banks, mortgage companies, savings and loans, and thrift institutions. To assist lower and moderate income households that may have difficulty in obtaining home mortgage financing in the private market due to income and equity issues, several government agencies offer loan products that have below market rate interests and are insured ("backed") by the agencies. Sources of government-backed financing include loans insured by the Federal Housing Administration (FHA), the Department of Veterans Affairs (VA), and the Rural Housing Services/Farm Service Agency (RHA/FSA). Often government-backed loans are offered to the consumers through private lending institutions. Local programs such as first-time homebuyer and rehabilitation programs are not subject to HMDA reporting requirements.

Typically, low income households have a much better chance of getting a government-assisted loan than a conventional loan. However, the recent lending market offered sub-prime loan options such as zero percent down, interest-only, and adjustable loans. As a result, government-backed loans have been a less attractive option for many households. With the recent difficulties in the sub-prime housing market, however, this option is no longer available, and many households are facing foreclosure. In response, the federal government in September 2007 created a government-insured foreclosure avoidance initiative, FHASecure, to assist tens of thousands of borrowers nation-wide in refinancing their sub-prime home loans. As government-backed loans are again publicized and sub-prime loans are less of an option to borrowers, the increased use of government-backed loan applications is likely. However, expanded marketing to assist potential homeowners in understanding the requirements and benefits of these loans may be necessary.

3.2 Conventional Home Loans

Home Purchase Loans

According to the 2007 HMDA data[3], 8,112 households applied for conventional home purchase loans to purchase homes in Long Beach during that year (Table 28). Nearly twice as many households applied for conventional home loans in 2003 (Table 27). The overall approval rate in 2007 was 56%, and the denial rate was approximately 23%. This approval rate was lower than the 61% rate of approval in the Los Angeles-Long Beach-Glendale Metropolitan Statistical area at large, of which Long Beach is a part. The approval rate for home loans in 2003 was similar to the approval rates in recent years (57%) but the denial rate was significantly lower (11%).

[3] The 2007 HMDA data is the most recent data available at the writing of this report; 2008 HMDA data will not be available until end of August.

Table 27: Disposition of Conventional Home Purchase Loan Applications by Race of Applicant - 2003

Race/Ethnicity	Total		Approved		Denied		Withdrawn or Closed		Loans Purchased	
	#	%	#	%	#	%	#	%	#	%
Hispanic	2,912	18.3%	1,807	62.1%	466	16.0%	273	9.4%	366	12.6%
Native American	35	0.2%	26	74.3%	4	11.4%	4	11.4%	1	2.9%
Asian	1,406	8.8%	907	64.5%	193	13.7%	141	10.0%	165	11.7%
Black	1,104	6.9%	641	58.1%	189	17.1%	130	11.8%	144	13.0%
White	5,821	36.5%	4,046	69.5%	579	9.9%	501	8.6%	695	11.9%
Joint	550	3.4%	367	66.7%	43	7.8%	74	13.5%	66	12.0%
Other	251	1.6%	161	64.1%	28	11.2%	29	11.6%	33	13.1%
Not Available	3,875	24.3%	1,207	31.1%	308	7.9%	274	7.1%	2,086	53.8%
Total	**15,954**	**100.0%**	**9,162**	**57.4%**	**1,810**	**11.4%**	**1,426**	**8.9%**	**3,556**	**22.3%**

Source: HMDA data, 2003.
Note: Applicants who filed joint applications can be of different racial backgrounds; however, HMDA data does not provide means of identifying the racial backgrounds of joint applications.

The "Loans Purchased" represents those loans that were approved/originated by one lender but were sold to another lender. These loans usually apply to subprime loans. In 2007, Asian and Hispanic applicants had more loans that were "purchased" compared to other groups. In 2003, the proportions of loans purchased were fairly comparable among all groups.

Table 28: Disposition of Conventional Home Purchase Loan Applications by Race of Applicant - 2007

Race/Ethnicity	Total		Approved		Denied		Withdrawn or Closed		Loans Purchased	
	#	%	#	%	#	%	#	%	#	%
Hispanic	2,769	34.1%	1,412	51.0%	727	26.3%	367	13.3%	263	9.5%
Native American	34	0.4%	15	44.1%	13	38.2%	1	2.9%	5	14.7%
Asian	787	9.7%	416	52.9%	190	24.1%	105	13.3%	76	9.7%
Black	891	11.0%	411	46.1%	267	30.0%	149	16.7%	64	7.2%
Pacific Islander	145	1.8%	76	52.4%	38	26.2%	22	15.2%	9	6.2%
White	3,230	39.8%	2,067	64.0%	530	16.4%	302	9.3%	331	10.2%
2+ Races	1	0.0%	1	100.0%	0	0.0%	0	0.0%	0	0.0%
Joint	114	1.4%	78	68.4%	21	18.4%	6	5.3%	9	7.9%
Not Available	141	1.7%	65	46.1%	51	36.2%	8	5.7%	17	12.1%
Total	**8,112**	**100.0%**	**4,541**	**56.0%**	**1,837**	**22.7%**	**960**	**11.8%**	**774**	**9.5%**

Source: HMDA data, 2007.
Note: Applicants who filed joint applications can be of different racial backgrounds; however, HMDA data does not provide means of identifying the racial backgrounds of joint applications.

Among ethnic groups, Hispanics had the highest proportion of loan applications in 2007, with just over 34% of total applications, followed by Blacks with 11%, and Asians with 10%. The high proportion of applications from Hispanics is consistent with the large Hispanic population in the

community. Similarly, the percentage of applications from Hispanic households is proportional to the City's population of Hispanic households. However, White households comprised only 33% of the City's population in 2000 but accounted for about 40% of all loan applications in 2007. In 2003, Hispanics made up only 18% of total applicants, while Asians made up 9%, followed by Blacks at 7%. The proportion of White applicants in 2003 was at 37%. Approval rate was the lowest among Black applicants in both 2003 and 2007.

The majority (86%) of loan applications in 2007 were received from households earning 120% or more than the median income (Table 30). This income group also submitted the majority of loan applications in 2003 (Table 29). Approval rates were the highest for households in this income category in both 2003 and 2007. Households earning less than 50% of the median income had the lowest approval rates and the highest rates of denial or withdrawal/closed for incompleteness.

Table 29: Disposition of Conventional Home Purchase Loan Applications by Income of Applicant - 2003

Income	Total		Approved		Denied		Withdrawn or Closed		Loans Purchased	
	#	%	#	%	#	%	#	%	#	%
< 50%	136	0.9%	65	47.8%	41	30.1%	22	16.2%	8	5.9%
50%-80%	657	4.1%	365	55.6%	147	22.4%	72	11.0%	73	11.1%
80%-100%	1,141	7.2%	723	63.4%	182	16.0%	105	9.2%	131	11.5%
100%-120%	1,466	9.2%	934	63.7%	174	11.9%	151	10.3%	207	14.1%
120%+	10,085	63.2%	6,739	66.8%	1,179	11.7%	949	9.4%	1,218	12.1%
Not Available	2,469	15.5%	336	13.6%	87	3.5%	127	5.1%	1,919	77.7%
Total	**15,954**	**100%**	**9,162**	**57.4%**	**1,810**	**11.3%**	**1,426**	**8.9%**	**3,556**	**22.3%**

Source: HMDA data, 2003.

Table 30: Disposition of Conventional Home Purchase Loan Applications by Income of Applicant - 2007

Income	Total		Approved		Denied		Withdrawn or Closed		Loans Purchased	
	#	%	#	%	#	%	#	%	#	%
< 50%	25	0.3%	5	20.0%	10	40.0%	8	32.0%	2	8.0%
50%-80%	111	1.4%	61	55.0%	39	35.1%	11	9.9%	0	0.0%
80%-100%	185	2.3%	99	53.5%	46	24.9%	22	11.9%	18	9.7%
100%-120%	324	4.0%	201	62.0%	64	19.8%	28	8.6%	31	9.6%
120%+	6,934	85.5%	3,941	56.8%	1,538	22.2%	797	11.5%	658	9.5%
Not Available	533	6.6%	234	43.9%	140	26.3%	94	17.6%	65	12.2%
Total	**8,112**	**100%**	**4,541**	**56.0%**	**1,837**	**22.6%**	**960**	**11.8%**	**774**	**9.5%**

Source: HMDA data, 2007.

The HMDA data reveals that loan applications for conventional home loans are fairly reflective of the proportion of the population that they comprise (33% White, 36% Hispanic, 15% Black, and 13% Asian (Table 31). Approval rates were, however, higher for White applicants than minority applicants, particularly for Black applicants.

Table 31: Percent of Conventional Home Purchase Loans by Race Versus Long Beach Population by Race

Race/Ethnicity	% of Total Applications	% of Total Population
Hispanic	34.1%	35.7%
Native American	0.4%	0.3%
Asian	9.7%	11.9%
Black	11.0%	14.5%
Pacific Islander	1.8%	1.3%
White	39.8%	33.1%
2+ Races	0.0%	3.2%
Joint	1.4%	--
Not Available	1.7%	--
Total	**100.0%**	**100.0%**

Sources:
1. Bureau of the Census, 2000.
2. HMDA data, 2007.

Compared to data from 2000, the racial composition of conventional loan applicants has shifted significantly. According to HMDA data from 2000, approximately 40 percent of all Long Beach loan applicants were White. This proportion remained unchanged in 2007. However, the proportion of Hispanic applicants increased dramatically, from 17 percent in 2000 to 34 percent in 2007.

An analysis of differences in loan approval rates by race/ethnicity and income separately does not always reveal important differences among groups. For this reason, an analysis of lending patterns for both race/ethnicity and income together helps reveal differences among applicants of different races/ethnicities of the same income levels. While this analysis provides a more in-depth look at lending patterns, it still cannot provide a reason for any discrepancy. Aside from income, many other factors can contribute to the availability of financing, including credit history, the availability and amount of a down payment, and knowledge of the home buying process, among others. The HMDA data does not provide insight into these and many other factors. However, the City should continue to monitor the approval rates among racial and ethnic groups, and continue to take appropriate actions to remove barriers to financing, including credit counseling, down payment assistance, and home buyer education programs.

The disposition of conventional home purchase loan applications by race and income of the applications is displayed in Table 32 and Table 33. As shown in the tables, Whites had the highest approval rates among all income groups in 2003 and 2007. The tables below also reveal several trends that may be a cause of concern for the City of Long Beach. In 2003, when the housing market and home prices were trending up, low income minorities (those making less than 50% of AMI) had higher approval rates than low income Whites for conventional home purchase loans (57% approval rate for Black applicants versus 46% approval rate for White applicants (Table 32). An active housing market increases opportunities for predatory lending and it is unclear whether these low income households were targeted for aggressive marketing and actually able to afford the home loans they were approved for. The higher approval rates are troubling because they may indicate that low income minority households, especially low income Blacks who had the highest approval rates of all racial/ethnic groups in 2003, were more likely to be victims of predatory lending than low income White households.

Table 32: Approval Rates of Conventional Home Purchase Loan Applications by Race and Income of Applicant - 2003

Applicant Income (% AMI)	Asian		Black		Hispanic		White	
	Total	%	Total	%	Total	%	Total	%
<50%	6	54.5%	5	55.6%	25	51.0%	20	45.5%
50% -80%	38	64.4%	47	61.8%	134	55.4%	111	56.6%
80% -100%	71	62.8%	74	61.7%	213	63.6%	253	65.9%
100% -120%	125	69.4%	73	58.4%	274	62.1%	297	67.2%
120%+	634	65.7%	424	58.2%	1,096	64.7%	3,209	71.6%
Not Available	33	42.3%	18	40.0%	65	43.3%	156	57.1%
Total	**907**	**64.5%**	**641**	**58.1%**	**1,807**	**62.1%**	**4,046**	**69.5%**

Source: HMDA data, 2003.

A difference in the approval rates of home loans for White and non-White households can also be seen in 2007, when the housing market began to slump and home prices fell. Among high income households (those earning 120% of AMI or more), Whites had significantly higher approval rates (65%) for conventional home loans than any other ethnic/racial group. Blacks in the high income category, meanwhile, had the lowest approval rate (46%). Since it is assumed that most households in this income category are financially capable of purchasing homes, the discrepancy in home loan approval rates indicates a reason for concerns.

Table 33: Approval Rates of Conventional Home Purchase Loan Applications by Race and Income of Applicant - 2007

Applicant Income (% AMI)	Asian		Black		Hispanic		White	
	Total	%	Total	%	Total	%	Total	%
<50%	0	0.0%	0	0.0%	1	12.5%	4	44.4%
50% -80%	6	85.7%	7	41.2%	22	51.2%	22	59.5%
80% -100%	9	64.3%	13	52.0%	25	49.0%	44	53.7%
100% -120%	17	70.8%	30	58.8%	60	57.7%	85	64.9%
120%+	350	51.2%	341	46.4%	1,228	52.4%	1,826	65.0%
Not Available	34	60.7%	20	33.3%	76	34.9%	86	53.1%
Total	**416**	**52.9%**	**411**	**46.1%**	**1,412**	**51.0%**	**2,067**	**64.0%**

Source: HMDA data, 2007.

Home Improvement Loans

In 2003, 1,564 households applied for conventional loans for home repairs and improvements (Table 34), while in 2007, 2,350 households applied for home improvement loans (Table 35). As is often the case in many communities, the overall level of home improvement loan approvals was lower than that for home purchase loans. Similar to conventional home purchase loans, White and Hispanic applicants had the largest share of applications in both 2003 and 2007.

Table 34: Disposition of Conventional Home Improvement Loan Applications by Race of Applicant - 2003

Race/Ethnicity	Total		Approved		Denied		Withdrawn or Closed		Loans Purchased	
	#	%	#	%	#	%	#	%	#	%
Hispanic	222	14.2%	96	43.2%	104	46.8%	21	9.5%	1	0.5%
Native American	5	0.3%	1	20.0%	4	80.0%	0	0.0%	0	0.0%
Asian	112	7.2%	59	52.7%	46	41.1%	7	6.3%	0	0.0%
Black	127	8.1%	51	40.2%	64	50.4%	12	9.4%	0	0.0%
White	474	30.3%	300	63.3%	123	25.9%	44	9.3%	7	1.5%
Other	21	1.3%	14	66.7%	7	33.3%	0	0.0%	0	0.0%
Joint	60	3.8%	38	63.3%	17	28.3%	5	8.3%	0	0.0%
Not Available	543	34.7%	239	44.0%	167	30.8%	101	18.6%	36	6.6%
Total	**1,564**	**100.0%**	**798**	**51.0%**	**532**	**34.0%**	**190**	**12.1%**	**44**	**2.8%**

Source: HMDA data, 2003.
Note: Applicants who filed joint applications can be of different racial backgrounds; however, HMDA data does not provide means of identifying the racial backgrounds of joint applications.

Table 35: Disposition of Conventional Home Improvement Loan Applications by Race of Applicant - 2007

Race/Ethnicity	Total		Approved		Denied		Withdrawn or Closed		Loans Purchased	
	#	%	#	%	#	%	#	%	#	%
Hispanic	767	32.6%	351	45.8%	281	36.6%	86	11.2%	49	6.4%
Native American	6	0.3%	5	83.3%	1	16.7%	0	0.0%	0	0.0%
Asian	228	9.7%	101	44.3%	88	38.6%	19	8.3%	20	8.8%
Black	360	15.3%	137	38.1%	154	42.8%	55	15.3%	14	3.9%
Pacific Islander	65	2.8%	26	40.0%	30	46.2%	8	12.3%	1	1.5%
White	824	35.1%	463	56.2%	204	24.8%	95	11.5%	62	7.5%
2+ Races	8	0.3%	1	12.5%	5	62.5%	2	25.0%	0	0.0%
Joint	31	1.3%	14	45.2%	10	32.3%	6	19.4%	1	3.2%
Not Available	61	2.6%	24	39.3%	27	44.3%	9	14.8%	1	1.6%
Total	**2,350**	**100.0%**	**1,122**	**47.7%**	**800**	**34.0%**	**280**	**11.9%**	**148**	**6.3%**

Source: HMDA data, 2007.
Note: Applicants who filed joint applications can be of different racial backgrounds; however, HMDA data does not provide means of identifying the racial backgrounds of joint applications.

3.3 Government-Backed Home Loans

Government-backed financing represents a potential alternative source of financing for those with difficulty qualifying for a loan in the conventional market. With the income and home price restrictions for government-backed loans, few households in Southern California have been able to take advantage of such financing resources since the home prices escalated in recent years. As home prices adjust to lower levels, government-backed lending could be further marketed in Long Beach by lenders.

Home Purchase Loans

Within Long Beach, only ten households sought home purchasing financing through the government-backed market in 2007. Seven of these loan applications were approved. Compared to the 8,112 conventional applications, government-backed loans were essentially not utilized by Long Beach households.

In 2003, a substantially higher number of Long Beach households (1,101 households) applied for government backed home purchase loans. Of these applications, 47% (515 households) were approved and just 6% (71 households) were denied.

Home Improvement Loans

Eleven Long Beach households applied for government-backed home improvement financing in 2007. Of those applications, ten were approved. In 2003, only two Long Beach households applied for such home improvement financing. Both applications were approved.

3.4 Major Lenders Serving Long Beach

In 2007, the top ten mortgage lenders active in Long Beach received 52% of the conventional home mortgage loan applications in Long Beach. Among these lenders, the three that received the most home purchase loan applications were Countrywide, Bank of America, and Wells Fargo. These top three lenders received approximately 31% of all conventional home purchase loan applications, with Countrywide receiving just over 17%.

Approval Rates by Lender

An analysis of disposition of conventional home purchase loan applications by lending institution contained in Table 36 indicates that approval rates among the top lenders in Long Beach varied significantly. Three of the top lenders had approval rates of more than 80%. However, some lenders had approval rates that were much lower, including Lehman Brothers, which had an approval rate of less than 30%. Only two of the applications to Lehman Brothers were withdrawn or closed; the bank denied over nearly 70% of applications (probably due to the tightening of credit and financial issues surfacing for this lender). Among the top lenders, Wells Fargo was identified by HUD as a subprime lender.

Table 36: Disposition of Conventional Home Purchase Loan Applications by Lending Institution - 2007

Lender	Total		Approved		Denied		Withdrawn or Closed	
	#	Market Share	#	%	#	%	#	%
Countrywide Home Loans	635	9.5%	283	44.6%	194	30.6%	158	24.9%
Countrywide Bank, FSB	614	7.5%	559	91.0%	20	3.3%	35	5.7%
Bank of America	705	7.2%	569	80.7%	119	16.9%	17	2.4%
Wells Fargo	650	6.5%	525	80.8%	74	11.4%	51	7.8%
Washington Mutual	373	4.8%	213	57.1%	146	39.1%	14	3.8%
JP Morgan Chase	406	4.3%	292	71.9%	97	23.9%	17	4.2%
Indymac Bank	317	3.8%	216	68.1%	98	30.9%	3	0.9%
Citi Mortgage	200	3.6%	113	56.5%	33	16.5%	54	27.0%
Lehman Brothers	178	3.2%	53	29.8%	123	69.1%	2	1.1%
World Savings Bank	100	1.5%	49	49.0%	18	18.0%	33	33.0%
Total	**4,178**	**52.2%**	**2,872**	**68.7%**	**922**	**22.1%**	**384**	**9.2%**

Source: HMDA data, 2007.

CRA Rating

Depending on the type of institution and total assets, a lender may be examined by different supervising agencies for its CRA performance. A search was performed on the databases for the Federal Reserve Board (FRB), Federal Financial Institutions Examination Council (FFIEC), Federal Deposit Insurance Corporation (FDIC), Office of the Comptroller of the Currency (OCC), and Office of Thrift Supervision (OTS).

Among the top ten lenders active in Long Beach, Wells Fargo, Washington Mutual, Bank of American, and JP Morgan Chase Banks were all awarded an "Outstanding" rating. Indymac Bank and Lehman Brothers received a "Satisfactory" rating, while Countrywide received a "Needs to Improve" CRA rating.

3.5 Lending by Census Tract and Tract Characteristics

To identify potential geographic differences in mortgage lending activities, an analysis of the HMDA data was conducted by Census tract for 2003 and 2007. HMDA also provides the percent minority population within each census tract.

Based on the Census, HMDA defines the following income levels:

- Low Income Tract – Tract Median Income < 50% County AMI
- Moderate Income Tract – Tract Median Income between 51 and 80% County AMI
- Middle Income Tract – Tract Median Income between 81 and 120% County AMI
- Upper Income Tract – Tract Median Income > 120% County AMI

Over 20% of the Census tracts in Long Beach (23 tracts) were categorized as Low Income by HMDA. The majority of the loan applications, however, were for homes in Upper Income tracts, which account for 32 out of 99 tracts in the City. Table 37 below summarizes the home loan

approval and denial rates of the City's census tracts by income level for 2003 and 2007. A detailed listing of approval and denial rates for each individual census tract in the City of Long Beach can be found in the Appendix. In 2003, home loan approval rates generally increased as the income level of the census tract increased. However, by 2007, approval rates remained relatively constant for census tracts of all income levels.

Table 37: Approval and Denial Rates by Income Level

Tract Description	Number of Tracts		Total Applicants		% Approved		% Denied	
	2003	2007	2003	2007	2003	2007	2003	2007
Low Income	23	23	2,445	2,194	48.9%	47.1%	19.7%	21.1%
Moderate Income	24	24	5,751	4,307	47.1%	43.6%	17.6%	19.9%
Middle Income	19	21	5,906	4,588	53.8%	46.4%	12.7%	19.1%
Upper Income	32	31	15,722	5,587	59.7%	46.7%	7.9%	13.6%
n/a	1	2	17	11	35.3%	36.4%	35.3%	36.4%
Total	**99**	**101**	**29,841**	**16,687**	**55.2%**	**45.9%**	**11.7%**	**17.8%**

Much of the City is made up of census tracts where residents are predominantly (more than 80%) minorities (42 out of 99 tracts). Table 38 below summarizes the home loan approval and denial rates of the City's census tracts by race and ethnicity. A detailed listing of approval and denial rates for each individual census tract in the City of Long Beach can be found in the Appendix. In general, predominantly minority tracts had significantly lower approval rates than tracts with lower proportions of minorities in 2003 and 2007.

Table 38: Approval and Denial Rates by Race/Ethnicity

Tract Description	Number of Census Tracts		Total Applicants		% Approved		% Denied	
	2003	2007	2003	2007	2003	2007	2003	2007
<10% Minority	0	1	--	1	--	0	--	100.0%
10-20% Minority	5	5	2,632	764	63.9%	52.2%	6.7%	14.0%
20-50% Minority	31	31	14,114	6,077	59.4%	47.4%	8.1%	14.1%
50-80% Minority	21	20	4,919	3,034	52.9%	47.2%	12.8%	18.6%
>80% Minority	42	44	8,176	6,811	46.5%	43.2%	18.9%	21.1%
Total	**2102**	**101**	**29,841**	**16,687**	**55.2%**	**45.9%**	**11.7%**	**17.8%**

3.6 Mortgage Refinancing

In recent years, mortgage interest rates have been substantially reduced from the peak period during the late 1980s and early 1990s. Due to the historically low interest rates available in the last seven years, refinancing mortgages were seen as an attractive option for many households to lower monthly housing costs.

The disposition of conventional mortgage refinancing applications by race closely parallels the disposition of conventional home purchase loan applications by race. Long Beach residents were, however, much more likely to file a mortgage refinancing application than a home purchase application. The number of Long Beach residents that applied for mortgage refinancing, across all

racial and ethnic groups, was nearly double the number of residents that applied for home purchase loans.

In 2003, 51,927 Long Beach households applied for conventional refinance loans (Table 39). Over one-half (57%) of these applications were approved and 13% were denied. Of all racial and ethnic groups, Whites had the highest approval rate for refinance loans (68%). As shown in Table 40, 16,211 households in Long Beach applied to refinance their home in 2007. Overall, mortgage refinancing had low approval rates, with just 48% of all loans approved in the City. Whites had the highest percentage of loan applications, while Whites and Joint applicants had higher approval rates than other groups. This raises concerns that minority groups are not, comparatively, having access to refinancing.

Table 39: Disposition of Conventional Mortgage Refinancing Applications - 2003

Race/Ethnicity	Total		Approved		Denied		Withdrawn or Closed		Loans Purchased	
	#	%	#	%	#	%	#	%	#	%
Hispanic	7,648	14.7%	4,445	58.1%	1,445	18.9%	1,001	13.1%	757	9.9%
Native American	141	0.3%	78	55.3%	26	18.4%	18	12.8%	19	13.5%
Asian	3,989	7.7%	2,502	62.7%	605	15.2%	403	10.1%	479	12.0%
Black	3,133	6.0%	1,754	56.0%	623	19.9%	452	14.4%	304	9.7%
White	19,700	37.9%	13,385	67.9%	1,934	9.8%	1,900	9.6%	2,481	12.6%
Other	1,397	2.7%	566	40.5%	349	25.0%	413	29.6%	69	4.9%
Joint	1,607	3.1%	1,157	72.0%	136	8.5%	133	8.3%	181	11.3%
Not Available	14,312	27.6%	5,663	39.6%	1,701	11.9%	1,903	13.3%	5,045	35.3%
Total	**51,927**	**100.0%**	**29,550**	**56.9%**	**6,819**	**13.1%**	**6,223**	**12.0%**	**9,335**	**18.0%**

Source: HMDA data, 2003.
Note: Applicants who filed joint applications can be of different racial backgrounds; however, HMDA data does not provide means of identifying the racial backgrounds of joint applications.

More Long Beach households (34 households) applied for government-backed home refinancing loans than any other type of government-backed financing in 2007. Approximately 35% of these applicants were approved, while 32% were denied. In 2003, 1,837 households applied for FHA refinance loans. Of these applications, 48% were approved and just 5% were denied.

Table 40: Disposition of Conventional Mortgage Refinancing Applications - 2007

Race/Ethnicity	Total		Approved		Denied		Withdrawn or Closed		Loans Purchased	
	#	%	#	%	#	%	#	%	#	%
Hispanic	5,474	33.8%	2,434	44.5%	1,680	30.7%	853	15.6%	507	9.3%
Native American	64	0.4%	21	32.8%	27	42.2%	13	20.3%	3	4.7%
Asian	1,505	9.3%	727	48.3%	413	27.4%	192	12.8%	173	11.5%
Black	2,218	13.7%	967	43.6%	719	32.4%	338	15.2%	194	8.7%
Pacific Islander	338	2.1%	140	41.4%	120	35.5%	48	14.2%	30	8.9%
White	6,056	37.4%	3,254	53.7%	1,297	21.4%	743	12.3%	762	12.6%
2+ Races	21	0.1%	4	19.0%	11	52.4%	4	19.0%	2	9.5%
Joint	198	1.2%	109	55.1%	45	22.7%	24	12.1%	20	10.1%
Not Available	337	2.1%	151	44.8%	80	23.7%	56	16.6%	50	14.8%
Total	**16,211**	**100.0%**	**7,807**	**48.2%**	**4,392**	**27.1%**	**2,271**	**14.0%**	**1,741**	**10.7%**

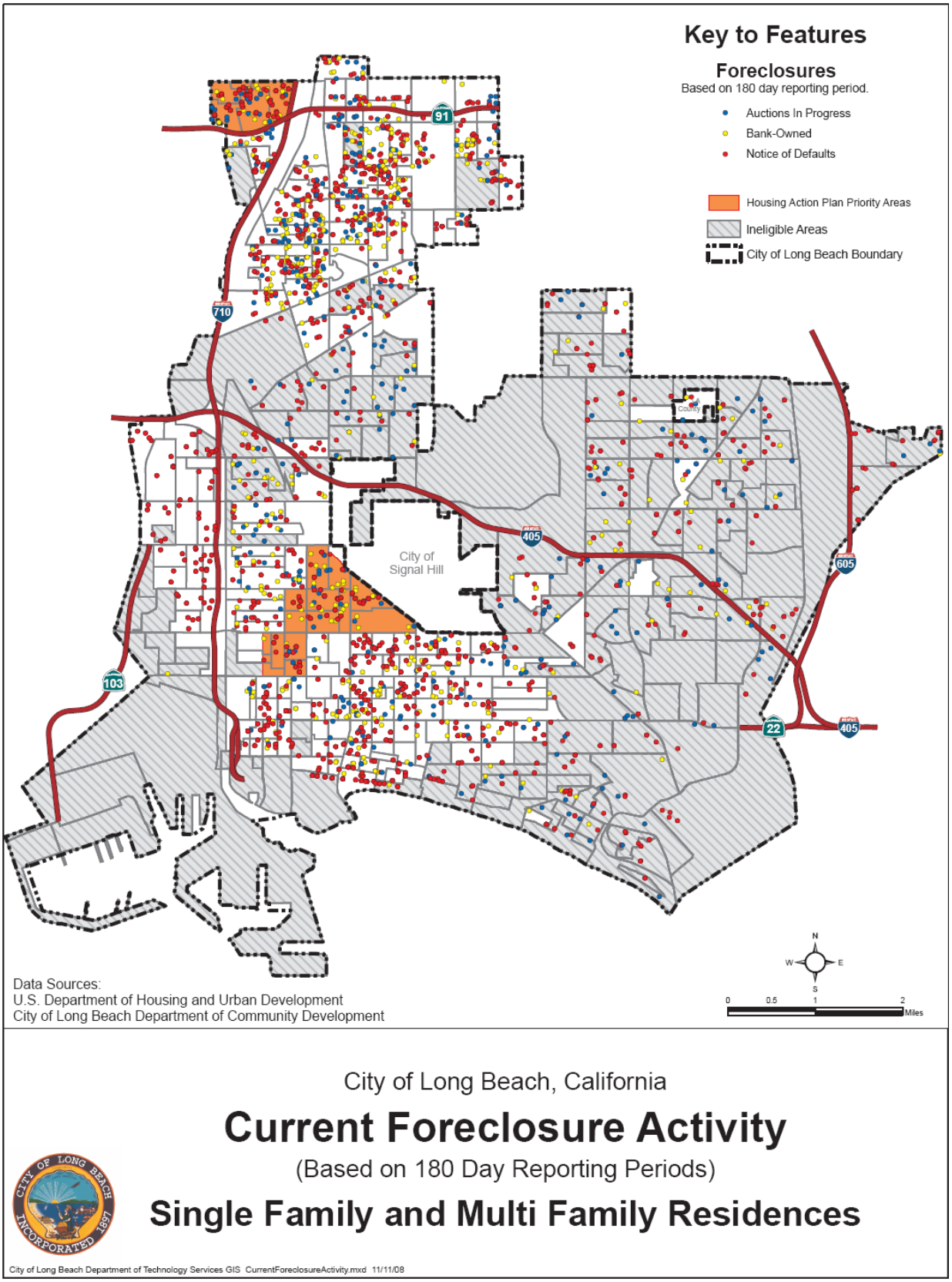
Source: HMDA data, 2007.
Note: Applicants who filed joint applications can be of different racial backgrounds; however, HMDA data does not provide means of identifying the racial backgrounds of joint applications.

3.7 Foreclosures

The California (and nationwide) housing market was at a peak during 2006. With historically low mortgage interest rates, the prevalence of creative financing (zero down, interest-only, low introductory rates), and under the false assumptions that home prices will continue to escalate and refinancing is always an option, many homebuyers fell into the trap of purchasing a home that is far beyond their financial means. However, beginning in 2006/2007, as the lending market crashed and home prices began to fall, the ability of a household to refinance the substantial mortgage becomes increasingly difficult. In the meantime, many loan terms with low introductory rates are facing expiration, increasing the monthly mortgage payments for many households and forcing many households into foreclosures.

The City of Long Beach tracks foreclosure activities. Since 2008, 1,633 properties in the City of Long Beach have been recorded as in foreclosure. Current foreclosure activity in the City is illustrated in Figure 11. Much of the City's foreclosed homes are located in the northern portion of the City as well as in the downtown area.

Figure 11: Current Foreclosure Activity



3.8 Sub-prime Lending

According to the Federal Reserve, "prime" mortgages are offered to persons with excellent credit and employment history and income adequate to support the loan amount. "Sub-prime" loans are loans to borrowers who have less-than-perfect credit history, poor employment history, or other factors such as limited income. By providing loans to those who do not meet the credit standards for borrowers in the prime market, sub-prime lending can and does serve a critical role in increasing levels of homeownership. Households that are interested in buying a home but have blemishes in their credit record, insufficient credit history, or non-traditional credit sources, may be otherwise unable to purchase a home. The sub-prime loan market offers these borrowers opportunities to obtain loans that they would be unable to realize in the prime loan market.

Sub-prime lenders generally have interest rates that are higher than those in the prime market, and often lack the regulatory oversight required for prime lenders because they are not owned by regulated financial institutions. In the recent past, however, many large and well-known banks became involved in the sub-prime market either through acquisitions of other firms or by initiating loans that were sub-prime directly.

While sub-prime lending cannot in and of itself be equated with predatory lending, studies have shown a high incidence of predatory lending in the sub-prime market.[4] Unlike in the prime lending market, overly high approval rates in the sub-prime market is a potential cause for concern when the target clients are considered high risk. High approval rates may indicate aggressive lending practices. Wells Fargo, the only top lender in the City to be identified as a sub-prime lender by HUD, had the highest approval rate (81%) of any lender in Long Beach. Large banks are not immune to the subprime market, but are often not identified as subprime lenders exclusively. The HMDA data does not provide information on which loans were sub-prime loans. As such, analysis on this topic is difficult.

Beginning in 2006, increases in interest rates resulted in an increased number of foreclosures for households with sub-prime loans when a significant number of subprime loans with variable rates began to convert to fixed-rate loans at much higher interest rates.

3.9 Predatory Lending

With an active housing market, potential predatory lending practices by financial institutions may arise. Predatory lending involves abusive loan practices usually targeting minority homeowners or those with less-than-perfect credit histories. The predatory practices typically include high fees, hidden costs, and unnecessary insurance and larger repayments due in later years. One of the most common predatory lending practices is placing borrowers into higher interest rate loans than called for by their credit status. Although the borrowers may be eligible for a loan in the "prime" market, they are directed into more expensive and higher fee loans in the "sub-prime" market. In other cases, fraudulent appraisal data is used to mislead homebuyers into purchasing over-valued homes, or fraudulent or misrepresented financial data is used to encourage homebuyers into assuming a larger loan than can be afforded. Both cases almost inevitably result in foreclosure.

In recent years, predatory lending has also penetrated the home improvement financing market. Seniors and minority homeowners are the usual targets. In general, home improvement financing is

[4] Stolen Wealth, Inequities in California's Subprime Mortgage Market. California Reinvestment Committee. November 2001.

more difficult to obtain than home purchase financing. Many homeowners have a debt-to-income ratio that is too high to qualify for home improvement loans in the prime market and become targets of predatory lending in the sub-prime market. Seniors are often swindled into installing unnecessary devices or making unnecessary improvements that are bundled with unreasonable financing terms.

Predatory lending is a growing fair housing issue. Predatory lenders who discriminate get some scrutiny under the Fair Housing Act of 1968, which requires equal treatment in terms and conditions of housing opportunities and credit regardless of race, religion, color, national origin, family status, or disability. This applies to loan originators as well as the secondary market. The Equal Credit Opportunity Act of 1972 requires equal treatment in loan terms and availability of credit for all of the above categories, as well as age, sex, and marital status. Lenders that engage in predatory lending would violate these Acts, if they target minority or elderly households to buy higher priced and unequal loan products; treat loans for protected classes differently than those of comparably credit-worthy White applicants; or have policies or practices that have a disproportionate effect on the protected classes.

Data available to investigate the presence of predatory lending are extremely limited. At present, HMDA data are the most comprehensive data available for evaluating lending practices. However, as discussed before, HMDA data lack the financial details of the loan terms to conclude any kind of predatory lending. Efforts at the national level are pushing for increased reporting requirements in order to curb predatory lending.

The State of California has enacted additional measures designed to stem the tide of predatory lending practices. A law (Senate Bill 537) signed by Governor Gray Davis provided a new funding mechanism for local district attorneys' offices to establish special units to investigate and prosecute real estate fraud cases. The law enabled county governments to establish real estate fraud prosecution units. Furthermore, Governor Davis signed AB 489 in October 2001, a predatory lending reform bill. The law prevents a lender from basing the loan strictly on the borrower's home equity as opposed to the ability to repay the loan. The law also outlaws some balloon payments and prevents refinancing unless it results in an identifiable benefit to the borrower.

Predatory lending and unsound investment practices, central to the current home foreclosure crisis, are resulting in a credit crunch that is spreading well beyond the housing market, now impacting the cost of credit for local government borrowing, as well as local property tax revenues. In response, the U.S. House passed legislation, HR3915, which would prohibit certain predatory lending practices and make it easier for consumers to renegotiate predatory mortgage loans. The Senate introduced similar legislation in late 2007 (S2452). The Mortgage Reform and Anti-Predatory Lending Act (HR1728) was passed in the House in May 2009 and amends the Truth in Lending Act to specify duty of care standards for originators of residential mortgages. The law also prescribes minimum standards for residential mortgage loans, directs the Secretary of Housing and Urban Development (HUD) to establish a grants program to provide legal assistance to low and moderate income homeowners and tenants, and prohibits specified practices, including:

- Certain prepayment penalties;
- Single premium credit insurance;
- Mandatory arbitration (except for reverse mortgages);
- Mortgage loan provisions that waive a statutory cause of action by the consumer; and
- Mortgages with negative amortization.

In addition to anti-predatory lending laws, the Mortgage Forgiveness Debt Relief Act was enacted in 2007 and allows for the exclusion of income realized as a result of modification of the terms of a mortgage or foreclosure on a taxpayer's principal residence.

Chapter 4: Public Policies

Public policies established at the state, regional, and local levels can affect housing development and therefore, may have an impact on the range of housing choices available to residents. This chapter discusses the various public policies that may influence fair housing choice in the City of Long Beach.

4.1 City Policies and Programs Affecting Housing Development

The Long Beach General Plan Housing Element and other elements, Zoning Code, Consolidated Plan, and other documents have been reviewed to evaluate the following potential impediments to fair housing choice and affordable housing development:

- Local zoning, building, occupancy, and health and safety codes
- Public policies and building approvals that add to the cost of housing development
- Moratoriums or growth management plans
- Residential development fees
- Administrative policies affecting housing activities or community development resources for areas of minority concentration, or policies that inhibit employment of minorities or individuals with disabilities
- Community representation on planning and zoning boards and commissions

Land Use and Development Policies and Codes

General Plan and Zoning Code

Higher-density housing reduces land costs on a per-unit basis and thus facilitates the development of affordable housing. Restrictive zoning that requires unusually large lots and building size can substantially increase housing costs and impede housing production. While housing affordability alone is not a fair housing issue, many low and moderate income households are disproportionately concentrated in groups protected under the fair housing laws, such as persons with disabilities and minorities. When the availability of affordable housing is limited, indirectly affecting the housing choices available to groups protected by fair housing laws, fair housing concerns may arise.

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 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 41 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.

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)

Table 41: 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, 1989.
2. Municipal Code, City of Long Beach, 2009.

The California Housing Element law establishes a threshold density considered to be appropriate in facilitating the development of housing for households with incomes at or below 80% of the AMI.[5] As the City's General Plan Land Use Element and Zoning Code provide for developments exceeding 100 units per acre, the City is deemed in compliance with State Housing Element law with regard to land use policies. However, the development of affordable housing requires additional incentives such as density bonus, flexible development standards, and financial assistance.

Density Bonuses

A density bonus can be an important tool to encourage a diversity of housing types and prices, particularly affordable housing for families and seniors. The California Government Code Section 65915 requires that cities grant density bonuses of 20 to 35%, depending on the amount and type of

[5] Under HUD regulations, these are considered low and moderate income households. Under State definitions, these are considered lower income households.

affordable housing provided. The density bonus regulations allow for exceptions to applicable zoning and other development standards to further encourage development of affordable housing. Developers may seek a waiver or modification of development standards that have the effect of precluding the construction of a housing development meeting the density bonus criteria. The developer must show that the waiver or modification is necessary to make the housing units economically feasible.

The State density bonus regulations also include incentives and concessions. A developer can receive an incentive or concession based on the proportion of affordable units for target groups. Incentives or concessions may include, but are not limited to, a reduction in setback and square footage requirements or a reduction in the ratio of vehicular parking spaces that would otherwise be required, which results in identifiable, financially sufficient, and actual cost reductions.

To encourage the development and conservation of affordable housing, the City has adopted the State density law to provide up to 35% of density bonus to facilitate the development of lower income housing, moderate income condominiums, and housing for seniors. Special group residences are also 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.

Parking Requirements

When parking requirements are high, housing development costs tend to increase, restricting the range of housing types available in a community. Typically, the concern for high parking requirements relates only to multi-family housing.

Parking requirements for residential districts in Long Beach 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. Table 42 details parking requirements by residential type and location.

Table 42: Parking Requirements

Residential Use General Requirement	Required Number of Spaces	
	Market Rate	*Low Rent*
0 bedroom (< 450 sq.ft.):	1.0 space/unit	
1 or more bedroom	1.5 spaces/unit*	
2 bedrooms or more	2.0 spaces per unit	
Guest parking	1.0 space/four units	
Disabled	1 space/1 bedroom	1 space/2 bedrooms
Senior Citizen	1 space/1 bedroom	1 space/2 bedrooms
Congregate Care	1 space/1 bedroom	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.
* In the coastal zone the requirement is 2.0 spaces, as further explained below

The City offers incentives to ensure that parking standards do not constrain housing. The Planning Commission may reduce the parking standards for residential projects for lower income seniors and disabled residents it is found that 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 2008-2014 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.

Definition of Family

A city's zoning ordinance can restrict access to housing for relations failing to qualify as a "family" by the definition specified in the document. Even if the ordinance provides a broad definition, deciding what constitutes a "family" should be avoided by cities to prevent confusion or give the impression of restrictiveness. Particularly, when the zoning ordinance uses terms such as "single-family homes, defining "family" in too-detailed terms may restrict access to housing for certain segments of the population.

California court cases[6] have ruled that an ordinance that defines a "family" as (a) an individual, (b) two or more persons related by blood, marriage or adoption, or (c) a group of not more than a certain number of unrelated persons as a single housekeeping unit, is invalid. Court rulings stated that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of a jurisdiction, and therefore violates rights of privacy under the California Constitution. A zoning ordinance also cannot regulate residency by discrimination between biologically related and unrelated persons.

The Long Beach 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

[6] City of Santa Barbara v. Adamson (1980) and City of Chula Vista v. Pagard (1981), among others.

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. However, the City will review this definition and amend it as appropriate and necessary to ensure clarity and remove any potential constraints to housing for persons with disabilities.

Building Codes

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.

Variety of Housing Opportunities

To ensure fair housing choice in a community, a zoning ordinance should provide for a range of housing types, including single-family, multi-family, second dwelling units, mobile homes, licensed community care facilities, assisted living facilities, emergency shelters, and transitional housing. Table 43 summarizes the housing types permitted within Long Beach's primary residential zone districts.

Table 43: Housing Types by Residential Zone

	R-1	R-2	R-3	R-4	RM	CNR	CCR	CCN	CHW
Single-Family Detached	P	P	P3	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			P3	P		P	P	P	
Four-Family Dwelling			P3	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	A1	A2	A	A					
Senior/Handicapped Housing				C			C	C	
Small Group Home	P	P	P	P	P4	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, 2009.
P = Permitted C = Conditionally Permitted A = Permitted Accessory Use (by right)
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

Community Care Facilities

Persons with special needs such as the elderly and those with disabilities must also have access to housing in a community. Community care facilities provide a supportive housing environment to persons with special needs in a group situation. Restrictions that prevent these types of facilities from locating in a community impede equal access to housing for the special needs groups.

The Lanterman Development Disabilities Services Act (Sections 5115 and 5116 of the California Welfare and Institutions Code) declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer disabled persons is a residential use for the purpose of zoning. A State-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes.

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.

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.

Emergency Shelters

Emergency shelters provide short-term shelter (usually for up to six months of stay) for homeless persons or persons facing other difficulties, such as domestic violence. Recent revisions to State law require jurisdictions to identify adequate sites for housing that will be made available through appropriate zoning and development standards to facilitate and encourage the development of a variety of housing types for all income levels, including emergency shelters (Section 65583(c)(1) of the Government Code). State HCD and subsequent court decisions have interpreted this as a requirement for local governments to specify which zone(s) permit such facilities, and implement permit processes that both facilitate and encourage the development of such housing.

The City conditionally permits the siting of emergency shelters for no more than six persons in two Community Commercial districts – Community R4R (CCR) and Community R4N (CCN). In addition, halfway houses are 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.

In order to comply with the provisions of SB2, the City is proposing to amend the Zoning Code within one year of the adoption of the 2008-2014 Housing Element to permit emergency shelters by right via a ministerial approval process 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 primary bus service routes.

Transitional and Supportive Housing

Transitional housing provides longer-term housing (up to two years), coupled with supportive services such as job training and counseling, to individuals and families who are transitioning to permanent housing. Transitional and supportive housing facilities in Long Beach are permitted or conditionally permitted as small group care facilities or special group care facilities if they are operated as group residential facilities (see detailed earlier discussions under Housing for Persons with Disabilities in this Chapter). Specifically, 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.

However, transitional and supportive housing can also be operated as regular 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. Recent changes to State law mandate that such transitional housing and supportive housing be permitted by right as regular residential use where housing is permitted.

To comply with State law, the City will amend the Zoning Code to differentiate transitional or supportive housing that operates as group residence versus transitional or supportive housing that is operated as regular housing. For transitional and supportive housing operating as regular housing, meeting the statutory definitions of the Health and Safety Codes, such housing will be permitted by right in the City where housing is permitted. For transitional and supportive housing operating as group housing facilities, meeting the statutory definition of residential care facilities under the Lanterman Developmental Disability Services Act, such facilities will be permitted according to the City's Zoning Code provisions for residential care facilities.

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.

Housing for Persons with Disabilities

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.

Overall, more than 2,000 beds are being provided in group care facilities. 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.

Reasonable Accommodation

The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. While fair housing laws intend that all people have equal access to housing, the law also recognizes that people with disabilities may need extra tools to achieve equality. Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. For developers and providers of housing for people with disabilities who are often confronted with siting or use restrictions, reasonable accommodation provides a means of requesting from the local government flexibility in the application of land use, zoning, and building code regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be "reasonable" based on fair housing laws and the case law interpreting the statutes.

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.

4.2 Housing and Community Development Policies and Programs

Housing Element

The Housing Element of a community's general plan is required by California State law to be reviewed by the State Department of Housing and Community Development (HCD) for compliance with housing laws. An important criterion of HCD approval of any housing element includes a determination that the local jurisdiction's policies do not unduly constrain the maintenance, improvement, and development of a variety of housing choices for all income levels.

The City's 2008-2014 Housing Element was adopted on May 19, 2009. The Housing Element was found by HCD as in compliance with State law. The City of Long Beach has identified the following goals relating to housing in the 2008-2014 Housing Element:

- Provide Housing Assistance and Preserve Publicly Assisted Units
- Address the Unique Housing Needs of Special Needs Residents
- Retain and Improve the Quality of Existing Housing and Neighborhoods
- Provide Increased Opportunities for the Construction of High Quality Housing
- Mitigate Government Constraints to Housing Investment and Affordability
- Provide Increased Opportunities for Home Ownership
- Ensure Fair and Equal Housing Opportunity

The City currently has a number of housing programs in place to meet these goals. These programs are listed in the 2008-2014 Housing Element and include:

Housing Assistance To and Preservation of Affordable Units

- *Preservation of At-Risk Units*: The City annually monitors the status of its 2,228 affordable housing units that are at risk of converting to market rate. In the event that a property is scheduled for conversion, the City will 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. The City will also contact qualified, non-profit entities, from the State's qualified entities list, to inform them of the opportunity to acquire affordable units and explore the possibility of using HOME and redevelopment funds to acquire or facilitate the acquisition of the units to preserve affordability.

- *Section 8 Housing Choice Rental Assistance*: The Section 8 Housing Choice Voucher Program 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 Section 8 vouchers. 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 more than 6,200 households hold Section 8 vouchers and thousands more are on the waiting list to receive assistance.

Housing for Special Needs Residents

- *Continuum of Care (CoC)*: The Long Beach CoC program is a community-wide planning effort to address issues of homelessness, which helps to coordinate services from street outreach, intake assessment to supportive services and housing placement. As one of four CoCs in the County of Los Angeles, the City of Long Beach's CoC program is responsible for coordinating more than $5 million in federal funding each year, with an overall Homeless Services Division budget of more than $8 million for FY 2008. The City distributes over half of this money for homeless services to its 38 partner community agencies. As a part of the CoC program, the City and its community partners have developed 1,660 shelter beds and 401 permanent housing units.

- *Zoning Code Update for Special Needs Housing*: 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. However, the zoning code will still be updated to include new terminology and to allow more opportunities for the siting of special needs housing to meet the new requirements of State legislation (SB 2 and AB 2634).

- *Family Self Sufficiency*: The Family Self-Sufficiency Program is designed to assist Section 8 Housing Choice Voucher participants in identifying and breaking down barriers that keep them from securing and maintaining employment that will eventually lead them to self-sufficiency. Currently, over 150 families have reached their goals for self-sufficiency.

- *HOPWA Tenant-Based Rental Assistance*: This program maintains HIV+ people in stable housing and thereby reduces the health risks and prevents homelessness. The program operates similar to the Section 8 Housing Choice Voucher program, whereby the tenant's share of rent is based on 30% household income. After one year, the tenant is absorbed into the Section 8 Housing Choice rental assistance Program and receives assistance as long as the tenant is eligible.

- *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.

- *HOME Security Deposit Assistance*: The City created a program to provide income-qualified renters with payment equivalent to two month's apartment rent. Initiated in July of 2005, with assistance averaging 1,777 per household, thus far this program has been able to help

140 households exit the streets. Ninety (90) percent of these households continue to live in their own apartments today.

Housing and Neighborhood Improvement

- *Home Rehabilitation Programs*: The City offers a series of grants and low-interest loans to homeowners and property owners for substantial home repairs, property improvements, and code-deficient deferred maintenance repairs.

- *Acquisition and Rehabilitation*: The City works in cooperation with the Long Beach Housing Development Company (LBHDC) to administer an acquisition and rehabilitation program for multi-family and single family homes. The LBHDC acquires buildings and sells them to a nonprofit developer to rehabilitate, which in turn sells or rents them to lower income households with affordability restrictions.

- *Neighborhood Resource Center*: The City's Neighborhood Resource Center (NRC) offers free assistance to neighborhood and community groups to increase their effectiveness. Neighborhood organizers and volunteers are frequently in need of supplies, training and a place to meet. The NRC assists them by providing free access to a community meeting room, neighborhood group mail boxes, photocopiers, 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.

- *Historic Preservation Element*: Long Beach has 17 historic districts that contain examples of homes, which have retained their original design integrity. Overall the net effect of historic preservation is to stabilize and protect historic housing, encourage rehabilitation of older neighborhoods and improve the quality of life for residents. The City is creating its first Historic Preservation Element in the General Plan to reinforce the preservation objectives for these historic neighborhoods.

- *Comprehensive Code Enforcement*: The City recently restructured the entire program to improve the delivery of services addressing dilapidated buildings, property maintenance, and weed and vehicle abatement, while reducing costs through better coordination with public safety, housing, redevelopment and neighborhood improvement outreach activities. Programs involve property inspections, neighborhood cleanup events, graffiti removal and mural installations, and focused community-based policing and crime prevention programs.

- *Multi-Family Housing Inspection*: The City's Health and Human Services Department, Environmental Health Bureau administers a 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. Currently, the City has 8,098 licensed multi-unit dwellings and 147 licensed commercial lodging facilities.

- *Lead-Based Paint*: Since 1995, the City's Health and Human Services Department has sought and received over $13 million in grants to address lead-based paint hazards. The City's strategy is designed around a five-point program including: community education and awareness, blood testing for young children in families below the poverty line, housing and environmental inspections, grants and loans for repair work, and a monitoring program.

The City has once again applied for HUD funding for this program and is currently waiting for a response.

Housing Production

- *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 low- and moderate-income households. The LBHDC seeks out other sources of funding, including HOME, CDBG, State, Federal and City of Industry housing in-lieu funds. Between 2000 and 2008, the LBHDC provided approximately $34 million in assistance to develop affordable housing in the community.

- *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. 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.

- *Green Building Program*: In the spring of 2008 the City of Long Beach created an Office of Sustainability and a Sustainable City Commission charged with developing key strategies to improve the environmental, social and economic health of the community. Currently, over $300,000 has been budgeted for this program. Thus far a new green building policy has been developed, a construction and demolition debris recycling program is in place, and water and energy conservation requirements have been imposed.

Home Ownership Opportunity

- *First Time Homebuyer Programs*: The City offers a series of conditional grants and low-interest loans to low- and moderate-income first-time homebuyers to assist them in purchasing a home. The City also supports the provision of homebuyer seminars. The Long Beach Housing Development Company (LBHDC) hosts monthly homebuyer seminars to educate the community about first-time homebuyer opportunities. The LBHDC contracts with the Los Angeles Neighborhood Housing Services agency, a nonprofit housing corporation, to conduct these seminars for prospective homebuyers in Long Beach.

Mitigation of Government Constraints

- *Development Services Center*: The City's Development Services Center (DSC) has been successfully operating for more than ten years. The DSC is a one-stop processing center for building permit-related activities in Long Beach, concentrating functions as diverse as business licensing, planning, public works, fire prevention, and building construction all together in one location.

- *E-Government*: E-Government stands for the use of electronics or digital communications systems in government applications. The purpose of the program is to facilitate communication between the City and community, provide remote access to information and services 24 hours a day/ 7 days a week, and improve the responsiveness and accountability of City government. In 2004, a major overhaul of the website added many new capabilities for the public to interact with the City.

- *Development Incentives*: The City of Long Beach offers several ways to reduce government constraints that increase the cost of housing development. These include: density bonuses, planned development districts, fee waivers and financial incentives, relaxed development standards, and reasonable accommodations.

Fair and Equal Housing Opportunity

- *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.

Moratoriums/Growth Management

Long Beach does not have any building moratoriums or growth management plans that limit housing construction.

Development Fees/Assessments

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 44 summarizes the common planning fees charged for providing associated services for new housing development.

Table 44: Development Services Fees

Services Provided	Single- and Multi-Family Units
Administrative Use Permit	$4,942.55/permit
Conditional Use Permit	$8,154.87 / permit
Local Coastal Development Permit	$5,165.52 / application
Modifications (no hearing to approval final map)	$1,161.86 / modification
Site Plan Review:	
Conceptual	$4,440.86 / application plus $1.64 / 100 sq. ft.
Committee (staff) Approval	$5,270.45 / application plus $3.28 / 100 sq. ft.
Planning Commission Approval	$10,892.84 / application plus $3.28 / 100 sq.
Standard Variance	$4,942.55 / application
Zoning Amendments: Zoning Ordinance (map)	$8,313.36 / zone change
Tentative Maps: Condo Conversion	$2,654 / permit
Final Maps:	
Condo Conversion	$7,120.90 / application plus $109.30 / unit
New Construction	$4,858.39 / application plus $109.30 / unit
Vesting Final Map	$1,967.40 / application
General Plan Amendment	$9,392.15 / amendment

Source: City of Long Beach, Development Services Department.

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.

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 45 below details these impact fees.

Table 45: Development Impact Fees

Service Provided	Single Family Residence	Multi-Family
School Impact Fee	$3.28 per sq. ft.	
Sewer Capacity Fee	$77.65 per fixture	
Fire Facilities Fee	$496/unit	$378/unit
Police Facilities Fee	$703/unit	$537/unit
Park and Recreation Facilities Impact Fee*	$4,221/unit	$3,260/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.

4.3 Administrative Policies

Equal Opportunity and Affirmative Marketing

It is the policy of the City of Long Beach to actively promote and provide equal employment opportunity to all persons on all matters affecting City employment. The City of Long Beach is committed to a policy of non-discrimination in employment practices, and reaffirms its commitment that no person shall benefit or be discriminated against on the basis of race, religion, color, national origin, ancestry, physical or mental disability, medical condition, marital status, age, sex, sexual orientation, or any other basis that is inconsistent with federal or state statutes, the City Charter, ordinances, resolutions, rules, or regulations.

To ensure enactment of this policy, the City adopted an Equal Employment Opportunity Plan (EEOP). The EEOP establishes responsibility and accountability for the City's Equal Employment Opportunity Program. The plan analyzes the City's work force, identifies areas of under-utilization, and establishes specific objectives for addressing areas of under-utilization for achieving a representative work force at all levels of employment. To achieve a successful program, the City requires the full support and cooperation of its officers and employees in following both the spirit and intent of this Plan. Equal opportunity is consistent with sound management and quality services.

The City also has an Affirmative Fair Housing Marketing Plan that outlines the procedures that are to be followed in selecting tenants for HOME Program Assisted Projects in the City of Long Beach. Under this Plan, Owners are encouraged to undertake certain marketing efforts aimed at creating awareness in the general public and certain community groups as to the availability of apartments for rent. These marketing efforts can include, but are not limited to, promotional brochures, newspaper advertising, billboards, mass mailings, public relations, radio advertising and cable television advertising. It is also encouraged all written material to be provided in English, Spanish

and Khmer. Owners are required to notify the Housing Authority of the City of Long Beach, and the Fair Housing Foundation, as HOME-assisted units in their buildings become available for rent. Tenants are considered on a first-come, first-served basis, with priority in selection given to eligible tenants who are:

- Disabled and/or are
- In danger of becoming homeless; and/or are
- Currently living in dwelling units that are substandard; and/or are
- Paying more than 50% of their income for rent

Interviews are required for all potential tenants to discuss the application and determine income eligibility, as well as inform potential tenants that as a condition of residing in a HOME-assisted unit they will be required to comply with income certifications which will be carried out at least annually, in which source documentation (such as wage statements, interest statements, unemployment compensation statements, etc.) may be requested.

Community Representation

An important strategy for expanding housing choices for all residents is to ensure that residents' concerns are heard. A jurisdiction must create avenues through which residents can voice concerns and participate in the decision making process. The City values citizen input, and has established a number of commissions/committees with representation from the community. The role of each of these bodies is discussed below. The demographic composition of these boards, committees, and commissions are summarized in Table 46. Overall, the City's commissions are comprised of a diverse set of Long Beach residents that include a number of minorities, women, and persons with disabilities.

City Council

City residents elect the City Council to guide the policy affairs of the community. The City Council must provide an environment that stimulates participation in the governing processes and must conduct the affairs of the City openly and responsively. Long Beach uses the Council-Manager form of government. The City is divided, for electoral purposes, into nine Councilman Districts, approximately equal in population. Each District elects a Councilmember to staggered four-year terms.

Planning Commission

It is the responsibility of the Planning Commission to advise the Mayor and City Council on all matters affecting development of the City's general plan, zoning, and ordinances to guide the implementation of long range planning. The Commission is composed of seven residents who are appointed by the Mayor. Planning commissioners serve four-year terms, with a maximum of two terms.

Community Development Advisory Commission

The Community Development Advisory Commission (CDAC) is a 15-member citizen body that provides funding recommendations to the Mayor and City Council on the use of $9 million received annually from the U.S. Department of Housing and Urban Development for Community Development Block Grants (CDBG). CDBG funds support a broad array of programs and services concerning neighborhood improvement, economic development and social services.

Long Beach Housing Development Company

The Long Beach Housing Development Company (LBHDC) was established by the City of Long Beach on July 25, 1989. The LBHDC is a California non-profit public benefit corporation governed by a board comprised of 14 members appointed by the Mayor and confirmed by the City Council. The Board sets policy and provides direction to Housing Services staff in acquiring, rehabilitating, sponsoring, and constructing affordable housing. The City Council approves the LBHDC's bylaws and changes thereto, and the City provides all staff and administrative support, including most of the LBHDC's annual funding.

Housing Authority of the City of Long Beach
The Housing Authority Board serves with the City Council as members of the Board of Directors on matters pertaining to housing programs sponsored by the Federal government and Housing Authority operations.

Citizens' Advisory Committee on Disabilities
The Citizen's Advisory Committee on Disabilities acts in an advisory capacity to the Mayor, City Council and City Manager on the concerns and issues that affect people with disabilities in the community.

Disabled Access Appeals Board
This board hears appeals relating to handicapped requirements and access to buildings and structures and grants exceptions to State mandated codes.

Homeless Services Advisory Committee
The Homeless Services Advisory Committee gathers information from homeless persons and makes recommendations to the Mayor and City Council how to best meet the needs of the homeless community.

Senior Citizen Advisory Committee
The Senior Citizen Advisory Committee advises the Mayor and City Council on the concerns of senior citizens and recommends appropriate action to be taken to provide needed services.

Parks and Recreation Commission
The Parks and Recreation Commission recommends to the City Council plans for development, beautification and maintenance of public park and recreational areas. The Commission also exercises control over the operation of public recreation functions under the City-School District Coordinated Recreation Plan and approves plans for construction or improvement of buildings or facilities for public recreation. The Commission consists of seven members, appointed by the Mayor.

Neighborhood Associations
The City of Long Beach has over 150 neighborhood associations that provide residents with the opportunity to voice their opinions and promote community safety, civic awareness and engagement, cooperation and cultural diversity. The associations vary in size, formality, structure, and mission statement; however, all share a commitment to enhancing the quality of life in Long Beach. A complete listing of all the City's neighborhood associations can be found in the Appendix, but some of the more active associations include:

- Alamitos Beach Neighborhood Association
- Bluff Heights Neighborhood Association
- Craftsman Village Historic District
- East Village

- The Hellman Area Neighborhood Association
- Rose Park
- West East Side Community Association (WESCA)

Table 46: Demographics of Committee and Commission Members – 2009

	Black	Hispanic	White	Asian	Other	Vacant	Total	Male	Female	Disabled
City Council	1	2	5	1	0	0	9	5	4	0
Planning Commission	0	0	7	0	0	0	7	3	4	0
Community Development Advisory Commission	0	3	8	2	0	2	15	5	8	0
Housing Authority of the City of Long Beach	1	3	6	0	0	1	11	5	5	0
Citizens Advisory Committee on Disabilities	2	1	3	1	0	2	9	2	5	4
Disabled Access Appeals Board	1	1	3	0	0	0	5	1	2	1
Homeless Services Advisory Committee	3	0	3	0	1	4	11	2	5	0
Senior Citizen Advisory Committee	0	1	6	1	0	1	9	3	5	0
Parks and Recreation Commission	1	1	3	1	0	1	7	5	1	0
Long Beach Housing Development Company	0	0	8	1	0	3	11	4	4	0

City staff also had the option of attending a one-day workshop on cultural sensitivity and diversity. The Long Beach Human Resources Department contracted with the California Conference on Equality and Justice (CCEJ) to facilitate the eight-hour session. Approximately 850 Long Beach employees attended the last workshop in 2008. Unfortunately, due to a lack of funding, the City has had to cancel this year's workshop and it is uncertain whether the City will be able to host similar trainings in the future.

Multi-Lingual Capability of Housing Staff

The Housing Authority for the City of Long Beach offers all of its written materials and services in three languages: English, Spanish, and Khmer. In addition, the City has a culturally diverse staff capable of assisting residents in various other languages, including Tagalog.

Cultural Diversity Training

City staff also had the option of attending a one-day workshop on cultural sensitivity and diversity. The Long Beach Human Resources Department contracted with the California Conference on Equality and Justice (CCEJ) to facilitate the eight-hour session. Approximately 850 Long Beach employees attended the last workshop in 2008. Unfortunately, due to a lack of funding, the City has had to cancel this year's workshop and it is uncertain whether the City will be able to host similar trainings in the future.

Chapter 5: Fair Housing Practices

This chapter provides an overview of the institutional structure of the housing industry with regard to fair housing practices. In addition, this chapter discusses the fair housing services available to residents, as well as the nature and extent of fair housing complaints received by the fair housing provider. Typically, fair housing services encompass the investigation and resolution of housing discrimination complaints, discrimination auditing/testing, and education and outreach, including the dissemination of fair housing information. Tenant/landlord counseling services are usually offered by fair housing service providers but are not considered fair housing services.

5.1 Fair Housing Practices in the Homeownership Market

On December 5, 1996, HUD and the National Association of Realtors (NAR) entered into a Fair Housing Partnership. Article VII of the HUD/NAR Fair Housing Partnership Resolution provides that HUD and NAR develop a Model of Affirmative Fair Housing Marketing Plan for use by members of the NAR to satisfy HUD's Affirmative Fair Housing Marketing regulations. Even so, there is still room for discrimination in the housing market.

The Homeownership Process

One of the main challenges in owning a home versus renting a home is the process. Buying a house takes considerably more time and effort than finding a home to rent. The major legal and financial implications surrounding the process also intimidate potential buyers. Typically, people are overwhelmed by the unique terminology, number of steps required, and financial considerations involved. The process is costly and fair housing issues may surface at any time during this process.

Advertising
The first thing a potential buyer is likely to do when they consider buying a home is search advertisements either in magazines, newspapers, or the Internet to get a feel for what the market offers. Language in advertising has recently become an issue within the realm of real estate. Advertisements cannot include discriminatory references such as the use of words describing current or potential residents or the neighbors or the neighborhood in racial or ethnic terms. Some commonly used statements that are discriminatory include:

- Adults preferred
- Perfect for empty nesters
- Conveniently located by a Catholic church
- Ideal for married couples without kids

Even the use of models in ads has been questioned, based on the idea that it appears to appeal to a certain race. Additionally, selecting media or locations for advertising that deny information on listings to certain segments of the housing market may also be considered discriminatory. Even if an agent does not intend to discriminate in an ad, it would still be considered a violation to suggest to a reader whether or not a protected class is preferred. In cities such as Long Beach, where the majority of residents belong to a specific racial or ethnic group, the homeownership process offers opportunities for fair housing violations due to the natural tendency to advertise in a specific

language. While the advertisements may not violate fair housing laws, these advertisements may limit opportunities for other racial/ethnic groups to find housing. Although the homeownership process is outside the jurisdiction of the City, recent litigation has set precedence for violations in advertisements that hold publishers, newspapers, Multiple Listing Services, real estate agents, and brokers accountable for discriminatory ads. As a reminder to choose words carefully, the Multiple Listing Service now prompts a fair housing message when a new listing is being added. Recent litigation has also set precedence for violations in advertisements that hold publishers, newspapers, Multiple Listing Services, real estate agents, and brokers accountable for discriminatory ads.

Lending

Initially, buyers must find a lender that will qualify them for a loan. This part of the process entails an application, credit check, and an analysis of ability to repay, amount eligible for, choosing the type and terms of the loan, etc. Applicants are requested to provide a lot of sensitive information including their gender, ethnicity, income level, age, and familial status. Most of this information is used for reporting purposes required of lenders by the Community Reinvestment Act (CRA) and the Home Mortgage Disclosure Act (HMDA); however it does not guarantee that individual loan officers or underwriters will not misuse the information.

A report on mortgage lending discrimination by the Urban Land Institute[7] illustrates four basic stages in which discrimination can occur:

1. Advertising and outreach
2. Pre-application inquiries
3. Loan approval/denial and terms/conditions
4. Loan administration

A number of different individuals take part in the various stages of this process and any of them may potentially discriminate. Further areas of potential discrimination include: differences in the level of encouragement, financial assistance, types of loans recommended, amount of down payment required, and level of customer service provided.

Real Estate Agents

Finding a realtor is normally the next step, which can be done by looking in newspapers, searching the Internet, and primarily through referrals. The agent will find the home that fits a buyer's needs, desires, and budget based on the amount they are qualified for by the lending institution.

Realtors may act as agents of discrimination by unintentionally or even intentionally steering potential buyers to or from a particular neighborhood. The City of Long Beach has a racially diverse population; however, a real estate agent may assume that some buyers may not be interested in living in certain portions of the City based on the existing demographic makeup of the neighborhood.

Agents may also discriminate by who they agree to represent, who they turn away, and the comments they make about their clients. However, the California Association of Realtors (CAR) has included language on many of their forms disclosing fair housing laws to those involved. Many Realtor Associations also host fair housing trainings and seminars to educate their members on the provisions and liabilities of fair housing laws. The Equal Opportunity Housing Symbol is also located on all forms as a reminder.

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[7] The Urban Land Institute, Mortgage Lending Discrimination: A Review of Existing Evidence. June 1999. Turner, Margery Austin and Skidmore, Felicity, Editors.

Appraisals
Banks order appraisal reports to determine whether or not a property is worth the amount of the loan they will be giving. Generally speaking, appraisals are based on the comparable sales of properties surrounding the neighborhood of the property being appraised. Other factors are taken into consideration, such as the age of the structure, any improvements made, location, etc. Some neighborhoods with higher concentrations of minorities may appraise lower than like properties in neighborhoods with lower concentrations. Unfortunately, this practice is geared toward a neighborhood and not an applicant, and therefore is not a direct violation of fair housing law that can easily be addressed. One effect of this practice, however, is that it tends to keep property values lower in a given neighborhood, thereby restricting the amount of equity and capital available to those residents. Individual appraisers are the ones making the decisions on the amounts; thus, there is room for flexibility in the numbers. As each appraiser is individually licensed, similar to real estate agents, they risk losing their license for unfair practices.

Sellers
A seller may not want to sell his/her house to certain purchasers based on classification biases protected by fair housing laws, or they may want to accept offers only from a preferred group. Often, sellers are home when agents show the properties to potential buyers, and they may develop certain biases based upon this contact. Sellers must sign the Residential Listing Agreement and Seller's Advisory forms, which disclose that a seller understands fair housing laws and practices of nondiscrimination. Yet enforcement is difficult because a seller may have multiple offers and choose one based on a bias.

Covenants, Conditions, and Restrictions
Covenants, Conditions, and Restrictions (CC&Rs) are restrictive covenants that involve voluntary agreements that run with the land with which they are associated. The Statute of Frauds (Civil Code Section 1624) requires CC&Rs to be in writing, because they involve real property. CC&Rs must also be recorded in the County where the property is located in order to bind future owners. Owners of parcels may agree amongst themselves as to the restrictions on use, but in order to be enforceable, restrictions must be reasonable.[8]

In the past, CC&Rs were used to exclude certain groups such as minorities from equal access to housing in a community. Today, the California Department of Real Estate reviews CC&Rs for all subdivisions of five or more lots, or condominiums of five or more units. This review is authorized by the Subdivided Lands Act and mandated by the Business Professions Code, Section 11000. The review includes a wide range of issues, including compliance with fair housing law.

The review must be completed and approved before the Department of Real Estate will issue a final subdivision public report. This report is required before a real estate broker or anyone else can sell the units, and each prospective buyer must be issued a copy of the report. If the CC&Rs are not approved, the Department of Real Estate will issue a "deficiency notice", requiring the CC&Rs be revised.

Communities with old subdivisions or condominium developments may still contain CC&Rs that do not comply with the fair housing laws. A typical example relates to occupancy standards, which an association may seek to enforce in order to oust a particular group or discriminate based on familial status or lack thereof. However, provisions in the CC&Rs that violate the fair housing laws

[8] Summarized from the fourth edition of California Real Estate Law by William H. Pivar and Robert J. Bruss, Dearborn Real Estate Education, 2000.

are not enforceable by the homeowners association. A majority of the housing units in Long Beach were built prior to the 1980s and may contain CC&Rs that violate fair housing laws.

Insurance

Insurance agents are provided with underwriting guidelines for the companies they work for to determine whether or not a company will sell insurance to a particular applicant. Currently, underwriting guidelines are not public information; however, consumers have begun to seek access to these underwriting guidelines in order to learn if certain companies have discriminatory policies. Some states are being more responsive than others to this demand and have recently begun to require that companies file their underwriting guidelines with the state department of insurance, which would then make the information public. Texas is one state that has mandated this reporting, and its office has made some significant findings regarding discriminatory insurance underwriting guidelines.

Many insurance companies have applied strict guidelines, such as not insuring older homes, that disproportionately affect lower income and minority families that can only afford to buy in older neighborhoods. A California Department of Insurance (CDI) survey found that less than 1% of homeowners insurance available in California is currently offered free from tight restrictions. CDI has also found that many urban areas are underserved by insurance agencies.

The California Organized Investment Network (COIN) is a collaboration of the California Department of Insurance, the insurance industry, community economic development organizations, and community advocates. This collaboration was formed in 1996 at the request of the insurance industry as an alternative to State legislation that would have required insurance companies to invest in underserved communities, similar to the federal Community Reinvestment Act (CRA) that applies to the banking industry. COIN is a voluntary program that facilitates insurance industry investments that provide profitable returns to investors and economic and social benefits to underserved communities.

The California Fair Access to Insurance Requirements (FAIR) Plan was created by the Legislature in 1968 after the brush fires and riots of the 1960s made it difficult for some people to purchase fire insurance due to hazards beyond their control. The FAIR Plan is designed to make property insurance more readily available to people who have difficulty obtaining it from private insurers because their property is considered "high risk."

Credit and FICO Scores

Credit history is one of the most important factors in obtaining a home purchase loan. Credit scores determine loan approval, interest rates associated with the loan, as well as the type of loan an applicant will be given. Applicants with high credit scores are generally given conventional loans, while those with lower and moderate range scores often utilize government-backed loans or sub-prime loans. Applicants with lower scores also receive higher interest rates on the loans as a result of being perceived as a higher risk to the lender, and may even be required to pay points depending on the type of lending institution used.

Fair Isaac and Company (FICO), which is the company used by the Experian (formerly TRW) credit bureau to calculate credit scores, has set the standard for the scoring of credit history. Trans-Union and Equifax are two other credit bureaus that also provide credit scores, though they are typically used to a lesser degree.

In short, points are awarded or deducted based on certain items such as how long one has had credit cards, whether one makes payments on time, if credit balances are near maximum, etc. Typically, the scores range from the 300s to around 850, with higher scores demonstrating lower risk. Lower credit scores require a more thorough review than higher scores and mortgage lenders will often not even consider a score below 600.

FICO scores became more heavily relied upon by lenders when studies conducted showed that borrowers with scores above 680 almost always make payments on time, while borrowers with scores below 600 seemed fairly certain to develop problems. Credit scores also made it easier to develop computer programs (electronic underwriting) that can make a "yes" decision for loans that should obviously be approved. Some of the factors that affect a FICO score are:

- Delinquencies
- New accounts (opened within the last 12 months)
- Length of credit history (a longer history of established credit is better than a short history)
- Balances on revolving credit accounts
- Public records, such as tax liens, judgments, or bankruptcies
- Credit card balances
- Number of inquiries
- Number and types of revolving accounts

There has been some debate regarding the accuracy of the credit scoring software used by lenders. In particular, soon after its release, the Los Angeles Times Real Estate section featured articles suggesting the NextGen software model, designed by Fair Isaac & Company, was not being used by lenders due to the high cost of the software, even though it is a more fair and accurate version.[9] The new model is said to increase scores by 50 to 100 points and has been on the market for several years. However, research performed by the research and consulting firm TowerGroup found that, for many lenders, the higher price for the NextGen software, including the evaluation, implementation, systems and training costs, and the embedded mortgage industry commitment to Classic FICO did not warrant switching from the Classic FICO standard. In March 2006, Experian introduced yet another credit score system, VantageScore, which is similar to that of FICO's NextGen. VantageScore is likely to face the same challenges as NextGen, but may have more success depending on ease of use and cost.[10]

National Association of Realtors

The National Association of Realtors (NAR) has developed a Fair Housing Program to provide resources and guidance to realtors in ensuring equal professional services for all people. The term Realtor identifies a licensed professional in real estate who is a member of the NAR; however, not all licensed real estate brokers and salespersons are members of the NAR.

Code of Ethics

Article 10 of the NAR Code of Ethics provides that "Realtors shall not deny equal professional services to any person for reasons of race, color, religion, sex, handicap, familial status, or national origin. Realtors shall not be a party to any plan or agreement to discriminate against any person or persons on the basis of race, color, religion, sex, handicap, familial status, or national origin."

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[9] Kenneth Harney. Los Angeles Times Real Estate section, November 24, 2002, page K10 and December 1, 2002, page K6.

[10] Focardi, Craig. Mortgage Banking, August 1, 2006.

A realtor pledges to conduct business in keeping with the spirit and letter of the Code of Ethics. Article 10 imposes obligations upon realtors and is also a firm statement of support for equal opportunity in housing. A realtor who suspects discrimination is instructed to call the local Board of Realtors. Local Boards of Realtors will accept complaints alleging violations of the Code of Ethics filed by a home seeker who alleges discriminatory treatment in the availability, purchase, or rental of housing. Local Boards of Realtors have a responsibility to enforce the Code of Ethics through professional standards, procedures, and corrective action in cases where a violation of the Code of Ethics is proven to have occurred.

Additionally, Standard of Practice Article 10-1 states that "REALTORS® shall not volunteer information regarding the racial, religious, or ethnic composition of any neighborhood and shall not engage in any activity which may result in panic selling. REALTORS® shall not print, display, or circulate any statement or advertisement with respect to the selling or renting of a property that indicates any preference, limitations, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin."

Realtor Fair Housing Declaration
In accordance with the Code of Ethics, each realtor signs the following pledge, developed in 1996 as a result of the HUD-NAR agreement.

I agree to:

1. Provide equal professional service without regard to race, color, religion, sex, handicap, familial status, or national origin of any prospective client, customer, or of the residents of any community.
2. Keep informed about fair housing law and practices, improving my clients' and customers' opportunities and my business.
3. Develop advertising that indicates that everyone is welcome and no one is excluded, expanding my client's and customer's opportunities to see, buy, or lease property.
4. Inform my clients and customers about their rights and responsibilities under the Fair Housing Laws by providing brochures and other information.
5. Document my efforts to provide professional service, which will assist me in becoming a more responsive and successful Realtor.
6. Refuse to tolerate non-compliance.
7. Learn about those who are different from me, and celebrate those differences.
8. Take a positive approach to fair housing practices and aspire to follow the spirit as well as the letter of the law.
9. Develop and implement fair housing practices for my firm to carry out the spirit of this declaration.

To continue the efforts to ensure equal and professional services, NAR now requires mandatory Code of Ethics instruction for all realtor members based on the following schedule:

- Continuing members must have completed the instruction within the time frame of January 1, 2001 to December 31, 2004, and every 4 years thereafter.
- New members must complete the instruction within 90 days after submitting the application for membership to NAR.

California Association of Realtors (CAR)

The California Association of Realtors (CAR) is a trade association of 92,000 realtors statewide. As members of organized real estate, realtors also subscribe to a strict code of ethics as noted above. CAR has recently created the position of Equal Opportunity/Cultural Diversity Coordinator. CAR holds three meetings per year for its general membership, and the meetings typically include sessions on fair housing issues. Current outreach efforts in the Southern California area are directed to underserved communities and state-licensed brokers and sales persons who are not members of the CAR.

Realtor Associations Serving Long Beach
Realtor Associations are generally the first line of contact for real estate agents who need continuing education courses, legal forms, career development, and other daily work necessities. The frequency and availability of courses varies among these associations, and local association membership is generally determined by the location of the broker that an agent works for. Complaints involving agents or brokers may be filed with these associations.

Monitoring of services by these associations is difficult as statistics of the education/services the agencies provide or statistical information pertaining to the members is rarely available. Realtor Associations serving Long Beach include:

- Pacific West Association of Realtors® (PWR)
- Rancho Southeast Association of Realtors ®

Both Realtor Associations use the Southern California Multiple Listing Service (SoCalMLS), which covers the Orange County and Greater Long Beach area. Since the exclusive use of only one MLS limits the properties an agent will find for his/her clients, many brokers have arrangements that allow their agents to access the MLSs used by other associations. PWR, for example, allows direct reciprocal access to the following databases:

- CLAW - LA/West
- DAMLS - California/Palm Springs
- I-Tech - Glendale/Pasadena-Foothill
- GSBMLS - Southbay/Palos Verdes/Inglewood
- MRMLS - Multi-Regional
- SANDICOR - San Diego County

California Department of Real Estate (DRE)

The California Department of Real Estate (DRE) is the licensing authority for real estate brokers and salespersons. As noted earlier, not all licensed brokers and salespersons are members of the National or California Association of Realtors.

DRE has adopted education requirements that include courses in ethics and fair housing. To renew a real estate license, each licensee is required to complete 45 hours of continuing education, including three hours in each of the four mandated areas: Agency, Ethics, Trust Fund, and Fair Housing. The fair housing course contains information that will enable an agent to identify and avoid discriminatory practices when providing real estate services to clients.

On or after January 1, 1996, a real estate salesperson renewing their license for the first time must complete separate 3-hour courses in Agency, Ethics, Trust Fund Handling, and Fair Housing to qualify for renewal. All licensees, with the exception of those renewing for the first time, are required to complete a full 45 hours of continuing education for each license renewal.

For the initial renewal on or after January 1, 1996, the law requires, as part of the 45 hours of continuing education, completion of four mandatory three-hour courses in Agency, Ethics, Trust Fund Handling and Fair Housing. These licensees will also be required to complete a minimum of 18 additional hours of courses related to consumer protection. The remaining hours required to fulfill the 45 hours of continuing education may be related to either customer service or consumer protection, at the option of the licensee.

The DRE requires all licensees to provide proof of continuing education courses with the following two exceptions:

1. An applicant provides proof that he/she is 70 years of age or older
2. An applicant provides proof that he/she has been licensed for 30 consecutive years

5.2 Fair Housing Practices in the Rental Housing Market

Similar to the homeownership market, a major challenge to ensuring fair housing in the rental market is the complexity of the process. There are several stages in the process of renting a home or apartment: 1) the advertising and outreach stage; 2) pre-application inquiries and responses; 3) the criteria for acceptance; 4) the lease; and 5) administration of the lease. This section discusses these phases of the rental process. While a potential homebuyer may face discriminatory practices primarily during the process of purchasing a home, a renter may confront housing discrimination not only during the process of renting but throughout the tenancy.

The Apartment Rental Process

While the process of renting an apartment may be less expensive and burdensome up front than the home-buying process, it may still be just as time-consuming and potential renters may still face discrimination during various stages of the rental process.

Advertising
Like finding a home to purchase, the main sources of information are the classified advertisements in local newspapers, word of mouth, signs, apartment guides, the Internet, and apartment brokers. The same types of discriminatory language previously described under the Homeownership Process may be used by landlords or apartment managers to exclude "undesirable elements."

There is an indication that language issues are emerging as a barrier to fair housing choice in the City of Long Beach. Advertising vacancies and/or conducting housing business in a single language other than English presents a clear impediment to housing opportunities to the majority of potential consumers who do not speak that language. Vacancy scouting efforts conducted for the City's 2001 Analysis of Impediments to Fair Housing Choice identified numerous rental properties in the community with vacancy signs in Spanish or Khmer only. (At least one property had a sign in Spanish and Khmer but not English). Scouting for vacancies through print media advertisements has revealed vacancy listings in non-English publications that are not advertised in English publications.

Viewing the Unit
Viewing the unit is the most obvious place where potential renters may encounter discrimination because landlords or managers may discriminate based on race or disability, or judge on appearance whether a potential renter is reliable or may violate any of the rules. For example, there have been cases where a manager tries to deter a family by indicating strict occupancy standards or frowning on the presence of young children accompanying a viewer. Discrimination at this stage of the housing search process involves primarily an unequal sharing of information. At the extreme, minority home- or apartment- seekers may not be told about certain units, or may not be given the opportunity to meet agents, whereas Whites are.

The Department of Housing and Urban Development (HUD) has sponsored various housing discrimination studies. The Housing Discrimination Study (HDS) of 2000 represents the most ambitious effort to date to measure the extent of housing discrimination in the U.S. against persons because of race and color. It was the third nationwide study. The previous studies were the Housing Market Practices Survey ("HMPS") of 1977 and the Housing Discrimination Study (HDS) of 1989.

The results in the 2000 HDS were based on 4,600 paired tests in 23 metropolitan areas nationwide. The report shows large decreases between 1989 and 2000 in the level of discrimination experienced by Hispanics and Blacks seeking to a buy a home. There has also been a modest decrease in discrimination toward Blacks seeking to rent a unit. This downward trend, however, has not been seen for Hispanic renters. Hispanic renters now are more likely to experience discrimination in their housing search than do Black renters.

Specifically for the Los Angeles-Long Beach Metropolitan Area, the following findings were made:

- Consistent adverse treatment against Black renters (21.7%). Primary types of differential treatments:

  - Blacks were less likely to be recommended more units than White renters.

- Consistent adverse treatment against Black homebuyers (14.7%). Primary types of differential treatments:

  - Blacks were less likely to have been able to discuss downpayment requirements than Whites.
  - Black homebuyers were less likely to be told that they qualify than White homebuyers.

- Consistent adverse treatment against Hispanic renters (24%).

- Consistent adverse treatment against Hispanic homebuyers (17.4%). Primary types of differential treatments:

  - Hispanics were less likely to be offered help with financing than similarly qualified non-Hispanic White homebuyers.
  - Hispanics were less likely to be recommended a lender than similarly qualified non-Hispanic White homebuyers.
  - Hispanics were less likely to have downpayment requirements discussed with them than similarly qualified non-Hispanic White homebuyers.

- Hispanics were more likely to be told about similar units to the advertised unit than non-Hispanic White homebuyers.

- Consistent adverse treatment against Chinese renters (21.6%). Primary types of differential treatments:

  - Chinese were less likely to be asked to complete an application than comparable White renters.

- Consistent adverse treatment against Chinese homebuyers (17.1%). Primary types of differential treatments:

  - Chinese were less likely to have been downpayment requirements discussed.
  - Chinese homebuyers were less likely to be told that they qualify than White homebuyers.

- Consistent adverse treatment against Korean renters (30.7%). Primary types of differential treatments:

  - Koreans were less likely to be asked to make future arrangements for contacts than for White renters.

- Consistent adverse treatment against Korean homebuyers (18.1%). Primary types of differential treatments:

  - Koreans were less likely to be offered an opportunity to inspect the advertised unit than Whites.
  - Koreans were less likely to be offered help with financing than comparable White homebuyers.
  - Koreans were less likely to be told they qualify to purchase a home than comparable White homebuyers.

Credit/Income Check
Landlords may ask potential renters to provide credit references, lists of previous addresses and landlords, and employment history/salary. The criteria for tenant selection, if any, are typically not known to those seeking to rent. Many landlords often use credit history as an excuse when trying to exclude certain groups. Recent legislation provides for applicants to receive a copy of the report used to evaluate applications. In addition, applicants may also request a copy of their credit report (for a fee) to verify that the information used to approve/deny their application is accurate.

The Lease
Most apartments are rented under either a lease agreement or a month-to-month rental agreement. A lease is favorable from a tenant's point of view for two reasons: the tenant is assured the right to live there for a specific period of time and the tenant has an established rent during that period. Most other provisions of a lease protect the landlord. Information written in a lease or rental agreement includes the rental rate, required deposit, length of occupancy, apartment rules, and termination requirements.

In a tight housing market, when a landlord can "financially afford" to choose tenants, the tendency is to offer shorter lease terms. In this case, a landlord may simply ask the "not-so-desirable" tenant to

leave with a 60-day Notice to Vacate. Short-term leases also allow the landlord to raise rent more frequently.

Typically, the lease or rental agreement is a standard form completed for all units within the same building. However, the enforcement of the rules contained in the lease or agreement may not be standard for all tenants. A landlord may act in a discriminatory way and choose strict enforcement of the rules for certain tenants based on arbitrary factors, such as race, presence of children, or disability. Several years ago, during the escalation of housing prices throughout California, complaints regarding tenant harassment through strict enforcement of lease agreements as a means of evicting tenants increased significantly.

Security Deposit
A security deposit is typically required to rent a housing unit. To deter "less-than-desirable" tenants, a landlord may ask for a security deposit higher than usual. Tenants may also face differential treatment when vacating the units. The landlord may choose to return a smaller portion of the security deposit to some tenants, claiming excessive wear and tear. A landlord may require that persons with disabilities with service animals pay an additional pet rent, a monthly surcharge for pets, or a deposit, which is also a discriminatory act.

During the Tenancy
During tenancy, the most common forms of discrimination a tenant may face are based on familial status, race, national origin, sex, or disability. Usually these types of discrimination appear in differential enforcement of rules, overly strict rules for children, excessive occupancy standards, refusal to make a reasonable accommodation for handicapped access, refusal to make necessary repairs, eviction, notices, illegal entry, rent increases, or harassment. These actions may be used as a way to force undesirable tenants to move on their own without the landlord having to make an eviction.

Apartment Association

The California Apartment Association (CAA) is the country's largest statewide trade association for rental property owners and managers. The CAA was incorporated in 1941 to serve rental property owners and managers throughout California. CAA represents rental housing owners and professionals who manage more than 1.5 million rental units. Under the umbrella agency, various apartment associations cover specific geographic areas.

The California Apartment Association has developed the California Certified Residential Manager (CCRM) program to provide a comprehensive series of courses geared towards improving the approach, attitude and professional skills of on-site property managers and other interested individuals. The CCRM program consists of 31.5 hours of training that includes trainings on fair housing and ethics issues.

The CAA supports the intent of all local, State, and federal fair housing laws for all residents without regard to color, race, religion, sex, marital status, mental or physical disability, age, familial status, sexual orientation, or national origin. Members of the CAA agree to abide by the following provisions of their Code for Equal Housing Opportunity:

- We agree that in the rental, lease, sale, purchase, or exchange of real property, owners and their employees have the responsibility to offer housing accommodations to all persons on an equal basis;

- We agree to set and implement fair and reasonable rental housing rules and guidelines and will provide equal and consistent services throughout our residents' tenancy;
- We agree that we have no right or responsibility to volunteer information regarding the racial, creed, or ethnic composition of any neighborhood, and we do not engage in any behavior or action that would result in steering; and
- We agree not to print, display, or circulate any statement or advertisement that indicates any preference, limitations, or discrimination in the rental or sale of housing.

The Apartment Association of California Southern Cities and the Apartment Owners Association serve the Long Beach area. These Apartment Associations provide members with free counseling, legal and legislative updates, referral service for vendors, a manager referral program, low-cost tenant screening and advocacy.

5.3 Current Fair Housing Services

In general, fair housing services include investigating and resolving housing discrimination complaints, discrimination auditing and testing, education and outreach, such as disseminating fair housing information through written material, workshops, and seminars. Landlord/tenant counseling services involve informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection legislation and mediating disputes between landlords and tenants. This section reviews the fair housing services available in the City of Long Beach, the nature and extent of fair housing complaints, and results of fair housing testing/audits.

U.S. Department of Housing and Urban Development

Housing discrimination based on race, color, national origin, religion, sex, family status, or disability is illegal by federal law. The U.S. Department of Housing and Urban Development (HUD) keeps track of all fair housing complaints made in every jurisdiction, including Long Beach. Since 2004, a total of 103 fair housing complaints in the City of Long Beach have been filed with HUD. Most of these complaints (44 complaints) involved race, followed by familial status (19 complaints) and disability (18 complaints) (Table 47).

Table 47: Fair Housing Complaints filed with HUD (2004-2009)

Basis of Complaints	2004	2005	2006	2007	2008	2009	Total
Race	6	6	8	12	9	3	**44**
Color	0	0	0	0	0	0	**0**
National Origin	0	1	5	3	2	1	**12**
Sex	2	1	1	4	7	0	**15**
Disability	5	2	4	5	0	2	**18**
Religion	0	1	0	0	9	1	**11**
Familial Status	2	3	4	4	2	4	**19**
Retaliation	1	0	0	1	2	0	**4**
Total	**14**	**13**	**17**	**24**	**26**	**9**	**103**

California Department of Fair Employment and Housing

The mission of the Department of Fair Employment and Housing (DFEH) is to protect Californians from employment, housing and public accommodation discrimination, and hate violence. To achieve this mission, DFEH keeps track of and investigates complaints of housing discrimination, as well as complaints in the areas of employment, housing, public accommodations and hate violence. Since 2004, a total of 249 fair housing complaints in the City of Long Beach have been filed with DFEH. Most of these complaints (112 complaints) involved race, followed by disability (69 complaints) and familial status (28 complaints) (Table 48).

Table 48: Fair Housing Complaints filed with DFEH (2004-2009)

Basis of Complaints	2004-05	2005-06	2006-07	2007-08	2008-09	Total
Familial Status	3	10	2	5	8	**28**
Race	22	33	21	20	16	**112**
Disability	10	14	15	18	12	**69**
National Origin	2	6	9	3	1	**21**
Marital Status	2	0	1	0	0	**3**
Retaliation	0	1	2	0	0	**3**
Sex	0	3	2	3	0	**8**
Association	0	0	0	2	0	**2**
Source of Income	0	0	0	3	0	**3**
Total	**39**	**67**	**52**	**54**	**37**	**249**

Fair Housing Foundation

Since 1969, the City of Long Beach has contracted with the Fair Housing Foundation to affirmatively further fair housing through a comprehensive fair housing program. The Fair Housing Foundation (FHF) was founded in Long Beach in 1964 by a diverse group of citizens who organized against Proposition 14, a state ballot initiative seeking to nullify California's fair housing laws. For over 40 years, FHF has operated a private, nonprofit, education agency dedicated to promoting the enforcement of fair housing laws and encouraging an atmosphere of open housing regardless of the protected classes of age, arbitrary, color, familial status, gender, gender identity, marital status, mental disability, national origin, physical disability, race, religion, sexual orientation, or source of income. The mission of FHF is: "Dedicated to eliminating discrimination in housing and promoting equal access to housing choices for everyone."

FHF has provided fair housing services for communities in Los Angeles County for the past 40 years and now includes communities within Orange County. The services offered by FHF and provided for the City of Long Beach are described below:

Discrimination Complaint Intake and Investigation

Respond to discrimination inquiries and complaints through counseling to determine if a possible fair housing component is present, if so, a fair housing case is opened. Implement the investigation plan and assign a final finding of no evidence, inconclusive, or sustains allegation. When evidence is found that substantiates a allegation, resolution is achieved through a wide variety of options including conciliation/mediation, referring and filing with FHF attorney, private attorney, filing with the Department of Fair Employment and Housing (DFEH), or Department of Housing and Urban Development (HUD).

Education and Outreach Program
Conducts outreach and education activities including: 1) Services for Consumers - The general types of activities conducted for consumers are tenant workshops, staffing of booths, and presentations to community based organizations. 2) Services for Housing Providers – The general types of activities conducted for housing providers are landlord workshops, certificate management trainings, and realtor workshops. 3) Service to Increase Public Awareness – The general types of activities conducted to increase public awareness includes networking with community based organizations, participation in networking groups, collaborative groups, and task forces which have a housing component in the mission, submitting public service announcements, distributing literature, placing paid advertisements, and publishing articles. 4) County-wide Services - The general types of activities conducted in this category include advertisements, tester trainings, media interviews, staff trainings, and the annual reception and poster contest.

General Housing Program
The FHF provides counseling for tenants and landlords on their rights and responsibilities. Resolution of inquiries through a variety of methods including: Counseling, habitability assistance, unlawful detainer assistance, mediations, and referrals.

Fair Housing Complaints, Violations, and Suits
In 2002, FHF began to utilize a specially designed fair housing database, co-developed by the Executive Director, which encompasses the HUD required categories of race and ethnicity. Unfortunately, these categories may in fact be confusing to Hispanic clients as they must choose a Race along with Hispanic ethnicity. Overall 28 percent of clients report themselves as Hispanic but within 6 difference race categories.

From July 1, 2003 through June 30, 2008, FHF received 909 complaints alleging housing discrimination in Long Beach as shown in Table 49. Consistent with recent statewide trends, the top three discrimination biases are race 306 (34%), followed closely by disability 290 (32%), and familial status 110 (12%). Persons of low and very low income accounted for 758 (84%) of discrimination complaints. Racially, Blacks reported for 415 (46%) of complaints, Whites reported for 206 (23%), and Hispanics, within 6 race categories, reported for 210 (23%) complaints. These levels have remained relatively stable during the past five years.

Table 49: Discrimination Complaints

	2003/04	2004/05	2005/06	2006/07	2007/08	Total	Percent
Protected Classification							
Age	7	6	8	5	4	**30**	3%
Arbitrary	4	2	6	5	1	**18**	2%
Color	1	0	0	0	1	**2**	0%
Familial Status	17	27	20	26	20	**110**	12%
Gender	7	12	6	10	9	**44**	5%
Gender Identity	0	0	0	0	0	**0**	0%
Marital Status	0	7	8	5	4	**24**	3%
Mental Disability	10	9	4	6	6	**35**	4%
National Origin	1	6	4	5	0	**16**	2%
Physical Disability	43	42	55	67	48	**255**	28%
Race	66	83	61	56	40	**306**	34%

Table 49: Discrimination Complaints

	2003/04	2004/05	2005/06	2006/07	2007/08	Total	Percent
Religion	4	5	4	2	1	**16**	2%
Sexual Orientation	3	12	5	10	5	**35**	4%
Source of Income	3	6	2	4	3	**18**	2%
Total Complaints	**166**	**217**	**183**	**201**	**142**	**909**	**100%**
Race/Ethnicity							
Am Ind or Alsk/Non-Latino	1	0	0	0	1	**2**	0%
Am In or Alsk/Latino	0	0	0	0	0	**0**	0%
Am Ind/Alsk and Blk/Non-Latino	0	1	2	0	0	**3**	0%
Am Ind/Alsk and Wht/Non-Latino	0	0	0	0	0	**0**	0%
Asian and White/Non-Latino	0	0	0	0	0	**0**	0%
Asian/Non-Latino	6	5	6	7	2	**26**	3%
Asian/Latino	0	0	0	0	0	**0**	0%
Blk/Afr Am and White/Latino	0	1	0	0	0	**1**	0%
Blk/Afr Am and White/Non-Latino	3	1	2	0	0	**6**	1%
Blk/Afr Am/Latino	3	3	5	1	1	**13**	1%
Blk/Afr Am/Non-Latino	74	101	89	80	71	**415**	46%
Other/Latino	29	31	23	41	23	**147**	16%
Other/Non-Latino	5	11	5	8	5	**34**	4%
Pacific Islander/Non-Latino	3	1	3	0	0	**7**	0%
White/Latino	10	13	13	7	6	**49**	5%
White/Non-Latino	32	49	35	57	33	**206**	23%
Total	**166**	**217**	**183**	**201**	**142**	**909**	**100%**
Income							
High	4	6	5	7	2	**24**	3%
Median	15	36	29	44	3	**127**	14%
Low	90	121	95	122	114	**542**	60%
Very Low	57	54	54	28	23	**216**	24%
Total	**166**	**217**	**183**	**201**	**142**	**909**	**100%**
Special Needs							
Female Head of Household	64	69	61	81	47	322	35%
Senior	6	17	12	11	20	66	7%
Disabled	39	48	43	48	51	229	25%
Disposition							
Counseled/Resolved	99	128	89	109	54	479	53%
Pending	0	0	0	0	0	0	0%
Referred	3	2	4	2	2	13	1%
Case Opened	64	87	90	90	86	417	46%
Total Inquiries	**166**	**217**	**183**	**201**	**142**	**909**	**100%**

Statistics maintained indicate that 88% of complaints came from in-place tenants, 8% from renters seeking housing, 2% from owners of rental property and 1% from landlords or managers. The types of callers remained unchanged over the past five years.

Not every allegation of housing discrimination results in a fair housing case. After thoroughly screening and counseling the 909 complaints, FHF opened 417 bonafide fair housing cases as shown in Table 50. Consistent with recent statewide trends, the top three discrimination biases were race (37%), disability (28%), and familial status (14%). Racially, Blacks accounted for 207 (50%) complaints, Whites made 85 (20%) complaints, and Hispanics reported 100 (24%) complaints. According to the 2000 Census, only 14.9% of Long Beach residents were Black. However, of the 156 race-based fair housing cases, 60 (50%) cases were brought by Blacks. Even more concerning is that evidence of discrimination was found in 48% of these cases whereas only 33% of race cases brought by Whites and 15% of race cases brought by Hispanics were found to have evidence. Persons of low and very low income accounted for 355 (85%) of discrimination complaints. Issues concerning disability have also increased every year resulting in the second largest area of fair housing complaints at 28%.

Table 50: Discrimination Cases

	2003/04	2004/05	2005/06	2006/07	2007/08	Total	Percent
Protected Classification							
Age	1	3	4	2	0	**10**	2%
Arbitrary	0	0	1	1	0	**2**	0%
Color	1	0	0	0	1	**2**	0%
Familial Status	9	14	8	12	14	**57**	14%
Gender	2	1	1	5	6	**15**	4%
Gender Identify	0	0	0	0	0	**0**	0%
Marital Status	0	4	4	3	2	**13**	3%
Mental Disability	5	3	2	1	6	**17**	4%
National Origin	0	5	3	3	0	**11**	3%
Physical Disability	12	12	20	27	30	**101**	24%
Race	31	36	32	29	28	**156**	37%
Religion	2	3	2	2	0	**9**	2%
Sexual Orientation	1	4	4	5	3	**17**	4%
Source of Income	0	1	6	0	0	**7**	2%
Total Cases	**64**	**86**	**87**	**90**	**90**	**417**	**100%**
Race/Ethnicity							
Am Ind or Alsk/Non-Latino	0	0	0	0	0	**0**	0%
Am In or Alsk/Latino	0	0	0	0	0	**0**	0%
Am Ind/Alsk and Blk/Non-Latino	0	1	0	0	0	**1**	0%
Am Ind/Alsk and Wht/Non-Latino	0	0	0	0	0	**0**	0%
Asian and White/Non-Latino	0	0	0	0	0	**0**	0%
Asian/Non-Latino	1	1	1	3	1	**7**	2%
Asian/Latino	0	0	0	0	0	**0**	0%
Blk/Afr Am and White/Latino	0	1	0	0	0	**1**	0%

Table 50: Discrimination Cases

	2003/04	2004/05	2005/06	2006/07	2007/08	Total	Percent
Blk/Afr Am and White/Non-Latino	1	0	2	0	0	**3**	1%
Blk/Afr Am/Latino	2	0	4	0	0	**6**	1%
Blk/Afr Am/Non-Latino	30	42	49	41	45	**207**	50%
Other/Latino	11	12	8	20	16	**67**	16%
Other/Non-Latino	3	1	3	3	5	**15**	4%
Pacific Islander/Non-Latino	2	0	3	0	0	**5**	0%
White/Latino	3	8	4	1	4	**20**	5%
White/Non-Latino	11	20	13	22	19	**85**	20%
Total	**64**	**86**	**87**	**90**	**90**	**417**	**100%**
Income							
High	0	4	1	3	1	**9**	2%
Median	7	16	13	16	1	**53**	13%
Low	33	47	51	59	74	**264**	63%
Very Low	24	19	22	12	14	**91**	22%
Total	**64**	**86**	**87**	**90**	**90**	**417**	**100%**
Special Groups							
Female Head of Household	27	24	35	38	33	157	38%
Senior	1	8	7	7	15	38	9%
Disabled	24	19	31	30	36	140	34%
Investigations							
Telephone	13	29	19	17	6	**84**	12%
On-site	26	20	11	17	4	**78**	12%
Survey	17	34	28	33	37	**149**	22%
Vacancy Check	11	0	0	8	2	**21**	3%
Data & Property Analysis	12	24	8	2	1	**47**	7%
Witness Statements	17	40	44	31	43	**175**	26%
Document Review (Medical & Rental)	14	11	23	31	44	**123**	18%
Other	0	0	0	0	0	**0**	0%
Total Investigations	**110**	**158**	**133**	**139**	**137**	**677**	**100%**
Findings							
Inconclusive	15	18	33	32	30	**128**	31%
No Evidence	23	27	30	21	20	**121**	29%
Pending	0	0	0	0	0	**0**	0%
Sustains Allegation	26	41	24	37	40	**168**	40%
Total Findings	**64**	**86**	**87**	**90**	**90**	**417**	**100%**
Dispositions							
Successful Conciliation	22	30	44	36	37	**169**	41%
Referred to Attorney	2	2	2	0	4	**10**	2%
Referred to DFEH/HUD	3	10	3	8	6	**30**	7%

Table 50: Discrimination Cases

	2003/04	2004/05	2005/06	2006/07	2007/08	Total	Percent
Pending	0	0	0	0	0	**0**	0%
Client Withdrew	3	1	2	7	8	**21**	5%
No Enforcement Possible	32	43	36	39	35	**185**	45%
Total Findings	**62**	**86**	**87**	**90**	**90**	**415**	**100%**

FHF conducted a total of 677 investigations on the 415 cases, utilizing eight forms of investigations. Depending upon numerous variables, including allegation and prior complaints, an individual case may only utilize one type of investigation or multiple types of investigations. Of all cases investigated, FHF found evidence of discrimination in 168 cases (40%).

Over 40% of the cases with evidence of discrimination closed as successfully conciliated resulting from both the complainant and respondent agreeing to a resolution. Of the remaining cases, 2% were referred to an attorney for litigation, 7% referred to the Department of Fair Employment and Housing or the Department of Housing and Urban Development. The remaining cases where closed as no enforcement action possible due to a lack in the strength of evidence to further pursue the claims or lack of follow through by the complainants. A total of $107,830 has been recovered for the complainants as a result of the cases filed in State and Federal Court.

General Housing Assistance

In addition to fair housing complaints, Long Beach residents sought assistance from FHF for general housing (landlord/tenant) dispute resolution services. Between June 2003 and July 2008, FHF handled complaints or requests for assistance involving an average of 2,469 tenants and landlords per year for a total of 12,344 as shown in Table 51.

Consistent with Fair Housing Complaint and Cases, Blacks made the most requests (34%), followed by Whites (30%) and Hispanics (29%). Persons with low and very low incomes accounted for 79% of requests. The categories generating the most requests/concerns were: Notices (19%), Habitability or Substandard Conditions (14%), Evictions (12%), and Rent Increases and Security Deposits (10% each). FHF resolved 72% of concerns reported to the satisfaction of the client.

Table 51: General Housing Assistance

	2003/04	2004/05	2005/06	2006/07	2007/08	Total	Percent
Race/Ethnicity							
Am Ind or Alsk/Non-Latino	15	10	4	5	1	**35**	0%
Am In or Alsk/Latino	6	3	5	0	2	**16**	0%
Am Ind/Alsk and Blk/Non-Latino	1	4	3	2	1	**11**	0%
Am Ind/Alsk and Wht/Non-Latino	9	2	3	0	0	**14**	0%
Asian and White/Non-Latino	4	3	2	2	0	**11**	0%
Asian/Non-Latino	99	104	73	59	30	**365**	3%
Asian/Latino	0	3	0	0	0	**3**	0%
Blk/Afr Am and White/Latino	0	1	1	0	1	**3**	0%
Blk/Afr Am and White/Non-Latino	23	13	6	1	1	**44**	0%
Blk/Afr Am/Latino	20	18	16	7	6	**67**	1%

Table 51: General Housing Assistance

	2003/04	2004/05	2005/06	2006/07	2007/08	Total	Percent
Blk/Afr Am/Non-Latino	975	950	805	734	677	**4,141**	34%
Other/Latino	689	561	467	525	434	**2,676**	22%
Other/Non-Latino	67	84	106	112	95	**464**	4%
Pacific Islander/Non-Latino	36	29	24	12	0	**101**	0%
White/Latino	170	195	158	80	112	**715**	6%
White/Non-Latino	837	828	758	611	644	**3,678**	30%
Total	**2,951**	**2,808**	**2,431**	**2,150**	**2,004**	**12,344**	**100%**
Income							
High	134	122	66	41	30	**393**	3%
Median	357	492	499	626	197	**2,171**	18%
Low	1,669	1,605	1,441	1,267	1,113	**7,095**	57%
Very Low	791	589	425	216	664	**2,685**	22%
Total	**2,951**	**2,808**	**2,431**	**2,150**	**2,004**	**12,344**	**100%**
Special Groups							
Female Head of Household	233	623	673	693	493	**2,715**	22%
Senior	136	180	140	117	87	**660**	5%
Disabled	368	373	270	261	105	**1,377**	11%
Type of Caller							
In-Place Tenant	2,655	2,540	2,178	1,880	1,849	**11,102**	90%
Property Owner	128	127	128	99	83	**565**	5%
Rental Home-seeker	65	64	56	9	0	**194**	2%
Homebuyer	15	8	2	0	1	**26**	0%
Landlord/Manager/Company	40	27	36	22	16	**141**	1%
Other	35	23	23	139	55	**275**	2%
Realtor	9	19	8	2	0	**38**	0%
Total	**2,947**	**2,808**	**2,431**	**2,151**	**2,004**	**12,341**	**100%**
Housing Issue							
Eviction	289	316	382	130	340	**1,457**	12%
Foreclosures Owner	0	0	0	0	12	**12**	0%
Foreclosures Tenant	0	0	0	0	86	**86**	0%
General Issue	91	138	168	514	392	**1,303**	11%
Habitability	450	473	453	277	131	**1,784**	14%
Harassment	91	106	89	79	97	**462**	4%
Illegal Entry	29	28	35	24	28	**144**	1%
Late Fees	33	35	18	6	14	**106**	1%
Lease Terms	67	105	202	76	96	**546**	4%
Lockout	14	13	10	9	20	**66**	1%
Notices	849	623	316	417	191	**2,396**	19%
Other	166	96	25	64	14	**365**	3%

Table 51: General Housing Assistance

	2003/04	2004/05	2005/06	2006/07	2007/08	Total	Percent
Parking	20	33	25	2	15	**95**	1%
Pets	19	28	5	7	10	**69**	1%
Refusal to Rent	58	40	37	21	10	**166**	1%
Refusal to Sell	0	2	2	0	0	**4**	0%
Rent Control	51	45	20	10	10	**136**	1%
Rent Increase	325	358	190	167	159	**1,199**	10%
Section 8 Information	32	20	21	14	10	**97**	1%
Security Deposit	319	263	287	214	210	**1,293**	10%
Unlawful Detainer	1	39	107	78	111	**336**	3%
Utilities	47	47	39	41	48	**222**	2%
Total Cases	**2,951**	**2,808**	**2,431**	**2,150**	**2,004**	**12,344**	**100%**
Dispositions							
Building and Safety	30	10	13	4	1	**58**	0%
CA Tenants Book	20	28	24	7	1	**80**	1%
Code Enforcement	17	13	119	19	13	**181**	1%
Consumer Affairs	9	12	24	5	3	**53**	0%
Correspondence	132	37	46	25	2	**242**	2%
County Assessor	23	32	22	27	31	**135**	1%
Discrimination Dept	173	195	164	202	107	**841**	7%
Habitability Case	0	0	8	9	15	**32**	0%
Health Department	117	154	67	109	20	**467**	4%
Housing Authority	12	6	18	12	8	**56**	0%
Legal Aid	54	59	88	57	13	**271**	2%
Literature	1	0	3	1	9	**14**	0%
Mediation	18	18	40	16	20	**112**	1%
Other FH Group	0	0	1	7	1	**9**	0%
Other GH Action	138	61	26	53	13	**291**	2%
Refer to an Attorney	11	6	10	11	27	**65**	1%
Resolved	2,093	2,081	1,649	1,426	1,609	**8,858**	72%
Small Claims Court	46	56	93	128	67	**390**	3%
U. D. Assistance	57	40	16	32	44	**189**	2%
Total Cases	**2,951**	**2,808**	**2,431**	**2,150**	**2,004**	**12,344**	**100%**

Education and Outreach Services

FHF provides an extensive, comprehensive, and viable education and outreach program in the City of Long Beach as shown in Table 52. The purpose of this program is to:

- Educate tenants, landlords, owners, realtors and property management companies on fair housing laws
- Promote media and consumer interest
- Secure grass roots involvement within the communities

FHF specifically targets outreach to the persons and protected classes that are most likely to encounter housing discrimination. The types of activities conducted fall into the follow four basic categories:

1. **Services for Consumers**

   Tenant Workshops: Agenda includes an overview of state and federal fair housing laws, identification of protected classes, common patterns of discrimination, review of landlord/tenant law (rental agreement, warranty of habitability, privacy issues, moving out and terminations and evictions) and a question and answer period.

   Booths: Staff booths and provide fair housing literature at every opportunity available. Typically fair housing booths are staffed at community centers, fairs, youth centers, colleges, First Time Homebuyers Fair, Health and Family Festival, Sabor A Mexico, trade shows, and the Latino Family Book Fair.

   Presentations: Agenda includes an overview of state and federal fair housing laws, overview of landlord tenant law, referrals and resources, working together, and a question and answer period.

2. **Services for Housing Providers**

   Landlord Workshops: Agenda includes an review of fair housing laws, identification of protected classes, overview of landlord tenant laws, rules and regulations, specific concerns such as evictions, rental agreements and rent increases, and a question and answer period.

   Certificate Management Trainings: Agenda includes a pre-training test, presentation on federal and state fair housing laws, practicing fair housing opportunity includes general guidelines, housing for families with children, people with disabilities, advertising guidelines, sexual harassment, fair housing scenarios, post-training test, question and answer session, and evaluating the training.

   Realtor Trainings: Agenda includes a summary of federal and state fair housing laws, equal treatment needs and examples, guidelines to showing properties, fair housing is good business, question and answer session, and evaluating the training.

3. **Services to Increase Public Awareness**

   Community Relations: Networking with community based organizations, participation in collaborate groups and task forces, and distributing literature in English, Spanish, and Khmer.

   Media Exposure: Literature distribution, advertisements, articles, public service announcements, and FHF's quarterly newsletter.

   County-Wide Services: Trainings for large property management companies operating properties through the counties of Los Angeles and Orange, placing of paid newsprint advertisements, radio and television interview, training of testers, placing public service announcements, and the annual fair housing reception and poster contest.

In addition to the activities described above, FHF also:

- Trained 486 tenants and 90 landlord on their rights and responsibilities
- Provided 232 housing providers with a certificate management course
- Staffed 37 booths (five of which were within the Cambodian community)
- Conducted 43 presentations to community organizations (ten of which were to Cambodian organizations)
- Distributed 61,305 pieces of fair housing literature and 5,789 pieces of fair housing literature in Khmer

Table 52: Education and Outreach

Activity	2003/04	2004/05	2005/06	2006/07	2007/08	Total	Attendance
Booths							
City	5	7	4	7	9	**32**	3,327
Cambodian	1	1	1	1	1	**5**	930
Community Relations							
Agency Contacts	5	7	11	8	3	**34**	34
Agency & Community Meetings	1	1	1	1	1	**5**	155
Literature Distribution	13,854	7,823	9,482	12,881	11,476	**55,516**	0
Cambodian Literature Distribution	1,150	1,462	1,045	626	1,506	**5,789**	0
Management Training							
English	7	4	3	3	3	**20**	209
Spanish	1	1	1	1	1	**5**	23
Presentations FHF 101							
Community	6	8	7	9	13	**43**	641
Cambodian	1	3	2	2	2	**10**	126
Government	1	1	1	1	1	**5**	250
Workshops							
Community	5	6	6	4	5	**26**	486
Housing Industry	2	2	5	4	5	**18**	90
City Staff	0	2	0	0	0	**2**	36
All City							
Booths	10	9	4	3	2	**28**	3,855
Large Mgmt Co. Mgmt Trainings	9	4	3	5	6	**27**	1,368
Paid Advertisements	5	4	3	3	3	**18**	0
FHF Newsletter	4	4	4	4	4	**20**	0
Radio & Television Interviews	1	3	7	1	2	**14**	0
Tester Trainings (New)	4	6	4	5	4	**23**	58
Tester Trainings (Cambodian)	1	1	1	1	1	**5**	6
Tester Retraining	1	1	1	1	1	**5**	31
Staff Continued Education	3	3	1	2	2	**11**	0
PSA's	19	28	30	30	30	**137**	0
FHF Reception & Poster Contest	1	1	1	1	1	**5**	0

Enforcement of Fair Housing Laws

HUD is responsible for enforcing Federal fair housing laws. In particular, the Office of Fair Housing and Equal Opportunity (FHEO) administers federal laws and establishes national policies that make sure all Americans have equal access to the housing of their choice. Many of the cased by FHEO are referred to the Fair Housing Assistance program (FHAP) Partners that for California includes only the Department of Fair Employment and Housing (DFEH).

The California Department of Fair Employment and Housing (DFEH) is responsible for enforcing State fair housing laws under the Rumford Act and Unruh Act. DFEH receives, investigates, conciliates complaints, and may render administrative opinion, though a complainant may also file the complaint in court.

5.4 Hate Crimes

Hate crimes are crimes that are committed because of a bias against race, religion, disability, ethnicity, or sexual orientation. In an attempt to determine the scope and nature of hate crimes, the Federal Bureau of Investigation's (FBI) Uniform Crime Reporting Program collects statistics on these incidents.

To a certain degree, hate crimes are an indicator of the environmental context of discrimination. These crimes should be reported to the police or sheriff's department. On the other hand, a hate incident is an action or behavior that is motivated by hate but is protected by the First Amendment right to freedom of expression. Examples of hate incidents can include name calling, epithets, distribution of hate material in public places, and the display of offensive hate-motivated material on one's property. The freedom guaranteed by the U.S. Constitution, such as the freedom of speech, allows hateful rhetoric as long as it does not interfere with the civil rights of others. Only when these incidents escalate can they be considered an actual crime.

Hate crime statistics compiled for the City of Long Beach from 2000 through 2007, indicate that the number of hate crimes in the City has been steadily declining. Over the seven-year period, a total of 213 hate crimes were recorded in Long Beach (approximately 30 per year). However, in 2007, only 13 incidents were reported. Race was the top motivator, followed by sexual orientation and religion.

5.5 NIMBYism

Many people agree that a variety of housing should be available for people with special needs, such as homeless shelters, affordable housing, and group homes for people with disabilities. However, whether or not these types of housing should be located within their own community is another matter.

The Not-in-My-Back-Yard sentiment (NIMBYism) can serve as the most significant constraint to the development of affordable or even market-rate multi-family housing. NIMBYism describes opposition by residents and public officials alike to additional or different kinds of housing units in their neighborhoods and communities. The NIMBY syndrome often is widespread, deeply ingrained, easily translatable into political actions, and intentionally exclusionary and growth inhibiting. NIMBY sentiment can reflect concerns about property values, service levels, community ambience, the environment, or public health and safety. It can also reflect racial or ethnic prejudice

masquerading under the guise of a legitimate concern. NIMBYism can manifest itself as opposition to specific types of housing, as general opposition to changes in the community, or as opposition to any and all development.

Community opposition to high-density housing, affordable housing, and housing for persons with special needs (disabilities and homeless) is directly linked to the lack of such housing options for residents in need. In particular, community opposition is typically strongest against high-density affordable housing and group homes for persons with mental disabilities.

Community residents who are especially concerned about the influx of members of racial and ethnic minority groups sometimes justify their objections on the basis of supposedly objective impacts like lowered property values and increased service costs. Racial and ethnic prejudice often is one root of NIMBYism, although NIMBY concerns still exist where racial or ethnic differences are not involved.

Chapter 6: Conclusions, Impediments, and Actions

The earlier chapters of this AI identify common problems and barriers to fair housing in Long Beach. This chapter builds upon the previous analysis, summarizes conclusions, and outlines the City's commitment to actions for addressing the impediments to fair housing.

6.1 Fully Addressed Conclusions and Impediments from 2001 AI

The following is a list of key conclusions and potential impediments from the previous AI that have been fully addressed by the City of Long Beach.

Impediment #1: Social Service Office
The use classification of Social Service Office (without food distribution) is used to require non-profit organizations to apply for a Conditional Use Permit (CUP) for offices for business transactions and service provision while other types of organizations (for-profit organizations) are not so required.

***2001 AI Proposed Action(s)*:**

1.1: The use classification of Social Service Office (without food distribution) should be amended so that it is treated identically to the use classification Professional Services.

Action(s) Taken: According to a letter dated March 9, 2004, from David Quezada, Director of HUD's Fair Housing Program Center, HUD does not consider this to be an impediment.

Impediment #2: Accessibility Requirements
The City of Long Beach presently makes no specific reference to the accessibility requirement contained in the 1988 amendment to the Fair Housing Act in its municipal code nor is there any provision monitoring compliance.

***2001 AI Proposed Action(s)*:**

2.1: The City of Long Beach planning and building codes should be amended to adopt the ICC Code Requirements for Housing Accessibility (CHRA) as part of its municipal code.

Action(s) Taken: The City enforces the 2007 California Building Code. This code ensures the highest available level of safety for residents and meets accessibility requirements of the ADA and Fair Housing Act.

6.2 Conclusions and Impediments Carried Over from 2001 AI

The following is a list of key conclusions and potential impediments carried over from the previous AI that have not yet been fully addressed by the City of Long Beach and may still exist.

Demographics

Impediment #3: Racial/Ethnic and Income Concentration
While Whites make up 33.1% of the total population of the City, the eastern part of the city contains 17 census tracts in which Whites make up at least 75% of the total population of each census tract. However, this does not conclude that Fair Housing Impediments exist in the eastern part of Long Beach. When we track Fair Housing complaints over the last 10 years, we find incidents of discrimination are not exclusive to the eastern part of Long Beach but in fact have occurred citywide.

***2001 AI Proposed Action(s)*:**

3.1: The City of Long Beach and the Fair Housing Foundation should conduct an investigation within the 17 census tracts and determine whether such segregation is based upon discriminatory housing practices.

Action(s) Taken:
In May and June 2003, FHF conducted 21 in-depth citywide audits. The investigations consisted of scouting properties for vacancies and once identified, FHF's Director of Investigation sent two testers to each property. Both testers assumed the exact same profile with the exception of their individual race. The protected class was African American and the control class was Caucasian. Of the 21 audits, 12 showed no evidence of discrimination, 6 were inconclusive (suspicious but not conclusive), and 2 showed evidence of discrimination.

The City of Long Beach has facilitated the development of a variety of housing options throughout the City. Publicly assisted housing projects are required to implement Fair Housing Marketing Plans in order to provide equal access to housing for all.

According to a statewide ranking of White/Black and White/Asian dissimilarity indices based on 2000 Census data, the City of Long Beach has one of the highest rates of racial concentration in California. People's choice of residence today is complex. The quality of local schools, housing prices, access to transportation, access to specialized services, and affiliation with people or friends of similar values are all important factors guiding people's housing choices.

During the past 10 to 15 years, significant demographic changes have occurred in the City, with the racial and ethnic composition of City residents changing significantly. Today, Long Beach is more diverse than it was 20 years ago, with a smaller proportion of the City residents being White. Hispanic population has grown substantially in the City and the number and proportion of Black residents have also increased. The City expects the 2010 Census will show an even more diverse community. As demonstrated in

Figure 12, virtually all Census Tracts in the City experienced a decrease in White population. Increases and decreases of Hispanic and Black populations were evidenced throughout the City, although more significantly in the Westside where more affordable rental housing is available.

Current Status: While Long Beach as a whole is an ethnically diverse community, patterns of ethnic concentration are present within particular areas. 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. The majority of neighborhoods with a concentration of Hispanic residents also exhibit concentrations of Black residents. Black residents typically reside in the City's upper West Side, and various potions in North Long Beach. Long Beach's Filipino population, traditionally settled in the West Side near the naval facilities, have now 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, but has now spread out into the neighborhoods surrounding this core. More recently, Cambodians have also begun relocating to apartments in North Long Beach.

There exists in the City a high correlation between concentrations of minority residents and high levels of poverty, renter and owner overcrowding, and renter overpayment. Low- and moderate-income residents in Long Beach are generally located in the same geographic areas where there are concentrations of minorities. Approximately two-thirds of the White population living in Long Beach reside in Census Tracts where 50% or more of the residents are White, and 30 of the 36 Census tracts where this is the case lie within the eastern part of the City. These eastern Census tracts with concentrations of Whites also evidence the highest median incomes and highest for-sale housing values in Long Beach.

***2010 AI Proposed Action(s)*:**

3.1: The City, in conjunction with FHF, will continue to conduct in-depth audit testing of housing practices within applicable areas. The areas will be selected for investigation based on housing discrimination data.

Time Frame: Ongoing.

3.2: The City will continue to contract with FHF to provide fair housing services that will include, but not be limited to: Discrimination Complaint Intake and Investigation, Outreach and Education, and, General Housing (Landlord/Tenant) Counseling. Materials provided will be available in English, Spanish, and Khmer. Outreach and Education will be targeted to: 1) populations likely to experience discrimination or be underrepresented, 2) housing providers, and 3) the general public.

Time Frame: Ongoing.

3.3: FHF will adopt "Diversity" as the theme for the annual Poster Contest and increase involvement to middle schools and high schools.

Time Frame: April 2010.

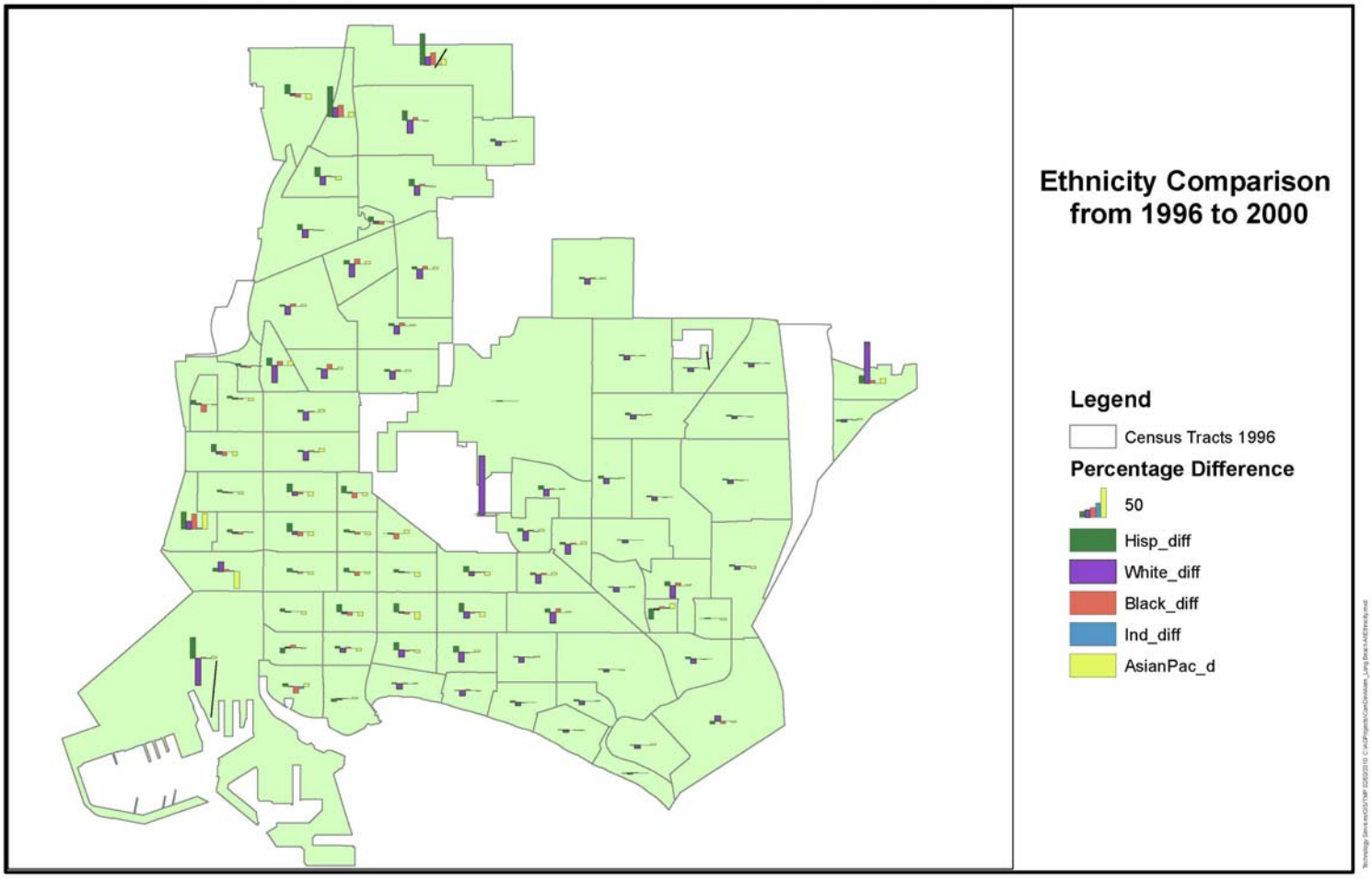
3.4: In 1998, the City established the Human Dignity Program, which demonstrates the City's commitment to embracing and valuing cultural diversity. The Program helps prevent youth and gang violence, educates the community about cultural awareness and inclusion, responds to hate crimes and tensions before they escalate, mediates inter-cultural conflicts, and promotes community harmony. The City and its Human Dignity Program (HDP) will work with FHF to organize an event to be held in the month of April. The event will promote community awareness towards celebrating racial, cultural, and social diversity, and education regarding all aspects of housing.

Time Frame: June 2010 (see also Impediment #15).

3.5: The City will actively solicit the participation of a diverse group of residents (including minorities, seniors, persons with disabilities, and women) to serve on the City commissions and committees that influence housing decisions in order to represent the interests and needs of all Long Beach residents.

Time Frame: Ongoing.

Figure 12: Ethnicity Comparison from 1996 to 2000



Land Use and Public Policies

Impediment #4: Special Use Permits

The Zoning Code distinguishes Senior Citizen Housing and Handicapped Housing from other Single-Family Residential and Multi-Family Residential uses by the application of a conditional use permit. This distinction can become discriminatory against persons protected by the classes of disabilities and family status as defined by the Fair Housing Act as amended in 1988 and California Assembly Bill 2244 when their housing and related services are subjected to the Conditional Use Permit requirements not equally imposed on similar Single-Family Residential and Multi-Family Residential uses.

***2001 AI Proposed Action(s)*:**

4.1: The residential use classifications of Senior Citizen Housing and Handicapped Housing should be amended so that they are treated identically to other Single-Family Residential and Multi-Family Residential uses.

Action(s) Taken: The Zoning Code process began through the preparation of the City's Housing Element in order to amend the Zoning Code.

Current Status: The City's Housing Element has been completed which addresses this zoning issue.

2010 AI Proposed Action(s):

4.1: As part of the City's Housing Element update, the City will be addressing the provision of housing for persons with disabilities, including transitional and supportive housing. The City will 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. For transitional and supportive housing meeting the statutory definitions of the Health and Safety Codes, such housing will be permitted by right in the City where residential uses are permitted. For transitional and supportive housing operating as group housing facilities, meeting the statutory definition of residential care facilities under the Lanterman Disability Services Act, such facilities will be permitted according to the City's Zoning Code provisions for residential care facilities.

Under California housing laws, senior housing is eligible for a range of density bonus, incentives, and regulatory concessions. Therefore, a special use permit process is appropriate to determine the appropriate bonus, incentives, and concessions.

Time Frame: Revise the Zoning Code to address transitional and supportive housing by August 2010.

Impediment #5: Senior Citizen Housing

The Zoning Code distinguishes Senior Citizen Housing from other similar Multi-Family Residential uses by the application of a conditional use permit.

***2001 AI Proposed Action(s)*:**

5.1: The residential use classifications of Senior Citizen Housing should be amended so that they are treated identically to other similar Single-Family Residential and Multi-Family Residential uses.

Action(s) Taken: The Zoning Code process began through the preparation of the City's Housing Element in order to amend the Zoning Code.

Current Status: The City's Housing Element has been completed which addresses this zoning issue.

***2010 AI Proposed Action(s)*:**

5.1 See Impediment #4.

Time Frame: See Impediment #4.

Impediment #6: Handicapped Housing

The Zoning Code distinguishes Handicapped Housing from other similar Single-Family and Multi-Family Residential uses by the application of a conditional use permit.

***2001 AI Proposed Action(s)*:**

6.1: The residential use classifications of Handicapped Housing should be amended so that they are treated identically to other similar Single-Family Residential and Multi-Family Residential uses.

Action(s) Taken: The Zoning Code process began through the preparation of the City's Housing Element in order to amend the Zoning Code.

Current Status: The City's Housing Element has been completed which addresses this zoning issue.

***2010 AI Proposed Action(s)*:**

6.1: See Impediment #4.

Time Frame: See Impediment #4.

Impediment #7: VisitAbility

VisitAbility is a nationwide movement endorsed by HUD to enhance the user-friendliness of all housing to include the needs of everyone, regardless of their physical abilities.

***2001 AI Proposed Action(s)*:**

7.1: The City of Long Beach should adopt a "VisitAbility Ordinance" calling for new housing construction in the City that uses public financial assistance to meet minimal visitability standards.

Action(s) Taken: The City adopted a VisitAbility Ordinance in 2002.

Current Status: The purpose of the VisitAbility Ordinance is to provide regulations which will make certain dwelling units visitable by disabled persons. The Ordinance

applies to all new residential development and requires housing units to have accessible: entrances, routes within the dwelling unit, and bathrooms.

2010 AI Proposed Action(s):

7.1: The City will be exploring incentives to promote universal design principles.

Time Frame: Explore incentives in 2010 (see also Impediment #23).

Impediment #8: Emergency Shelters

The Zoning Code does not define or incorporate emergency shelters as a use classification in existing zones.

***2001 AI Proposed Action(s)*:**

8.1: The Zoning Code should be amended to include a definition of emergency shelters and be incorporated as a use classification and treated similar to other use classifications with similar characteristics.

Action(s) Taken: The Zoning Code was amended to address emergency shelters.

Current Status: Emergency shelters for the homeless are currently permitted via a Conditional Use Permit for no more than six persons in two Community Commercial Districts (CCR and CCN).

***2010 AI Proposed Action(s)*:**

8.1: The City will 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). Increase the shelter bed capacity at the Villages at Cabrillo to allow at least 100 additional efficiency units. The Zoning Code will be amended to ensure adequate capacity to shelter the unsheltered bed gap (380 individuals, 72 persons in families with children) in both the Villages at Cabrillo and the IP zone. The Zoning Code amendment will establish specific development standards and the following performance standards for emergency shelters: maximum number of beds; proximity to other shelters; length of stay; off-street parking standards to be the same as other residential uses within the same zone; size and location of exterior and interior waiting drop-off; security and lighting; and provision of on-site management. These standards will not be different than standards established for similar uses in the same zones.

Time Frame: Amend Zoning Code by August 2010.

Impediment #9: Transitional Housing

The Zoning Code does not define or incorporate transitional housing as a use classification in existing zones.

***2001 AI Proposed Action(s)*:**

9.1: The Zoning Code should be amended to include a definition of transitional housing and be incorporated as a use classification and treated identically to similar single-family residential and multi-family residential uses.

Action(s) Taken: The Zoning Code process began through the preparation of the City's Housing Element in order to amend the Zoning Code.

Current Status: The City's Housing Element has been completed which addresses this zoning issue.

2010 AI Proposed Action(s):
9.1: See Impediment #4.

Time Frame: See Impediment #4.

Fair Housing Issues

Impediment #10: Housing Vacancies
Based on scouting for rental vacancies and audits of rental housing, a significant number of rental vacancies are advertised only in Spanish or Khmer creating a barrier to fair housing choice for households that do not speak these languages.

***2001 AI Proposed Action(s)*:**
10.1: The City of Long Beach and the Fair Housing Foundation should conduct a targeted Citywide education campaign and intensify efforts to provide training and counseling to educate property owners and managers about potential housing discrimination and their obligations under Fair Housing Laws. Such training should emphasize the need to advertise and communicate to consumers in English as well as other language(s) spoken in the community.

Action(s) Taken: Each year the FHF provides Public Service Announcements (PSAs) to various media services including newsprint and television media. The PSA for television media was produced by the National Fair Housing Alliance, entitled "Fair Housing – It's the Law Video."

In May 2003, FHF provided the City with information for the City's official website, and since then fair housing information is available on City website.

In June 2003, FHF developed a "What is Fair Housing" tri-fold literature in English, Spanish and Khmer. This revision included discrimination based on national origin, familial status, and advertising. FHF continued to distribute this brochure in Long Beach.

In August 2003, FHF launched its own official website at www.fairhousingfoundation.com.

Current Status: The City has an Affirmative Fair Housing Marketing Plan that outlines the procedures that are to be followed in selecting tenants for HOME Program Assisted Projects in the City of Long Beach. Under this Plan, Owners are encouraged to undertake certain marketing efforts aimed at creating awareness in the general public and certain community groups as to the availability of apartments for rent. These marketing efforts can include, but are not limited to, promotional brochures, newspaper advertising, billboards, mass mailings, public relations, radio

advertising and cable television advertising. It is also encouraged all written material to be provided in English, Spanish and Khmer.

***2010 AI Proposed Action(s)*:**

10.1: The City will continue to contract with FHF to provide fair housing services that will include, but not be limited to: Discrimination Complaint Intake and Investigation, Outreach and Education, and, General Housing (Landlord/Tenant) Counseling. Materials provided will be available in English, Spanish, and Khmer. Outreach and Education will be targeted to: 1) populations likely to experience discrimination or be underrepresented, 2) housing providers, and 3) the general public.

Time Frame: Ongoing.

Impediment #11: Black Households

Based on a random audit of rental housing conducted over the last five years, African Americans face significant obstacles to fair housing choice in the City of Long Beach.

Based on client data collected by the Fair Housing Foundation, Black/African American households face a disproportionate number of fair housing issues in the City of Long Beach. Black/African American households, which represent 14.5% of the City's total population, represented 36.7% of the clients reporting housing complaints or concerns and filed 45% of the housing discrimination complaints.

***2001 AI Proposed Action(s)*:**

11.1: The City of Long Beach and the Fair Housing Foundation should conduct a citywide investigation into potential discriminatory housing practices faced by African Americans.

Action(s) Taken: In May and June 2003, FHF conducted 21 in-depth citywide audits. The investigations consisted of scouting properties for vacancies and once identified, FHF's Director of Investigation sent two testers to each property. Both testers assumed the exact same profile with the exception of their individual race. The protected class was African American and the control class was Caucasian. Of the 21 audits, 12 showed no evidence of discrimination, 6 were inconclusive (suspicious but not conclusive), and 2 showed evidence of discrimination.

FHF developed an African American Interview Survey tool. The survey was designed to identify pattern and practices of discrimination faced by African Americans. It included obtaining information on the client's gender, female head of household status, whether or not they had ever been discriminated against in housing and/or housing choices based on their race, if yes was it based on denial of access, harassment, or differential treatment, who discriminated against them i.e., the landlord or owner, what type of housing was it, and the types of discrimination i.e., refused assistance, refused maintenance, restrictive rules, whether or not the client reported the incident and if the incident was resolved to their satisfaction. During the months of June and July 2004, during the intake process for all general housing and discrimination clients, all clients reporting their race as African American were asked if they would participate in an anonymous interview survey. A total of 96 African Americans participated in the Survey with the following results:

Gender:
- 68 (71%) Female, 28 (29%) Male

Female head of household:
- 46 (48%)

Discriminated against in housing and/or housing choice:
- 58 (60%) Stated they had been discriminated against in housing choice based on their race

How were they discriminated against:
- 38 (63%) received differential treatment as an in-place tenant
- 12 (21%) were denied housing or choice of housing
- 8 (16%) were harassed as an in-place tenant

Who discriminated against them:
- 34 (58%) were discriminated against by the landlord/manager
- 19 (33%) were discriminated against by the owner
- 8 (8%) were discriminated against by the management company

Type of housing:
- 47 (81%) were seeking or living in a non-subsidized apartment
- 9 (16%) were living in subsidized housing
- 2 (3%) were seeking housing in a single family residence

Did they report the incident:
- 33 (56%) reported the incident to FHF or the Department of Fair Employment and Housing
- 25 (44%) did not report the incident

Follow-up:

In both audits were evidence of discrimination was found, it was based on testers receiving different levels of information. As with all educational audits, FHF's first course of action is to speak with the owner and/or manager first in hopes of education on fair housing laws. In both cases FHF was successful in conciliating these cases with the on-site managers attending a four-hour Certificate Fair Housing Training to Housing Providers. Both managers passed and received their certificates.

With 63% percent of incidents of discrimination occurring with in-place tenants, FHF strongly believes that racial discrimination against African Americans is still as rampant as 20 years ago, only less blatant in the form of harassment rather than denial of access. Therefore it is recommended that the City institute a requirement of all property owners and their managers that fair housing education be received as a condition of their business license.

Current Status: From July 1, 2003 through June 30, 2008, the Fair Housing Foundation (FHF) received 909 complaints alleging housing discrimination in Long Beach. Blacks accounted for 46% of these complaints (415 complaints). Typically not all allegations of housing discrimination result in a fair housing case. Of the FHF's 156 race-based fair housing cases from 2003 to 2008, 60 cases (50%) were brought by Blacks; however, the 2000 Census reported that only 15% of Long Beach residents are Black. What is of particular concern is that evidence of discrimination was found in 48% of these cases, whereas only 33% of race cases brought by Whites and 15% of race cases brought by Hispanics were found to have evidence.

***2010 AI Proposed Action(s)*:**

11.1: The City will continue to contract with FHF to provide fair housing services that will include, but not be limited to: Discrimination Complaint Intake and Investigation, Outreach and Education, and, General Housing (Landlord/Tenant) Counseling. Materials provided will be available in English, Spanish, and Khmer. Outreach and Education will be targeted to: 1) populations likely to experience discrimination or be underrepresented, 2) housing providers, and 3) the general public.

Time Frame: Ongoing.

11.2: When mailing the invoices for business license renewal for rental properties, include information on fair housing rights and responsibilities, and opportunities and resources for fair housing training.

Time Frame: Ongoing.

Impediment #12: Female-Headed Households

Based on client data collected by the Fair Housing Foundation, female-headed households face a disproportionate number of housing issues in the City of Long Beach. Female-headed households represented 16.1 percent of the City's total population and 48.6 percent of households reporting housing concerns or complaints.

2001 AI Proposed Action(s):

12.1: The City should conduct a special review of the housing concerns or complaints specifically faced by female-headed households and develop remedies to address the problems.

Action(s) Taken: FHF developed a Female Head of Household Survey tool. The survey was designed to identify pattern and practices of discrimination faced by female-headed households. It included obtaining information on whether or not they had ever been discriminated against in housing and/or housing choices based on their female-headed household status, if yes was it based on denial of access, harassment, or differential treatment, who discriminated against them i.e., the landlord or owner, what type of housing was it, and the types of discrimination i.e., refused assistance, refused maintenance, restrictive rules, whether or not the client reported the incident and if the incident was resolved to their satisfaction. During the months of June and July 2004, during the intake process for all general housing and discrimination clients, all clients reporting themselves as female head of household were asked if they would participate in an anonymous interview survey. A total of 57 Female-headed Households participated in the Survey with the following results:

Discriminated against in housing and/or housing choice:

- 40 (70%) Stated they had been discriminated against in housing choice based on their household status

How were they discriminated against:

- 24 (60%) received differential treatment as an in-place tenant
- 12 (30%) were denied housing or choice of housing
- 4 (10%) were harassed as an in-place tenant

Who discriminated against them:

- 26 (65%) were discriminated against by the landlord/manager
- 10 (25%) were discriminated against by the owner
- 2 (5%) were discriminated against by the management company
- 2 (5%) were discriminated by other

Type of housing:

- 30 (75%) were seeking or living in a non-subsidized apartment
- 8 (20%) were seeking housing in a single family residence
- 2 (5%) were living in subsidized housing

Did they report the incident:

- 14 (35%) reported the incident to FHF or the Department of Fair Employment and Housing
- 26 (65%) did not report the incident

FHF developed the protocol, methodology, and tools for a focus group to address concerns faced in housing by female-headed households as well as a flyer announcing the dates for the focus group. The flyer was mailed to 802 female clients serviced by FHF during the 2003/2004 year. The focus groups were scheduled for Thursday, August 26, 2004 from 6:00 p.m. to 8:00 p.m. at the Cesar E. Chavez Park, and Saturday, August 21, 2004 from 10:00 a.m. to 12:00 p.m. at the Long Beach Main Library. There was no attendance at either focus group.

In September 2004 FHF developed topic specific literature for female-headed households. The literature explains the rights of female-headed households, examples of illegal housing discrimination, examples of harassment, and remedies available. FHF has distributed 1,258 pieces of the topic specific literature in the last 8 months.

Follow-up:

With 70% percent of incidents of discrimination occurring with in-place tenants, FHF again recommends that the City institute a requirement of all property owners and their managers that fair housing education be received as a condition of their business license.

Current Status: From July 1, 2003 through June 30, 2008, the Fair Housing Foundation (FHF) received 909 complaints alleging housing discrimination in Long Beach. Female-headed households accounted for 35% of these complaints (322 complaints). Typically not all allegations of housing discrimination result in a fair housing case. Of the FHF's 322 discrimination complaints from 2003 to 2008, 157 resulted in actual cases. However, according to the 2000 Census, there were 17,620 female-headed households with children in Long Beach, making up just 11 percent of total households in the City. Female-headed households continue to face a disproportionate number of housing issues in the City of Long Beach.

***2010 AI Proposed Action(s)*:**

12.1: The City will continue to contract with FHF to provide fair housing services that will include, but not be limited to: Discrimination Complaint Intake and Investigation, Outreach and Education, and, General Housing (Landlord/Tenant) Counseling. Materials provided will be available in English, Spanish, and Khmer. Outreach and

Education will be targeted to: 1) populations likely to experience discrimination or be underrepresented, 2) housing providers, and 3) the general public.

Time Frame: Ongoing

12.2: When mailing the invoices for business license renewal for rental properties, include information on fair housing rights and responsibilities, and opportunities and resources for fair housing training.

Time Frame: Ongoing.

Impediment #13: Asian and Hispanic Households

Based on client data collected by the Fair Housing Foundation, Asian and Hispanic/Latino households are underrepresented among those reporting housing concerns or complaints. Asians represent 13.1% of the City's total population and only 1.9% of households reporting housing concerns or complaints and Hispanics/Latinos represent 35.8% of the City's total population and 23.8% of households reporting housing concerns or complaints.

***2001 AI Proposed Action(s)*:**

13.1: The City of Long Beach and the Fair Housing Foundation should conduct an expanded effort to promote tenant rights and fair housing laws to Asian and Hispanic/Latino households in English, Spanish and appropriate Asian languages.

Action(s) Taken: Each year the FHF provides Public Service Announcements (PSAs) to various media services including newsprint and television media. The PSA for television media was produced by the National Fair Housing Alliance, entitled "Fair Housing – It's the Law Video."

In May 2003, FHF provided the City with information for the City's official website, and since then fair housing information is available on City website.

In June 2003, FHF developed a "What is Fair Housing" tri-fold literature in English, Spanish and Khmer. This revision included discrimination based on national origin, familial status, and advertising. FHF continued to distribute this brochure in Long Beach.

In August 2003, FHF launched its own official website at www.fairhousingfoundation.com.

Current Status: From July 1, 2003 through June 30, 2008, the Fair Housing Foundation (FHF) received 909 complaints alleging housing discrimination in Long Beach. Asian households accounted for 3% of these complaints (26 complaints) and Hispanic/Latino households accounted for 23% of these complaints (210 complaints). According to American Community Survey data, the racial/ethnic distribution of Long Beach residents between 2005 and 2007 is as follows: 40% Hispanic, 30% White, 14% Black, 13% Asian, and 3% Other. Asian and Hispanic/Latino households continue to be underrepresented among those reporting fair housing concerns or complaints.

***2010 AI Proposed Action(s)*:**

13.1: The City will continue to work with FHF to provide fair housing services that will include, but not be limited to: Discrimination Complaint Intake and Investigation, Outreach and Education, and, General Housing (Landlord/Tenant) Counseling. Materials provided will be available in English, Spanish, and Khmer. Outreach and Education will be targeted to: 1) populations likely to experience discrimination or be underrepresented, 2) housing providers, and 3) the general public.

Time Frame: Ongoing.

Access to Financing

Impediment # 14: Conventional Home Loan Financing
An examination of year 2000 HMDA data show a noticeable gap citywide in home loan origination and denial rates between White applicants and minority applicants favoring White applicants.

***2001 AI Proposed Action(s)*:**

14.1: The City of Long Beach should conduct a detailed examination and analysis of home mortgage lending patterns and practices in the residential credit market to determine if there is a pattern and practice of discriminatory lending and/or redlining taking place in the City.

Action(s) Taken: A more detailed analysis of lending patterns was conducted as part of the 2010 AI Update. See discussions below and in earlier chapters.

Current Status: The racial and ethnic disposition of conventional home loan applications in Long Beach was fairly reflective of the City's demographics. Among ethnic groups, Hispanics had the highest proportion of loan applications, with just over 34% of total applications, followed by Blacks with 11%, and Asians with 10%. The high proportion of applications from Hispanics is consistent with the large Hispanic population in the community. White households, however, comprised only 33% of the City's population in 2000 but accounted for about 40% of all loan applications in 2007.

Whites had the highest approval rates among all income groups in 2003 and 2007. An analysis of home loan approval rates by race and income revealed several trends that may be a cause of concern for the City of Long Beach. In 2003, when the housing market and home prices were at their peak, low-income minorities (those making less than 50% of AMI) had higher approval rates than low-income Whites for conventional home purchase loans. An active housing market increases opportunities for predatory lending and it is unclear whether these low-income households were actually able to afford the home loans they were approved for. The higher approval rates may indicate that low-income minority households, especially low-income Blacks who had the highest approval rates of all racial/ethnic groups in 2003, were more likely to be victims of predatory lending than low-income White households.

A difference in the approval rates of home loans for White and non-White households can also be seen in 2007, when the housing market began to slump and home prices fell. Among high-income households (those earning 120% of AMI or more), Whites had significantly higher approval rates (65%) for conventional home

loans than any other ethnic/racial group. Blacks in the high-income category, meanwhile, had the lowest approval rate (46%). Since it is assumed that most households in this income category are financially capable of purchasing homes, the discrepancy in home loan approval rates indicates the possibility of racial bias in lending practices.

***2010 AI Proposed Action(s)*:**

14.1: The City will continue working with local lenders, realtors, and the FHF to promote awareness of fair lending practices and strengthen the resource guide on the City website to help households facing foreclosures and other lending issues. The City will continue to require participation in a homebuyer education course as part of the First-Time Homebuyer and Silent Second programs.

Time Frame: Develop resource guide by 2010.

6.3 New Conclusions and Impediments from 2010 AI Update

Based on the research and analysis conducted for the 2010 AI Update, the following is a list of new conclusions and potential impediments that may exist in the City of Long Beach.

Demographics

Impediment #15: Race and Ethnicity

Long Beach is considered to be the most ethnically diverse major city in the United States. During the 1970s and 1980s, the City 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.

Between 1980 and 2000, the White population declined from 68% to 33% of the total population, while the Hispanic population more than doubled in number, increasing from 14% to 36%. Similarly, the number of Asian residents has doubled, increasing from 6% in 1980 to 13% in 2000. The proportion of Black residents exhibited an increase, from 11% to 15% of the population. Reflective of the demographics in the City, 84% of all Long Beach residents speak languages other than English at home, and 50% speak English "less than very well." Linguistic isolation is slightly more prevalent among the Hispanic population. Approximately 30% of Long Beach residents speak Spanish at home and approximately 58% of these persons speak English "less than very well." In comparison, 11% of Long Beach residents speak Asian languages at home and about 51% of these speak English "less than very well."

Long Beach has effectively become a "starter community" for many new immigrants; a place where they begin the critical process of acculturation. In 2000, 29% of the City's residents were foreign-born, equating to roughly 132,000 foreign-born residents. Approximately one-third of this population entered the United States after 1990 – predominately from Mexico (59%), Asia (24%) and Central America (10%) – indicating a relatively new immigrant population. Foreign-born residents may have difficulty accessing

housing due to language barriers or an apartment owner's reluctance to rent housing to an immigrant. In addition, a fair housing concern could arise if a foreign-born resident owns an apartment building and advertises only in his or her native language, thus limiting access only to persons speaking that language.

***2010 AI Proposed Action(s)*:**

15.1: The City and its Human Dignity Program (HDP) will work with FHF to organize an event to be held in the month of April. The event will promote community awareness towards celebrating racial, cultural, and social diversity, and education regarding all aspects of housing.

Time Frame: Plan development by June 2010 and hold event annually thereafter.

Impediment #16: Large Households

Approximately 26,700 large households were living in Long Beach, representing 16% of all households in the City. Of these large households, 60% were renters, with the majority of these large renter-households (75%) earning low to moderate incomes. The CHAS Databook reports that 93% of the City's large renter-households were experiencing one or more housing problems, including housing overpayment (cost burden), overcrowding and/or substandard housing conditions.

The CHAS Databook further documents the mismatch between the need for larger rental units and the City's supply of smaller units. Fewer than 8,000 rental units in Long Beach had three or more bedrooms, in general, the appropriate sized unit for a large household of five or more members. In contrast, the City had over 16,000 large renter-households – twice the number that could be accommodated within the stock of large rental units. This imbalance between supply and demand contributes to 86% of the City's large renter-households residing in overcrowded conditions. Large households also often face discrimination in the housing market, particularly in the rental housing market. Landlords may discriminate against large families for fear of excessive wear and tear or liability issues related to children.

***2010 AI Proposed Action(s)*:**

16.1: The City will continue working with developers, affordable housing advocate groups, and FHF to identify and pursue all available funding to develop affordable housing to include large family rentals, and units for the disabled.

Time Frame: Ongoing.

Impediment #17: Housing Affordability Disproportionately Impacting Minority Households and Those with Special Needs

As of the 2000 Census, households in Long Beach earned a median household income of $37,270 – well below the $42,189 median household income for Los Angeles County. One-third of Long Beach households earned less than $25,000, and nearly two-thirds earned less than $50,000. State and federal standards specify that a household experiences a housing cost burden if it pays 30% or more of its gross income on housing. In Long Beach, housing cost burden is more prevalent among renter-households (46%) than owner-households (32%). Renter-households were also more likely to experience severe housing cost burden, spending 50% or more of household income on housing, with 24% of renters experiencing severe housing cost burden compared to 12% of owners.

Most of the housing problems in Long Beach are the result of high housing costs and the lack of sufficient affordable housing in the region, relative to the low incomes of many residents. While housing affordability per se is not a fair housing issue, the lack of affordable housing can create a market condition that offers financial incentives for housing discrimination, and makes discrimination more likely to occur because of the large applicant pool. Also, housing affordability tends to disproportionately affect minority populations. In Long Beach, Whites had the lowest proportion of lower income households (17%), in contrast with Hispanic (39%), Black (38%), and Asian (33%) populations. In this regard, housing affordability is a fair housing concern.

***2010 AI Proposed Action(s)*:**

17.1: The City will target a portion of its housing resources to benefit households of extremely low incomes (30% AMI) and to facilitate the development of housing for persons with special needs. Specifically, the 2008-2014 Housing Element commits to the following:

- Target assistance to extremely low-income households to help the Housing Authority meet its HUD-required ratio of assistance for extremely low income households.

- Develop at least 100 new efficiency units on remaining land at the Villages at Cabrillo by 2012. These units benefit primarily extremely low and very low income households.

- Provide security deposit assistance to 300 homeless households (50 households annually). This program benefits primarily extremely low income households.

- Provide assistance to rehabilitate 44 rental and 10 owner units. Target a portion of the assistance to benefit 10 extremely low income renter households.

- Eliminate lead-based paint hazards for 320 homes.

- 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 low-income households in the community.

- Continue to provide assistance to 260 households through the Housing Opportunity for Persons with AIDS (HOPWA) Tenant-Based Rental Assistance.

Time Frame: Ongoing

Housing Market Conditions

Impediment #18: Tenure

Contrary to public perception, home ownership rates in the City have remained stable over the past two decades. From 1980 to 2000, about 41% of Long Beach households owned their homes, while 59% rented their homes. Despite maintaining a consistent level of homeownership, however, the homeownership rate in Long Beach is still relatively low in comparison to both the County (48%) and the State (57%), and is particularly low among Black and Hispanic residents. The 2000 Census documents the following homeownership rates by race/ethnicity in Long Beach: 25% for Blacks, 32% for Hispanics, 41% for Asians, and 60% for Whites. The dramatic escalation in housing prices since 2000 further exacerbates the problem of limited home purchase opportunities for these households.

In 1990, rental vacancies in Long Beach 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. The declining vacancy rate in the City indicates that finding housing in the rental market is likely a challenge for many households, particularly for large families. In general, housing discrimination issues are more prevalent in the rental housing market since renters are more likely to be subject to conditions in the housing market that are beyond their control.

***2010 AI Proposed Action(s)*:**

18.1: The City will target a portion of its housing resources to benefit households of extremely low incomes (30% AMI) and to facilitate the development of housing for persons with special needs. Specifically, the 2008-2014 Housing Element commits to the following:

- Target assistance to extremely low-income households to help the Housing Authority meet its HUD-required ratio of assistance for extremely low income households.

- Develop at least 100 new efficiency units on remaining land at the Villages at Cabrillo by 2012. These units benefit primarily extremely low and very low income households.

- Provide security deposit assistance to 300 homeless households (50 households annually). This program benefits primarily extremely low income households.

- Provide assistance to rehabilitate 44 rental and 10 owner units. Target a portion of the assistance to benefit 10 extremely low income renter households.

- 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 low-income households in the community.

- Continue to provide assistance to 260 households through the Housing Opportunity for Persons with AIDS (HOPWA) Tenant-Based Rental Assistance.

Time Frame: 2008-2014.

Impediment #19: Housing Stock

The advanced age of the majority of Long Beach's housing stock indicates a significant need for continued code enforcement, property maintenance and housing rehabilitation programs to stem housing deterioration. Among owner-occupied housing, over 80% of units were constructed prior to 1970, largely a reflection of the community's numerous Post World War II subdivisions. While a lesser proportion of renter housing is greater than 30 years in age (68%), 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. Habitability and repair issues were consistently one of the most commonly reported housing issues to the Fair Housing Foundation from 2003 to 2008 (14% of all cases).

***2010 AI Proposed Action(s)*:**

19.1: The City will target a portion of its housing resources to benefit households of extremely low incomes (30% AMI) and to facilitate the development of housing for persons with special needs. Specifically, the 2008-2014 Housing Element commits to the following:

- Provide assistance to rehabilitate 44 rental and 10 owner units. Target a portion of the assistance to benefit 10 extremely low income renter households.

- Eliminate lead-based paint hazards for 320 homes.

Time Frame: 2008-2014.

Impediment #20: Assisted Housing

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, density bonus and Long Beach redevelopment programs. Assisted rental projects include both new construction, as well as rehabilitation projects with affordability covenants. A total of 4,043 publicly assisted multi-family units are located in the City. While housing affordability is not a fair housing concern per se, providing opportunities for a variety of housing choice can help lessen the likelihood of housing discrimination by increasing the supply.

***2010 AI Proposed Action(s)*:**

20.1: The City will target a portion of its housing resources to benefit households of extremely low incomes (30% AMI) and to facilitate the development of housing for persons with special needs. Specifically, the 2008-2014 Housing Element commits to the following:

- Target assistance to extremely low-income households to help the Housing Authority meet its HUD-required ratio of assistance for extremely low income households.

- Develop at least 100 new efficiency units on remaining land at the Villages at Cabrillo by 2012. These units benefit primarily extremely low and very low income households.

- Provide security deposit assistance to 300 homeless households (50 households annually). This program benefits primarily extremely low income households.

- Provide assistance to rehabilitate 44 rental and 10 owner units. Target a portion of the assistance to benefit 10 extremely low income renter households.

- Eliminate lead-based paint hazards for 320 homes.

- 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 low-income households in the community.

- Continue to provide assistance to 260 households through the Housing Opportunity for Persons with AIDS (HOPWA) Tenant-Based Rental Assistance.

Time Frame: 2008-2014.

Land Use and Public Policies

Impediment #21: Housing and Land Use Policies
Housing and land use policies impact the range of housing options available for residents, particularly those with special needs. As part of the City's 2008-2014 Housing Element update, the City conducted a detailed review of its housing and land use policies (including General Plan and Zoning provisions) to identify constraints for housing for persons with special needs and those with lower and moderate incomes. Specifically, the Housing Element identifies the following potential constraints:

- The City's definition of family in the Zoning Code may potentially constrain housing for persons with disabilities.

- The Zoning Code does not contain provisions for Single-Room Occupancy (SRO) units.

***2010 AI Proposed Action(s)*:**

21.1: 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.

Time Frame: Amend the Zoning Code by August 2010.

21.2: 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.

Time Frame: Review and amend as necessary the Zoning Code by August 2010.

Access to Financing

Impediment #22: Sub-prime Lending Activity
Conventional home purchase loans were a major loan source for Long Beach households. Only a handful of households in the City applied for a government-backed loan; most of these applications (70%), however, were approved.

The HMDA data available do not provide information on which loans were actually prime or sub-prime mortgage loan applications among conventional home purchase loans. It is likely that a number of households that in the past would have opted for government-backed loans were able to receive conventional loans through the sub-prime market. Sub-prime lenders generally have interest rates that are higher than those in the prime market. While sub-prime lending cannot in and of itself be equated with predatory lending, studies have shown a high incidence of predatory lending in the sub-prime market. Unlike the prime lending market, overly high approval rates in the sub-prime market is a potential cause for concern when the target clients are considered high-risk.

The three top lenders in Long Beach for 2007 were Countrywide, Bank of America, and Wells Fargo. All three banking institutions had extremely high approval rates (over 80%). Countrywide also had the highest proportion of loans that were withdrawn by the applicant or closed for incompleteness.

***2010 AI Proposed Action(s)*:**

22.1: The City will continue working with local lenders, realtors, and the FHF to promote awareness of fair lending practices and strengthen the resource guide on the City website to help households facing foreclosures and other lending issues. The City will continue to require participation in a homebuyer education course as part of the First-Time Homebuyer and Silent Second programs.

Time Frame: Develop resource guide by 2010

Fair Housing Complaints

Impediment #23: Type of Discrimination
Consistent with recent statewide trends, the top three discrimination biases are race (37%), followed closely by disability (24%), and familial status (14%). FHF conducted a total of 677 investigations on 415 fair housing cases between 2003 and 2008. Of the cases investigated, FHF found evidence of discrimination in 168 cases (40%). Over 40% of the cases with evidence of discrimination closed as successfully conciliated resulting from both the complainant and respondent agreeing to a resolution. Of the remaining cases, 2% were referred to an attorney for litigation and 7% were referred to the State Department of Fair Employment and Housing (DFEH) or the U.S. Department of Housing and Urban Development. The remaining cases were closed as no enforcement action possible due to a lack in the strength of evidence to further pursue the claims or lack of follow-through by the complainants.

***2010 AI Proposed Action(s)*:**

23.1: 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 will evaluate the feasibility of providing additional density bonuses or other incentives for new developments that include universal design.

Time Frame: Explore incentives in 2010.

23.2: The City will continue working with developers, affordable housing advocate groups, and FHF to identify and pursue all available funding to develop affordable housing to include large family rentals, and units for the disabled.

Time Frame: Ongoing.

23.3: The City will work with the Long Beach Housing Authority to make available on FHF and city websites a list of affordable housing units by size and those accessible to disabled persons.

Time Frame: Ongoing.

Impediment #24: Administrative Policies

Due to budgetary constraints, the City has not conducted sensitivity training for staff for a number of years. Many City staff members interact with residents directly, and therefore it is pertinent that staff members are aware of fair housing rights and are sensitive to the cultural differences of the City's diverse population.

The City has a range of commissions and committees that help guide the development and implementation of housing policies, services, and programs of the City. The City should seek to maximize the diverse representation on these commissions and committees.

***2010 AI Proposed Action(s)*:**

24.1: The City will identify specific funding sources available and resume sensitivity training for staff every other year.

Time frame: Identify funding by 2010 and provide training every other year.

Appendix A: Conventional Home Loan Approval and Denial Rates by Census Tract

Appendix A:

Disposition of Conventional Home Purchase Loans
by Census Tract, Minority Concentration, and Income - 2003

Census Tract	% Minority	Income Level	Total	% Approved	% Denied
5552.02	20-50%	Upper	415	61.4%	5.5%
5701.00	50-80%	Upper	217	55.8%	14.3%
5702.02	>80%	Middle	441	47.2%	17.9%
5702.03	>80%	Moderate	134	43.3%	12.7%
5702.04	>80%	Moderate	187	44.4%	20.9%
5703.01	>80%	Moderate	251	42.2%	18.7%
5703.03	>80%	Moderate	214	41.6%	18.2%
5703.04	>80%	Moderate	190	43.2%	27.9%
5704.01	>80%	Moderate	378	40.7%	19.3%
5704.02	>80%	Middle	265	45.3%	13.2%
5705.01	50-80%	Middle	603	43.8%	16.9%
5705.02	>80%	Moderate	412	52.2%	13.6%
5706.01	>80%	Moderate	328	49.7%	14.9%
5706.02	>80%	Moderate	345	46.7%	15.1%
5706.03	>80%	Moderate	82	45.1%	17.1%
5712.00	20-50%	Upper	655	59.2%	9.2%
5715.01	50-80%	Upper	672	54.3%	10.1%
5715.02	50-80%	Middle	336	60.4%	8.6%
5716.00	>80%	Low	8	25.0%	37.5%
5717.01	>80%	Moderate	332	44.9%	19.6%
5717.02	>80%	Moderate	398	46.2%	21.6%
5718.00	20-50%	Upper	447	59.1%	10.3%
5719.00	20-50%	Upper	595	58.3%	9.6%
5720.01	20-50%	Upper	663	52.3%	8.4%
5720.02	50-80%	Middle	385	55.6%	10.6%
5721.00	50-80%	Upper	105	51.4%	18.1%
5722.01	50-80%	Middle	521	49.7%	13.1%
5722.02	50-80%	Middle	279	55.9%	10.0%
5723.02	>80%	Middle	146	50.0%	15.8%
5724.00	>80%	Middle	81	48.1%	21.0%
5725.00	50-80%	Low	66	47.0%	21.2%
5726.00	>80%	Middle	315	46.0%	16.2%
5727.00	>80%	Middle	292	49.3%	19.9%
5729.00	>80%	Moderate	173	46.2%	25.4%
5730.01	>80%	Low	275	54.2%	14.2%
5730.02	>80%	Low	49	57.1%	12.2%

Disposition of Conventional Home Purchase Loans by Census Tract, Minority Concentration, and Income - 2003

Census Tract	% Minority	Income Level	Total	% Approved	% Denied
5731.00	>80%	Moderate	391	51.2%	16.4%
5732.01	>80%	Moderate	156	48.1%	19.2%
5732.02	>80%	Moderate	219	41.6%	19.6%
5733.00	>80%	Moderate	134	41.0%	27.6%
5736.00	20-50%	Upper	769	57.9%	7.7%
5737.00	20-50%	Upper	586	59.0%	8.4%
5738.00	20-50%	Upper	550	59.3%	6.2%
5739.02	20-50%	Upper	354	53.7%	9.6%
5740.00	20-50%	Upper	644	63.4%	7.5%
5741.00	20-50%	Upper	659	59.2%	7.0%
5742.01	20-50%	Upper	363	58.7%	6.1%
5742.02	20-50%	Middle	145	55.9%	6.2%
5743.00	20-50%	Upper	639	58.8%	7.8%
5744.00	20-50%	Upper	637	62.0%	7.7%
5745.00	20-50%	Upper	745	61.5%	7.5%
5746.02	20-50%	Upper	165	60.6%	9.7%
5748.00	20-50%	Upper	334	57.2%	9.3%
5749.01	20-50%	Upper	470	62.8%	4.9%
5749.02	20-50%	Middle	197	58.9%	8.6%
5750.01	20-50%	Upper	260	58.8%	8.8%
5750.02	20-50%	Middle	286	58.0%	11.2%
5751.01	>80%	Low	171	46.2%	18.1%
5751.02	>80%	Low	123	43.9%	14.6%
5751.03	50-80%	Low	161	46.0%	15.5%
5752.01	>80%	Low	158	49.4%	24.7%
5752.02	>80%	Low	124	47.6%	20.2%
5753.00	>80%	Low	104	43.3%	29.8%
5754.01	>80%	Low	55	45.5%	29.1%
5754.02	>80%	Low	62	51.6%	30.6%
5755.00	50-80%	Low	1	0.0%	100.0%
5756.00	>80%	n/a	17	35.3%	35.3%
5758.01	>80%	Low	40	57.5%	25.0%
5758.02	>80%	Low	123	48.0%	25.2%
5758.03	50-80%	Low	64	53.1%	17.2%
5759.01	>80%	Moderate	317	43.2%	16.4%
5759.02	50-80%	Moderate	244	52.5%	15.2%
5760.00	50-80%	Low	27	59.3%	7.4%
5761.00	20-50%	Middle	299	59.9%	12.4%
5762.00	50-80%	Low	107	56.1%	15.0%

Disposition of Conventional Home Purchase Loans
by Census Tract, Minority Concentration, and Income - 2003

Census Tract	% Minority	Income Level	Total	% Approved	% Denied
5763.00	>80%	Moderate	173	39.9%	23.1%
5764.01	>80%	Low	104	52.9%	23.1%
5764.02	>80%	Low	141	48.9%	20.6%
5764.03	>80%	Low	107	47.7%	18.7%
5765.01	50-80%	Moderate	107	51.4%	15.0%
5765.02	50-80%	Low	214	48.1%	16.8%
5765.03	50-80%	Moderate	110	57.3%	13.6%
5766.01	20-50%	Middle	328	62.5%	11.0%
5766.02	20-50%	Middle	381	65.1%	6.3%
5767.00	20-50%	Upper	356	57.6%	8.1%
5768.01	50-80%	Moderate	224	59.4%	7.1%
5768.02	50-80%	Middle	224	57.1%	10.3%
5769.01	>80%	Low	161	43.5%	21.7%
5769.02	50-80%	Moderate	252	55.6%	11.9%
5770.00	20-50%	Middle	382	59.9%	10.7%
5771.00	20-50%	Upper	585	61.5%	7.7%
5772.00	20-50%	Upper	358	57.8%	10.6%
5773.00	20-50%	Upper	505	57.6%	6.9%
5774.00	10-20%	Upper	348	67.0%	7.2%
5775.01	10-20%	Upper	501	63.3%	4.8%
5775.02	10-20%	Upper	126	59.5%	4.8%
5776.01	10-20%	Upper	307	67.1%	8.8%
5776.02	20-50%	Upper	342	60.2%	6.7%
5776.03	10-20%	Upper	1350	63.1%	7.0%
Total			29,841	55.2%	11.7%

Source: HMDA data, 2003.

Disposition of Conventional Home Purchase Loans
by Census Tract, Minority Concentration, and Income - 2007

Census Tract	% Minority	Income Level	Total	% Approved	% Denied
5424.02	>80%	Middle	190	50.5%	16.8%
5440.00	>80%	Middle	403	44.7%	19.9%
5552.02	20-50%	Upper	138	45.7%	8.0%
5701.00	50-80%	Upper	100	42.0%	25.0%
5702.02	>80%	Middle	289	44.3%	22.1%
5702.03	>80%	Moderate	88	36.4%	23.9%
5702.04	>80%	Moderate	150	45.3%	16.7%
5703.01	>80%	Moderate	167	45.5%	14.4%
5703.03	>80%	Moderate	170	42.4%	20.6%
5703.04	>80%	Moderate	176	40.3%	23.9%
5704.01	>80%	Moderate	315	38.4%	21.0%
5704.02	>80%	Middle	227	36.1%	20.7%
5705.01	50-80%	Middle	364	45.3%	20.1%
5705.02	>80%	Moderate	329	49.8%	22.5%
5706.01	>80%	Moderate	216	41.7%	17.1%
5706.02	>80%	Moderate	205	44.9%	22.4%
5706.03	>80%	Moderate	48	39.6%	22.9%
5710.00	20-50%	Upper	250	47.6%	14.0%
5712.00	20-50%	Upper	310	44.8%	14.8%
5715.02	50-80%	Middle	245	42.0%	21.2%
5716.00	>80%	Low	5	40.0%	20.0%
5717.01	>80%	Moderate	247	44.1%	24.7%
5717.02	>80%	Moderate	372	39.2%	22.8%
5718.00	20-50%	Upper	138	37.0%	15.2%
5719.00	20-50%	Upper	258	45.3%	17.4%
5720.01	20-50%	Upper	255	51.0%	12.5%
5720.02	50-80%	Middle	217	42.4%	14.7%
5721.00	50-80%	Upper	46	39.1%	23.9%
5722.01	50-80%	Middle	342	39.5%	20.8%
5722.02	50-80%	Middle	151	43.7%	22.5%
5723.02	>80%	Middle	124	56.5%	21.8%
5724.00	>80%	Middle	57	45.6%	19.3%
5725.00	50-80%	Low	67	31.3%	38.8%
5726.00	>80%	Middle	199	43.2%	22.1%
5727.00	>80%	Middle	243	40.7%	22.6%
5729.00	>80%	Moderate	164	42.1%	21.3%
5730.01	>80%	Low	155	45.2%	16.8%
5730.02	>80%	Low	50	54.0%	18.0%
5731.00	>80%	Moderate	244	43.9%	15.6%

Disposition of Conventional Home Purchase Loans
by Census Tract, Minority Concentration, and Income - 2007

Census Tract	% Minority	Income Level	Total	% Approved	% Denied
5732.01	>80%	Moderate	115	46.1%	15.7%
5732.02	>80%	Moderate	196	48.5%	21.9%
5733.00	>80%	Moderate	93	29.0%	24.7%
5735.00	<10%	n/a	1	0.0%	100.0%
5736.00	20-50%	Upper	311	44.4%	11.6%
5738.00	20-50%	Upper	208	43.3%	13.5%
5739.02	20-50%	Upper	112	42.9%	19.6%
5740.00	20-50%	Upper	281	45.9%	11.4%
5741.00	20-50%	Upper	240	45.8%	8.8%
5742.01	20-50%	Upper	162	45.1%	13.6%
5742.02	20-50%	Middle	40	42.5%	10.0%
5743.00	20-50%	Upper	238	48.7%	15.1%
5744.00	20-50%	Upper	204	43.6%	12.7%
5745.00	20-50%	Upper	264	48.5%	9.8%
5746.02	20-50%	Upper	44	50.0%	15.9%
5748.00	20-50%	Upper	143	49.0%	14.7%
5749.01	20-50%	Upper	174	40.8%	8.6%
5749.02	20-50%	Middle	85	61.2%	7.1%
5750.01	20-50%	Upper	139	48.9%	14.4%
5750.02	20-50%	Middle	191	51.3%	15.7%
5751.01	>80%	Low	155	40.6%	22.6%
5751.02	>80%	Low	111	39.6%	20.7%
5751.03	50-80%	Low	161	60.9%	12.4%
5752.01	>80%	Low	139	42.4%	25.9%
5752.02	>80%	Low	107	42.1%	27.1%
5753.00	>80%	Low	81	45.7%	19.8%
5754.01	>80%	Low	37	29.7%	29.7%
5754.02	>80%	Low	46	45.7%	26.1%
5755.00	50-80%	Low	1	100.0%	0.0%
5756.00	>80%	n/a	10	40.0%	30.0%
5758.01	>80%	Low	23	47.8%	30.4%
5758.02	>80%	Low	96	53.1%	19.8%
5758.03	50-80%	Low	58	53.4%	12.1%
5759.01	>80%	Moderate	195	43.1%	20.0%
5759.02	50-80%	Moderate	163	41.1%	16.6%
5760.00	50-80%	Low	164	68.3%	18.9%
5761.00	20-50%	Middle	408	54.9%	16.4%
5762.00	50-80%	Low	153	49.7%	20.3%
5763.00	>80%	Moderate	164	37.8%	19.5%

Disposition of Conventional Home Purchase Loans by Census Tract, Minority Concentration, and Income - 2007

Census Tract	% Minority	Income Level	Total	% Approved	% Denied
5764.01	>80%	Low	70	45.7%	25.7%
5764.02	>80%	Low	116	36.2%	23.3%
5764.03	>80%	Low	104	44.2%	28.8%
5765.01	50-80%	Moderate	63	60.3%	12.7%
5765.02	50-80%	Low	175	45.7%	14.9%
5765.03	50-80%	Moderate	97	44.3%	18.6%
5766.01	20-50%	Middle	269	48.0%	22.7%
5766.02	20-50%	Middle	183	48.1%	16.9%
5767.00	20-50%	Upper	169	48.5%	18.9%
5768.01	50-80%	Moderate	104	51.9%	9.6%
5768.02	50-80%	Middle	137	51.1%	14.6%
5769.01	>80%	Low	120	45.0%	19.2%
5769.02	50-80%	Moderate	226	53.1%	18.1%
5770.00	20-50%	Middle	224	54.9%	16.5%
5771.00	20-50%	Upper	234	47.4%	12.4%
5772.00	20-50%	Upper	108	49.1%	12.0%
5773.00	20-50%	Upper	186	49.5%	12.9%
5774.00	10-20%	Upper	111	56.8%	9.0%
5775.01	10-20%	Upper	154	58.4%	17.5%
5775.02	10-20%	Upper	57	54.4%	15.8%
5776.01	10-20%	Upper	105	48.6%	16.2%
5776.02	20-50%	Upper	111	37.8%	16.2%
5776.03	10-20%	Upper	337	48.7%	13.1%
Total			16,687	45.9%	17.8%

Source: HMDA data, 2007.

Appendix B: Public Outreach

Appendix B:

The City of Long Beach has taken due diligence in its efforts to assure the report responds to community needs, preparation of the AI included a public outreach program consisting of:

1. Several community workshops from February 24, 2010 to March 31, 2010 in Neighborhood Improvement Strategy (NIS) areas.

2. From February 24, 2010 through May 6, 2010, the entire draft AI was made available for review and comment on the City's website, along with a general description of the purpose of the AI and links to HUD Fair Housing website.

3. The workshops schedule and locations were publicized on the City website.

4. Public Notices were placed in three local newspapers: the Press Telegram (English); Angor Borei (Khmer); and Impacto USA (Spanish).

5. Press releases were created and distributed to publicize the various AI public outreach community workshops.

6. E-blast letters were also sent to community members and other housing stakeholders in Long Beach informing them that the document was available for public viewing and comment.

7. Hard copies of the AI were made available the following locations:
    - Community Development Department, 333 W. Ocean Blvd. 3rd Floor
    - Neighborhood Services Bureau, 444 W. Ocean Blvd. Suite 1700
    - Long Beach Main Library, 101 Pacific Ave.
    - Neighborhood Resource Center, 425 Atlantic Ave.
    - Mark Twain Neighborhood Library, 1401 E. Anaheim St.

Neighborhood Resource Center/CD/CLB

Sent by: Margaret Madden/CD/CLB

02/19/2010 11:44 AM

To Long Beach Neighborhood and Community Leaders

cc Sharron.Hinkey@longbeach.gov

bcc Suzan Simaan/CD/CLB

Subject Invite from NRC to "Tenant Rights & Responsibilities" -- Wed., Feb. 24, 2010, 6 p.m @ 425 Atlantic Ave.

History: This message has been forwarded.

Neighborhood Resource Center
Invites you to a

TENANT RIGHTS WORKSHOP

Learn Your Rights and Your Responsibilities

Wednesday, February 24, 2010
6:00 p.m. – 7:30 p.m.
425 Atlantic Avenue

Presented by

Fair Housing Foundation

and

Legal Aid Foundation of Los Angeles, Long Beach Office

Topics Include:

- How can the Fair Housing Foundation help you?
- Summary of Fair Housing laws
- What is Fair Housing?
- Learn about additional resources and landlord/tenant issues
- Get help for your specific concerns
- Learn about the City of Long Beach draft "Analysis of Impediments to Fair Housing Choice (AI)" document and how to provide your input

This free workshop will be presented in English
with Spanish and Khmer translation available

"Tenant Rights" workshop set for Feb. 24

Previous Entry | Next Entry

By Joe Segura on February 17, 2010 4:12 PM | Permalink | Comments (0) | ShareThis

A "Tenant Rights" workshop has been set for Feb. 24 at the Neighborhood Resource Center.

The free 6-7:30 p.m. workshop, at 425 Atlantic Ave., will feature representatives from the Fair Housing Foundation and the Long Beach office of Legal Aid Foundation of Los Angeles. They will provide a summary of fair housing laws that protect tenant rights and duties.

Residents also can learn how the Fair Housing Foundation can help address specific concerns; get additional resources to address tenant/landlord issues and provide input to the Long Beach draft "Analysis of Impediments to Fair Housing Choice."

The workshop will be presented in English with Spanish and Khmer translations available. Free parking is available behind the building. To RSVP or for more details, call 562.570.1010.

About this Entry

This page contains a single entry by Joe Segura published on *February 17, 2010 4:12 PM*

Asthma forum set for Saturday was the previous entry in this blog.

Black History Month luncheon set for Friday is the next entry in this blog.

Find recent content on the main index or look in the archives to find all content.

Subscribe to this blog's feed

POWERED BY MT4

West East-Side Community Association (WESCA)

&

Neighborhood Services Bureau, City of Long Beach

INVITE YOU TO OUR MONTHLY NEIGHBORHOOD MEETING

* Learn about the City of Long Beach draft Analysis of Impediments to Fair Housing Choice (AI) document and how to provide your valuable input.

* Voice your concerns on issues affecting our community. Get involved with events and activities in your neighborhood. City Staff will be on hand to address your concerns and answer questions.

Date: Thursday,February 25, 2010
Time: 6:30 p.m. - 7:30 p.m.
Location: Lee Elementary School Auditorium
1620 Temple Ave. (Enter from 17th St.)

For more information contact Jan Ward at (562) 433-0801
or Griselda Perez at (562) 570-6049

This event is sponsored by Patrick O'Donnell, Fourth District Council member and

W. E. S. C. A.

The City of Long Beach intends to provide reasonable accommodations in accordance with the American with Disabilities Act of 1990. If special accommodation is required or to request this information in an alternative format please contact Griselda Perez at (562) 570-6049, 48 hours prior to the meeting.

Neighborhood Improvement

Neighborhood Grants, Home Improvement Rebates, Neighborhood Cleanups and Graffiti Removal, Community Police Centers, Safety Programs, Shopping Cart Enforcement

City of Long Beach Neighborhood Services

ANAHEIM STREET COMMUNITY POLICE CENTER (APC)
And MacArthur Park/Whittier School
Neighborhood Improvement Strategy Area

Invite you to a meeting to learn about

TENANT RIGHTS

- ***Learn your Rights and Your Responsibilities***
- ***Learn about the City of Long Beach Analysis of Impediments to Fair Housing Choice (AI) document and how to provide your input***

Guest Speakers: ***Adrienne Ray, Representative of Fair Housing Foundation***
Suzan Simaan, Community Development Department

Tuesday, March 16, 2010

5:00 p.m. - 6:30 p.m.
Mark Twain Neighborhood Library
(Community Room)
1401 E. Anaheim St., Long Beach

For more information, please call
***Bryant S. Ben at* (562) 570-1691**
Translation will be provided in Khmer and Spanish

* * * Light refreshments will be provided! * * *

City of Long Beach intends to provide reasonable accommodations in accordance with the American with Disability Act of 1990. If special accommodation is required or to request this information in an alternate format please contact Bryant S. Ben at (562) 570 –1691, 48 hours prior to the meeting

444 W. Ocean Blvd., Ste. 1700, Long Beach, CA 90802 T 562.570.6866 F 562.570.5248 TTD 562.570.5832 www.longbeach.gov/cd/neighborhood_services

Neighborhood Improvement

Neighborhood Grants, Home Improvement Rebates, Neighborhood Cleanups and Graffiti Removal, Community Police Centers, Safety Programs, Shopping Cart Enforcement

EL CENTRO DE POLICIA COMUNITARIO DE LA CALLE ANAHEIM

y

El Area de Estrategia de Mejoramiento de Vecindarios de la Escuela Mac ArthurPark/Whittier

Le Invitan a usted a asistir a una Junta de

Derechos de los Inquilinos

- **Conoce tus derechos y responsabilidades**

Invitado de honor: Maria Benitz, Outreach Coordinator, Fair Housing Foundation and Suzan Simaan, Community Development Department

Martes, 16 de Marzo, del 2010
5:00 p.m. - 6:30 p.m.
Mark Twain Neighborhood Library
1401 E. Anaheim St., Long Beach

Para más información, por favor llame a Bryant Ben al (562) 570-1691

La Ciudad de Long Beach tiene la intención de proveer de acomodaciones razonables de acuerdo con El Acto de Americanos con Incapacidades del 1990. Si en caso se requiera una acomodación especial o para pedir esta información en formato alterno, por favor contacte a Bryant S. Ben al (562) 570 –1691, con 48 horas de anticipación

មជ្ឈមណ្ឌលសហគមន៍ប៉ូលីស ប្រចាំផ្លូវអាណាហ៉ាម
និងក្រុមយុទ្ធនាការអភិវឌ្ឍន៍តំបន់ខ្ទង្យានម៉ាកាធួរ

មានសេចក្ដីរីករាយអញ្ជើញលោកអ្នកមកចូលរួម

សិទ្ធិ និង ការទទួលខុសត្រូវនៃអ្នកជួលផ្ទះ

ជៀសមកថ្លែងការណ៍: Maria Benitz, Outreeach Coordinator, Fair Housing Foundation and Suzan Simaan, Community development Dept.

ថ្ងៃ អង្គារ ទី ១៦ ខែ មីនា ២០១០
ម៉ោង ៥:០០ ល្ងាច - ៦:៣០ ល្ងាច
នៅ: ***Mark Twain Neighborhood Library***
1401 E. Anaheim St., Long Beach

ពត៌មានបន្ថែមសូមទាក់ទង Bryant Ben ៥៦២-៥៧០-១៦៩១

មានអ្នកបកប្រែភាសាខ្មែរនិងស្ប៉ានីស

ទីក្រុងឡុងប៊ីចអនុវត្តន៍ទៅតាមក្រិត្យវើម្បីរៀបសម្រួលផ្តល់នូវភាពមនោរម្យជូនដល់ជនជាតិអាមេរិកាំងដែលមានភាពពិការតាមលក្ខណៈច្បាប់ដែលបានចែងក្នុងឆ្នាំ ១៩៩០។ ប្រសិនបើលោកអ្នកត្រូវនូវភាពមនោរម្យ ណាមួយ ឬក៏ត្រូវការទទួលព័ណ៌ភ្លឹងជាទម្រង់ណាផ្សេងទៀត សូមទូរស័ព្ទទៅកាន់ Bryant Ben តាមរយៈលេខ (៥៦២) ៥៧០-១៦៩១ ឆ្នាំងពីមុនពេលយ៉ាងតិចបំផុត ៤៨ ម៉ោង។

444 W. Ocean Blvd., Ste. 1700, Long Beach, CA 90802 T 562.570.6866 F 562.570.5248 TTD 562.570.5832 www.longbeach.gov/cd/neighborhood_services

REGULAR MEETING
AGENDA
CITY OF LONG BEACH
COMMUNITY DEVELOPMENT ADVISORY COMMISSION

333 W. Ocean Boulevard – City Hall
Council Chambers
March 17, 2010
10:00 a.m.

1. ROLL CALL

2. APPROVAL OF THE MINUTES OF THE FEBRUARY 17, 2010 COMMUNITY DEVELOPMENT ADVISORY COMMISSION REGULAR MEETING

3. CHAIR'S REMARKS

4. NEIGHBORHOOD SERVICES BUREAU REMARKS – MANAGER, NEIGHBORHOOD SERVICES BUREAU

5. NEIGHBORHOOD PARTNERS PROGRAM (NPP) COMMITTEE RECOMMENDATIONS

6. ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE (A.I) PRESENTATION - STAFF

7. CALL FOR THE APRIL 21, 2010 PUBLIC HEARING - PRESENTATION OF THE FY 2010-11 ACTION PLAN

8. PUBLIC PARTICIPATION

9. ADJOURNMENT

NEXT CDAC PUBLIC HEARING:
Council Chambers – City Hall
Long Beach City Council Chambers
333 W. Ocean Boulevard
April 21, 2010
6:00 p.m.

The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, or to request this information in an alternate format, please call Carmen Olivares 48 hours prior to the meeting at (562) 570-6066.

Willmore Community Police Center
910 Daisy Ave.
Long Beach, CA 90813
(562) 570-1146

Wilmore City Heritage Association Meeting
AGENDA
03/17/2010

7:00- 7:30
Suzan Simaan, City of Long Beach, Neighborhood Services Bureau,
Presentation about City of Long Beach Analysis of Impediments to Fair Housing Choice (AI.)

7:30- 8:00
Debora Thomas, from the Neighborhood Resource Center, presentation Dispute Resolution Services (DRS.) A non-profit corporation of the Los Angeles Bar Association.

8:00- 8:30
Ina Parker-Hicks, Community Supported Agriculture (CSA) It is the relationship between a local farm/farmer and those that eat the food they produce.

8:30- 8:40
Lena Gonzalez,
City Council 1ST District Representative, information of events coming up

8:40-9:00
Questions and answers

NEXT MEETING APRIL 21, 2010

The North Alamitos Beach Association
And The Anaheim Street Community Police Center

NABA
North Alamitos Beach Association

Cordially invite you to participate in our monthly

Community Improvement and Safety Forum

Wednesday, March 31, 2010

Location: Long Beach Senior Center (auditorium)
1150 E. 4th Street (Corner of 4th St. & Orange)
Entrance through side parking lot on 4th Street
Time: 6:30 pm - 7:30 pm

City of Long Beach Neighborhood Services

TOPICS:

LBPD, South Division, Community Safety Update, Second District Office Community Update, Code Enforcement Monthly Property Maintenance Report, City of Long Beach Draft, Analysis of Impediments to Fair Housing Choice and Upcoming Community Events.

Special Guests:

Mary Antunez, LBPD, South Division, Police Services Assistant
David Woods, South Division, Code Enforcement Inspector
Ramon Aguilar, Second District Office Field Representative
Suzan Simaan, City of Long Beach, Neighborhood Services Bureau

For more information please contact:
Gonzalo Sanchez at (562) 570-1114

Connect to your community via : **NABAlongbeach@yahoogroups.com**

And check our new web page: http://tinyurl.com/nabalongbeach

Don't forget to visit your

ANAHEIM STREET COMMUNITY POLICE CENTER

Is safe and confidential place to report neighborhood nuisances and property maintenance issues!
1320 Gaviota Avenue, Long Beach, CA 90813 (562) 570-1691
Open Tuesday and Thursday from 12:00 noon to 6:00p.m.

City of Long Beach intends to provide reasonable accommodations in accordance with the American with Disability Act of 1990. If special accommodation is required or to request this information in an alternate format, please contact Gonzalo Sanchez (562) 570 –1114, 48 hours prior to the event.

La Asociacion de Vecinos de Esta Area (NABA)
Y el Centro Comunitario de Policia de la Calle Anaheim

NABA
North Alamitos Beach Association

Cordialmente le invitan a participar en nuestra

Foro del mejoramiento y seguridad de la comunidad!

Miercoles, 31 de Marzo, del 2010

***Lugar: Long Beach Senior Center** (auditorio)*

***1150 E. 4th Street** (Esquina de la 4th St. & Orange)*

Entrada a un lado en el estacionamiento sobre la calle 4th

Time: 6:30 pm - 7:30 pm

City of Long Beach Neighborhood Services

ASUNTOS A TRATAR:

Noticias y reportes especiales del LBPD, Division Sur. Projectos del mejoramiento de la comunidad. Reporte del programa de aplicacion de codigos de la comunidad. Noticias de la oficina del segundo distrito. Programas del mejoramiento del vecindario de la Ciudad de Long Beach.

Para mas informacion por favor contacte a:
Gonzalo Sanchez al (562) 570-1114

Y no olvide visitar el
CENTRO COMUNITARIO DE POLICIA DE LA CALLE ANAHEIM
Un lugar seguro y confidencial para reportar molestias del vecindario y problemas de mantenimiento de propiedades.
1320 Gaviota Avenue, Long Beach, CA 90813 (562) 570-1114
Abierto Martes y Jueves de 12:00 a 6:00 p.m.
Llame a GONZALO SANCHEZ AL (562) 570-1114

Participe y ayudenos a mantener limpio y seguro nuestro vecindario!

North Alamitos Beach Association

"Making a Great Neighborhood Even Better"

Agenda 3/31/10

Long Beach Senior Center
1150 E. 4th Street

WEB presence: www.nabaneighbors.org
CONTACT: Yahoo user group: http://groups.yahoo.com/group/NABAlongbeach/

- Call Meeting to Order — 6:00 pm

- New Business
  1. CODE Enforcement Program (David Woods) — 20 min
  2. Police Report (Mary Antunez) — 10 min
  3. 2nd District Report (Ramon Aguilar) — 10 min
  4. LB draft Analysis of Impediments to Fair Housing Choice (Suzan Simaan) — 15 min
  5. 4th Street Vision (Kerstin Kasteiner) — 15 min
  6. NABA Cleanup April 10th on 6th/Cherrry (Gonzalo) — 5 min

- Unfinished/Old Business
  1. 4th & Cherry Planting 2/27 (David, Angela and Henry S.) — 5 min
  2. T-shirts / Polo Shirts (J.R./Aaron/David) — 5 min
  3. Other topics of interest?

- Approval of previous Meeting Minutes.

- Next Meeting- April 28, 2010

- Adjourn Meeting — 7:15 pm

- Post Meeting casual get together *where??* — 7:30 pm

City of Long Beach Analysis of Impediments to Fair Housing Choice (AI)

Many Unique Neighborhoods

Neighborhood Services

Why are we here?

1. To inform you of the availability of the draft Analysis of Impediments to Fair Housing Choice (AI) for your review.
2. To solicit input from public and other housing stakeholders in order to accommodate diverse views and interests in the creation of our final AI document.

How is the City conducting Public Outreach?

- Various public meetings throughout the City from February 24 - March 31, 2010
- The availability of the draft AI is on our website at www.longbeach.gov/cd/neighborhood_services
- Publicized through three local newspapers: Press Telegram (English), Impacto USA (Spanish) and Angor Borei (Khmer)
- E-blast to neighborhood groups and other community leaders

Federal Fair Housing Laws

Federal Fair Housing laws prohibit discrimination in all aspects of housing, including the sale, rental, lease or negotiation for real property.

- **Fair Housing Act of 1968**
- **Fair Housing Amendments Act of 1988**

  Establishes certain "protected classes" and prohibits discrimination because of

  - Race
  - Color
  - Religion
  - National Origin
  - Gender
  - Familial Status
  - Disabilities

California Fair Housing Laws

The **Fair Employment and Housing Act (FEHA)** prohibits discrimination and harassment in housing practices based on:

- Race or Color
- Ancestry or National Origin
- Sex
- Marital Status
- Source of Income
- Sexual Orientation
- Familial Status
- Religion
- Mental/Physical Disability
- Medical Condition
- Age

What is Fair Housing Choice?

The ability of persons *regardless* of race, color, religion, sex, disability, familial status, or national origin *of similar income levels* to have available to them the same housing choices.

Elements which impede this choice other than *INCOME*, could be a violation of Fair Housing Choice.

Why is the City creating an Analysis of Impediments to Fair Housing Choice?

- The City receives funding from HUD which requires the preparation of a 5-year Consolidated Plan AND an Analysis of Impediment to Fair Housing Choice.
- In order to receive CDBG, HOME, and ESG funds, the City must certify that it "actively furthers fair housing choice" by:
  - Completion of an Analysis of Impediments to Fair Housing Choice (AI);
  - Actions to eliminate identified impediments; and
  - Maintenance of fair housing records

What is in the Analysis of Impediment to Fair Housing Choice (AI) report?

The AI:

- Presents a demographic profile of the City of Long Beach;
- Assesses the extent of housing needs among specific income groups;
- Evaluates the availability of a range of housing choices for residents;
- Analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person's access to fair housing;
- Identifies impediments that may prevent equal housing access; and
- Develops solutions to mitigate or remove such impediments.

Impediments to Fair Housing Choice can be defined as:

- Any actions, omissions, or decisions taken because of race, color, ancestry, national origin, religion, sex, disability, age, martial status, familial status, sexual orientation, source of income which restricts housing choices or the availability of housing choices; or
- Any actions, omissions, or decision which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, ancestry, national origin, religion, sex, disability, age, martial status, familial status, sexual orientation, source of income.

It is **illegal** to discriminate against any person because of Race, Color, Religion, Sex, Disability, Familial Status, or National Origin

- In the sale or rental of housing or residential lots
- In advertising the sale or rental of housing
- In the financing of housing
- In the provision of real estate brokerage services
- In the appraisal of housing
- Blockbusting- For profit, persuade or try to persuade homeowners to sell or rent dwellings by suggesting that people of a particular race, etc. have moved or about to move into the neighborhood.

- For further information on federal Fair Housing laws please visit the US Department of Housing and Urban Development (HUD) website at

www.hud.gov/offices/fheo/FHLaws

- For further information about Affirmatively Furthering Fair Housing please visit

www.hud.gov/offices/fheo/promotingfh.cfm

A hard copy of the City of Long Beach draft Analysis of Impediment to Fair Housing Choice (AI) document is available for viewing at the following locations:

- **Community Development Department**
  333 W. Ocean Blvd., 3rd Floor, Long Beach, CA 90802
- **Neighborhood Services Bureau**
  444 W. Ocean Blvd. Suite 1700, Long Beach, CA 90802
- **Neighborhood Resource Center**
  425 Atlantic Ave., Long Beach CA 90802
- **Long Beach Main Library**
  101 Pacific Ave., Long Beach, CA 90802
- **Mark Twain Neighborhood Library**
  1401 Anaheim St., Long Beach, CA 90813

To download the entire City of Long Beach draft Analysis of Impediments to Fair Housing Choice (AI) document please visit the City's website at

www.longbeach.gov/cd/neighborhood_services

To obtain a hard copy of the report or to request this information in an alternative format please contact:

Suzan Simaan

562-570-5087

Translation of the Analysis of Impediments to Fair Housing Choice document into Spanish and Khmer is available.

El documento "Análisis de Impedimentos referentes a la Selección de Vivienda Equitativa" será disponible en Español y Khmer.

ឯកសារអំពីការវិភាគទៅលើឧបសគ្គនៃជម្រើសសមមិនាងផ្ទះ

នៅស្ពាន់ ជាឯកសារប្រៀបធៀបការណ៍ នឹងស្ប៉ានីស

ដែលអាចយកបាន

Where to provide your input?

- On the web at:
  www.longbeach.gov/cd/neighborhood_services
- In writing, please mail to:

City of Long Beach
Neighborhood Services Bureau
c/o Suzan Simaan
444 W. Ocean Blvd., Suite 1700
Long Beach, CA 90802
or via email at
suzan.simaan@longbeach.gov

If you think your Fair Housing rights have been violated please contact the

Fair Housing Foundation
3605 Long Beach Blvd. #302
Long Beach, CA 90807
562-989-1206 or 800-446-3247
www.fairhousingfoundation.com

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Date	Title	Type	Section	Active			
2/23/2010	Analysis of Impediment to Fair Housing Choice (AI) Draft	Anno	General	1	modify	preview	delete
1/19/2010	Neighborhood Partners Program (NPP) Request for Proposal	Anno	General	1	modify	preview	delete
12/9/2009	CAPER 2009 Public Comment Period	Anno	General	Expired	modify	preview	delete
6/30/2009	Neighborhood Stabilization Program 2 (NSP2) Public Notice	Anno	General	Expired	modify	preview	delete
6/18/2009	Social Services Grant - Request For Proposals and Mandatory Workshop	Anno	General	Expired	modify	preview	delete
5/19/2009	Notice of Availability of Third Proposed Substantial Amendment to the 2008 - 2009 Action Plan for the Community Development Block Grant Program Funding Under the American Recovery and Reinvestment Act of 2009 (CDBG-R)	Anno	General	Expired	modify	preview	delete
5/18/2009	FY 10 Draft Action Plan Public Comment Period	Anno	General	Expired	modify	preview	delete
4/2/2009	Public Hearing for Proposed Amendment to 08-09 Action Plan	Anno	General	Expired	modify	preview	delete
4/2/2009	Amendment Outline to the Action Plan in order to incorporate the Homelessness Prevention and Rapid Re-Housing Program	Anno	General	Expired	modify	preview	delete
2/20/2009	Action Plan Public Hearing on March 18	Anno	General	Expired	modify	preview	delete
2/2/2009	Seeking Housing Rehabilitation Services Officer	Anno	General	Expired	modify	preview	delete
10/28/2008	Request for Proposals - Neighborhood Partners Program	Anno	General	Expired	modify	preview	delete

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News Details

Analysis of Impediment to Fair Housing Choice (AI) Draft

The City of Long Beach has prepared a draft Analysis of Impediments to Fair Housing Choice (AI) document. Your input is encouraged.

Fair Housing Laws

The Fair Housing Act of 1968 and Fair Housing Amendments Act of 1988 prohibits discrimination in housing because of:

- Race or color
- National origin
- Religion
- Gender
- Familial status (including children under the age of 18 living with parents or legal custodians; pregnant women and people security custody of children under 18)
- Disability

The Fair Housing Act of 1968 and Fair Housing Amendments Act of 1988 are federal fair housing laws that prohibit discrimination in all aspects of housing, including the sale, rental, lease or negotiation for real property. For further information regarding federal Fair Housing laws please visit the US. Department of Housing and Urban Development (HUD) website at http://www.hud.gov/offices/fheo/FHLaws/

Purpose of the Analysis of Impediments to Fair Housing Choice (AI)

Through the federally funded Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs, among other state and local programs, the City of Long Beach works to provide a decent living environment for all. Pursuant to CDBG regulations [24 CFR Subtitle A §91.225(a)(1)], to receive CDBG funds the City must certify that it "actively furthers fair housing choice" through the following:

- Completion of an Analysis of Impediments to Fair Housing Choice (AI);
- Actions to eliminate identified impediments; and
- Maintenance of fair housing records.

This report, the Analysis of Impediments to Fair Housing Choice (commonly known as the "AI"), presents a demographic profile of the City of Long Beach, assesses the extent of housing needs among specific income groups, and evaluates the availability of a range of housing choices for residents. This report also analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person's access to housing. As the name of the report suggests the document reviews "impediments" to fair housing. While this report also assesses the nature and extent of housing discrimination, the focus is on identifying impediments that may prevent equal housing access and developing solutions to mitigate or remove such impediments.

Impediments Defined

Within the legal framework of federal and state laws and based on the guidance provided by the U.S. Department of Housing and Urban Development (HUD) Fair Housing Planning Guide, impediments to fair housing choice can be defined as:

- *Any actions, omissions, or decisions taken because of race, color, ancestry, national origin, religion, sex, disability, age, marital status, familial status, sexual orientation, source of income which restrict housing choices or the availability of housing choices; or*

- *Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, ancestry, national origin, religion, sex, disability, age, marital status, familial status, sexual orientation, source of income.*

For further information about affirmatively furthering fair housing please visit http://www.hud.gov/offices/fheo/promotingfh.cfm

To download the entire City of Long Beach draft Analysis of Impediments to Fair Housing Choice (AI) document please

To provide your input for consideration of the City of Long Beach draft Analysis of Impediments to Fair Housing Choice (AI) document please click here.

A hard copy of the City of Long Beach draft Analysis of Impediments to Fair Housing Choice (AI) is

available for viewing at the following locations:

- Neighborhood Services Bureau, 444 W. Ocean Blvd., Suite 1700, Long Beach, CA 90802
- Community Development Department, 333 W. Ocean Blvd., 3rd Floor, Long Beach, CA 90802
- Neighborhood Resource Center (NRC), 425 Atlantic Ave., Long Beach, CA 90802
- Long Beach Main Library, 101 Pacific Ave., Long Beach, CA 90802
- Mark Twain Neighborhood Library, 1401 E. Anaheim St., Long Beach, CA 90813

To obtain a copy of the report or to request this information in an alternative format please contact Suzan Simaan at (562)570-5087.

City News
News Releases
Return to previous page

The City of Long Beach will be conducting public outreach to various community meetings throughout the city between February 24, 2010 to March 31, 2010. To view the draft Analysis of Impediments to Fair Housing Choice (AI) public outreach calendar, please click here.

Translation of the Analysis of Impediments to Fair Housing Choice document into Spanish and Khmer is available.

El documento "Analysis de Impedimentos referentes a la Selección de Vivienda Equitativa" sera disponible en Español y Khmer.

ឯកសារអំពីការវិភាគទៅលើឧបសគ្គនៃជំរើសសមធម៌ខាងផ្នែកលំនៅស្ថាន ១ បានបកប្រែទៅភាសាខ្មែរ និងស្ប៉ានីស ដែលអាចយកបាន ។

(Please click here to view the Draft AI)

Public Participation

This Analysis of Impediments to Fair Housing Choice (AI) report has been developed to provide an overview of laws, regulations, conditions, or other possible obstacles that may affect an individual's or a household's access to housing. As part of this effort, the report incorporates the issues and concerns of residents, housing professionals, and service providers. To assure the report responds to community needs, preparation of the AI includes a public outreach program consisting of community workshops in Neighborhood Improvement Strategy (NIS) areas:

Date/Time*	Location
Wednesday, February 24, 2010 6:00 p.m.	Neighborhood Resource Center (NRC) 425 Atlantic Ave.
Thursday, February 25, 2010 6: 30 p.m.	West East-Side Community Association (WESCA) Lee Elementary School 1620 Temple Ave.
Tuesday, March 16, 2010 5:00 p.m.	MacArthur/Whittier NIS Meeting Mark Twain Library 1401 E. Anaheim St.
Wednesday, March 17, 2010 10:00 a.m.	Community Development Advisory Committee (CDAC) Public Hearing City Council Chambers 333 W. Ocean Blvd.
Wednesday, March 17, 2010 7:00 p.m.	Willmore NIS Meeting Willmore Community Police Center 910 Daisy Ave.
Wednesday, March 31, 2010 6: 30 p.m.	Hellman NIS Meeting Long Beach Senior Center 1150 E. 4th St.

* = Tentatively Scheduled

LONG BEACH
PRESS-TELEGRAM

300 Oceangate
Long Beach, CA 90844

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA

County of Los Angeles

I am a citizen of the United States, and a resident of the county aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the Long Beach Press-Telegram, a newspaper of general circulation printed and published daily in the City of Long Beach, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, on the date of March 21, 1934, Case Number 370512. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit.

Feb 26, 2010

The Long Beach Press-Telegram, a newspaper of general circulation, is delivered to and available in, but not limited to the following cities: Long Beach, Lakewood, Bellflower, Cerritos, Downey, Norwalk, Artesia, Paramount, Wilmington, Compton, South Gate, Los Alamitos, Seal Beach, Cypress, La Palma, Lynwood, San Pedro, Hawaiian Gardens, Huntington Park, La Mirada, Santa Fe Springs, Carson.

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Long Beach, LA Co. California
this 26 day of Feb 2010

signature

Proof of Publication of

Paste Clipping of Notice
SECURELY in this space.

PUBLIC NOTICE

The City of Long Beach has prepared a draft Analysis of Impediments to Fair Housing Choice (AI). Pursuant to Community Development Block Grant (CDBG) regulations, in order to receive CDBG funds the City must certify that it "actively furthers fair housing choice" through the completion of an Analysis of Impediments to Fair Housing Choice (AI); actions to eliminate identified impediments; and maintenance of fair housing records.

The AI presents a demographic profile of the City of Long Beach, assesses the extent of housing needs among specific income groups, and evaluates the availability of a range of housing choices for residents. This report also analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person's access to housing.

The City of Long Beach will be conducting public outreach to various community meetings throughout the city between February 24, 20T0 and March 31, 2010. A schedule of the public outreach meetings will be available on the Neighborhood Services Bureau webpage at www.longbeach.gov/cd/neighborhood_services

A copy of the draft AI is available at the Neighborhood Resource Center, 425 Atlantic Avenue, Long Beach, CA 90802 and the Main Public Library, 101 Pacific Avenue, Long Beach, CA 90802. A copy of the report can be obtained by contacting Alem Hagos, CDBG Coordinator, at (562) 570-7403 or by visiting the Neighborhood Services Bureau webpage between February 24, 2010 and April 24, 2010 at www.longbeach.gov/cd/neighborhood_services

Pub. Feb 26, 2010(1t) PT (93863/861767)

CL-07-2066 Legal Affadavit

PUBLIC NOTICE

The City of Long Beach has prepared a draft Analysis of Impediments to Fair Housing Choice (AI). Pursuant to Community Development Block Grant (CDBG) regulations, in order to receive CDBG funds the City must certify that it "actively furthers fair housing choice" through the completion of an Analysis of Impediments to Fair Housing Choice (AI); actions to eliminate identified impediments; and maintenance of fair housing records.

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Pub. Feb 26, 2010(1t)PT(93863/861767)

AVISO PUBLICO

La Ciudad de Long Beach ha preparado un Análisis de Impedimento con. Respecto a la Selección de Viviendas Equitativas (AI). Conforme a la Concesiones Integrales para el Desarrollo Comunitario (CDBG) regulaciones, para recibir fondos de CDBG la Ciudad debe certificar que "promueve activamente alojamiento de la selección de viviendas equitativas" por la terminación de un Análisis de Impedimento con Respecto a la Selección de Viviendas Equitativas (AI); acciones para eliminar impedimentos; y el mantenimiento de registros de viviendas equitativas.

El AI presenta un perfil demográfico de la Ciudad de Long Beach, valora la extensión de albergar las necesidades entre categorías económicas específicas, y evalúa la disponibilidad de una gama de albergar elecciones para residentes. Este informe también analiza las condiciones en el mercado privado y sector público que pueden limitar la gama de albergar elecciones o impedir el acceso de una persona a la vivienda.

La Ciudad de Long Beach estará realizando un servicio de asistencia pública a varias reuniones en la comunidad a través de la ciudad entre el 24 de Febrero de 2010 y el 31 de Marzo de 2010. Un horario de las reuniones del servicio de asistencia pública estará disponible en la página web de la Oficina de Servicios de Vecindario en HYPERLINK "http://www.longbeach.gov/cd/neighborhood_services" www.longbeach.gov/cd/neighborhood_services

Una copia del borrador AI está disponible en el Centro de Recursos de Vecindario, 425 Atlantic Avenue, Long Beach, CA 90802 y la Biblioteca Principal, 101 Pacific Avenue, Long Beach, CA 90802. Una copia del reporte puede ser obtenido contactando a Alem Hagos, Coordinador de CDBG, en (562) 570-7403 o visitando la página web del Buró Neighborhood Services Bureau entre el 15 de Febrero de 2010 y el 15 de Abril de 2010 en HYPERLINK "http://www.longbeach.gov/cd/neighborhood_services" www.longbeach.gov/cd/neighborhood_services.

សេចក្តីប្រកាសជាសាធារណៈ

ទីក្រុងឡុងប៊ីចបានត្រៀមព្រៀងលើការវិភាគ ទៅលើឧបសម្គ្គនៃជំរើសសមធម៌លើផ្នែកលំនៅស្ថាន ។ ដើម្បីបំពេញនូវគោលបំណងទៅតាមច្បាប់នៃកន្លែងដែលផ្តល់នូវថវិកាផ្នែកអភិវឌ្ឍន៍សហគម Community Development Block Grant (CDBG) និងដើម្បីទទួលបានថវិកាទាំងឡាយនេះ ទីក្រុងឡុងប៊ីចត្រូវតែបញ្ជាក់ «លើជំរើសផ្នែកលំនៅស្ថានឲ្យបានសកម្ម» តាមរយៈលើការវិភាគទៅលើឧបសម្គ្គនៃជំរើសសមធម៌ខាងផ្នែកលំនៅស្ថាន ហើយត្រូវកត់ត្រា និងរក្សានូវឯកសារនៃសមធម៌លើផ្នែកលំនៅស្ថាន ។

ជំរើសសមធម៌លើផ្នែកលំនៅស្ថានបង្ហាញពីភូមិសាស្ត្ររបស់ប្រជាជន នៃទីក្រុងឡុងប៊ីច, ការដែលអាចមានលទ្ធភាពលើសេចក្តីត្រូវការតាមសេចក្តីបញ្ជាក់ ពីប្រាក់ចំណូលនៃក្រុមប្រជាជនប្រភេទណាមួយ និងការធ្វើសេចក្តីប៉ាន់ស្មានប្រមាណអំពីលក្ខណៈ ដែលអាចទទួលបានទៅតាមជំរើសរបស់ប្រជាជន ។ របាយការណ៍លើការវិភាគអំពីលក្ខណៈតាមផ្សារឯកជននិងកន្លែងសាធារណៈ ដែលអាចធ្វើឲ្យមានកំរិតនូវសេចក្តីជំរើសលើផ្នែកសមធម៌នៃលំនៅស្ថាន ឬឧបសម្គ្គរបស់បុគ្គលក្នុងការស្វែងរកលំនៅស្ថាន ។

ទីក្រុងឡុងប៊ីចនឹងប្រារព្ធធ្វើការប្រាស្រ័យទាក់ទង ជាមួយសាធារណជនទៅតាមសង្គមនានាតាមរយៈលើការប្រជុំនៅក្នុងទីក្រុងរបស់យើងទាំងមូលក្នុងចន្លោះថ្ងៃទី ២៤ ខែកុម្ភៈ ២០១០ ដល់ថ្ងៃទី ៣១ ខែមីនា ២០១០ ។ កាលវិភាគកំណត់ការប្រជុំអាចទទួលបានតាមគេហទំព័រនៃការិយាល័យកិច្ចការបំរើសង្គម www.longbeach.gov/cd/neighborhood_services

ការថតចម្លងឯកសារព្រៀងនៃសំណៅអាចទទួលបាននៅ Neighborhood Resource Center, 425 Atlantic Avenue, Long Beach, CA 90802 និងតាមបណ្ណាល័យធំ 101 Pacific Avenue, Long Beach, CA 90802 ។ សំណៅនេះក៏អាចទទួលបាន ដោយធ្វើការទាក់ទងទៅកាន់ Alem Hagos, CDBG Coordinator តាមរយៈលេខទូរស័ព្ទ ៥៦២-៥៧០-៧៤០៣ ឬចូលទៅក្នុងគេ-ហទំព័រ www.longbeach.gov/cd/neighborhood_services នៅចន្លោះថ្ងៃទី ១៥ ខែកុម្ភៈ ២០១០ រហូតដល់ថ្ងៃទី ១៥ ខែមេសា ២០១០ ។

PUBLIC NOTICE

The City of Long Beach has prepared a draft Analysis of Impediments to Fair Housing Choice (AI). Pursuant to Community Development Block Grant (CDBG) regulations, in order to receive CDBG funds the City must certify that it "actively furthers fair housing choice" through the completion of an Analysis of Impediments to Fair Housing Choice (AI); actions to eliminate identified impediments; and maintenance of fair housing records.

The AI presents a demographic profile of the City of Long Beach, assesses the extent of housing needs among specific income groups, and evaluates the availability of a range of housing choices for residents. This report also analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person's access to housing.

The City of Long Beach will be conducting public outreach to various community meetings throughout the city between February 24, 2010 and March 31, 2010. A schedule of the public outreach meetings will be available on the Neighborhood Services Bureau webpage at www.longbeach.gov/cd/neighborhood_services

A copy of the draft AI is available at the Neighborhood Resource Center, 425 Atlantic Avenue, Long Beach, CA 90802 and the Main Public Library, 101 Pacific Avenue, Long Beach, CA 90802. A copy of the report can be obtained by contacting Alem Hagos, CDBG Coordinator, at (562) 570-7403 or by visiting the Neighborhood Services Bureau webpage between February 15, 2010 and April 15, 2010 at www.longbeach.gov/cd/neighborhood_services

<youphon.yen@longbeach.gov>, <chanthyyi@yahoo.com>, <kyleeyocky@artslb.org>, <bovanakbvs@yahoo.com>, <ramone@uaii.org>
cc "Hayley Avol" <havol@thechildrensclinic.org>, "j watson" <jwatson@memorialcare.org>, "Erika Hainley" <ehainley@thechildrensclinic.org>
Subject TCE BHC LB Bulletin Board - Wednesday, March 10, 2010

TCE BHC LB Bulletin Board - Wednesday, March 10, 2010

- Analysis of Impediments to Fair Housing Choice Available for Review and Comment -- Deadline: Saturday, April 24, 2010

Ana I Bonilla
Project Coordinator Assistant
The California Endowment *Building Healthy Communities*
Central Long Beach
The Children's Clinic
Cell: 562-900-1078
abonilla@thechildrensclinic.org
http://www.calendow.org/calconnect/longbeach

Forwarded for Jessica Quintana, Centro CHA

Analysis of Impediments to Fair Housing Choice Available for Review and Comment -- Deadline: Saturday, April 24, 2010

Dear Long Beach Neighborhood and Community Leaders,

The City of Long Beach has prepared a draft Analysis of Impediments to Fair Housing Choice (AI). This letter is to notify you that the AI is available for review and comment. Please note that the document is in draft form and we encourage you to provide your input on the draft AI.

The AI:

Presents a demographic profile of the City of Long Beach;
Assesses the extent of housing needs among specific income groups;
Evaluates the availability of a range of housing choices for residents;
Analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person's access to housing;
Identifies impediments that may prevent equal housing access; and
Develops solutions to mitigate or remove such impediments.

The City of Long Beach will be conducting public outreach to various

community meetings throughout the city between February 24, 2010 and March 31, 2010. A schedule of the public outreach meetings will be available on the Neighborhood Services Bureau webpage at http://www.longbeach.gov/cd/neighborhood_services.

Also, the City intends to publish this notice in local newspapers (in English, Spanish, and Khmer) in an effort to broadly share this information.

A hard copy of the draft AI is available for review at the following five sites:

- Community Development Department, 333 W. Ocean Blvd. 3rd Floor, Long Beach, CA 90802
- Neighborhood Services Bureau, 444 W. Ocean Blvd. #1700, Long Beach, CA 90802
- Neighborhood Resource Center, 425 Atlantic Avenue, Long Beach, CA 90802
- Main Public Library, 101 Pacific Avenue, Long Beach, CA 90802 and
- Mark Twain Neighborhood Library, 1401 E. Anaheim St., Long Beach, CA 90813

To obtain a hard copy of the report or to request this information in an alternative format please contact Suzan Simaan at (562) 570-5087 or e-mail [Suzan.Simaan@longbeach.gov]. To download the entire City of Long Beach draft Analysis of Impediments to Fair Housing Choice (AI) document, please visit the City's website between February 24, 2010 to April 24, 2010 at http://www.longbeach.gov/cd/neighborhood_services.

Once again, we encourage your input on the draft Analysis of Impediments to Fair Housing Choice (AI). We thank you for the work you do in making Long Beach a better place to live and work.

Sincerely,

Angela Reynolds, AICP
Neighborhood Services Bureau Manager

Neighborhood Resource Center/CD/CLB

Sent by: Margaret Madden/CD/CLB

03/11/2010 02:47 PM

To Long Beach Neighborhood and Community Leaders

cc wrigleyalliance@msn.com, bryant.ben@longbeach.gov

bcc Suzan Simaan/CD/CLB

Subject Invite from WANA to Meeting -- Monday, March 15, 2010, 7 p.m. @ Vet's Park,
Invite from Anaheim St CPC to "Tenant Rights" -- Tues. 3/16/10, 5 p.m. @ Twain Library

JIMBO692@aol.com

03/10/2010 08:18 PM

To Margaret.Madden@longbeach.gov

cc

Subject For Distribution to NRC Email List

The next meeting of the Wrigley Area Neighborhood Alliance (WANA) will be Monday, March 15TH at 7 PM at Veterans Park Community Center, 101 East 28th Street(Located off Pacific Avenue Between Spring and Willow). The Guest Speakers will be: Courtney Aguirre, Transportation Programs Planner for the City of Long Beach, will seek input and discuss the Metro Blue Line Bicycle and Pedestrian Access Plan. Carl Kemp will discuss the city's new Lobbyist and Medical Marijuana Ordinances. Contact Joan Greenwood @ (562) 599-0812 or Email : wrigleyalliance@msn.com

XXXX

1401 E. Anaheim Street
Long Beach, CA

Presented by

Fair Housing Foundation

and

Community Development Department, City of Long Beach

Topic Include:

- How can the Fair Housing Foundation help you?
- Summary of Fair Housing laws
- What is Fair Housing?
- Learn about additional resources and landlord/tenant issues
- Get help with your specific concerns
- Learn about the City of Long Beach Analysis of Impediments to Fair Housing Choice (AI) document and
- How to provide your input

This free workshop will be presented in English with Khmer and Spanish translation available

To reserve your space or for more information, please call **(562) 570-1691** or e-mail **Bryant Ben** at **bryant.ben@longbeach.gov**
Free parking on the library parking lot

Suzan Simaan/CD/CLB

03/04/2010 03:22 PM

To Margaret Madden/CD/CLB@CLB
cc Alem Hagos/CD/CLB@CLB
bcc
Subject Analysis of Impediments to Fair Housing Choice (AI) Available for Review and Comment

Margaret,
Would you please e-blast the following to your list as discussed previously.
Thank you.
Suzan

****
****

Dear Long Beach Neighborhood and Community Leaders,

The City of Long Beach has prepared a draft Analysis of Impediments to Fair Housing Choice (AI). This letter is to notify you that the AI is available for review and comment. Please note that the document is in draft form and we encourage you to provide your input on the draft AI.

The AI:

- Presents a demographic profile of the City of Long Beach;
- Assesses the extent of housing needs among specific income groups;
- Evaluates the availability of a range of housing choices for residents;
- Analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person's access to housing;
- Identifies impediments that may prevent equal housing access; and
- Develops solutions to mitigate or remove such impediments.

The City of Long Beach will be conducting public outreach to various community meetings throughout the city between February 24, 2010 and March 31, 2010. A schedule of the public outreach meetings will be available on the Neighborhood Services Bureau webpage at **www.longbeach.gov/cd/neighborhood_services**. Also, the City intends to publish this notice in local newspapers (in English, Spanish, and Khmer) in an effort to broadly share this information.

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Sincerely,

Angela Reynolds, AICP
Neighborhood Services Bureau Manager

Neighborhood Resource Center/CD/CLB

Sent by: Margaret Madden/CD/CLB

03/05/2010 12:22 PM

To Long Beach Neighborhood and Community Leaders

cc Suzan.Simaan@longbeach.gov

bcc

Subject Announcement from City of LB -- Analysis of Impediments to Fair Housing Choice Available for Review and Comment -- Deadline: Sat., April 24, 2010

Suzan Simaan/CD/CLB

To Margaret Madden/CD/CLB@CLB

cc Alem Hagos/CD/CLB@CLB

Subject Analysis of Impediments to Fair Housing Choice (AI) Available for Review and Comment

03/04/2010 03:22 PM

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Angela Reynolds, AICP
Neighborhood Services Bureau Manager