

### 1. What is inclusionary housing? Is inclusionary zoning the same thing?

An inclusionary housing policy requires that a certain percentage of newly-constructed housing units is set aside to be affordable to lower-income households. It is one of the many tools the City is working on to improve affordability in Long Beach. Inclusionary housing policies are often referred to as inclusionary zoning because such policies are implemented through the zoning code.

### 2. Is this legal? How is this allowed?

Yes. State law allows cities to enact inclusionary housing ordinances. There are over 170 inclusionary housing policies adopted by localities throughout California. In 2017, the State passed Assembly Bill 1505, which restored the ability of cities to enact an inclusionary housing policy to apply to rental housing developments (for several years, because of a court case, inclusionary policies could only be enacted on for-sale developments).

### 3. Do we already have an inclusionary housing policy?

Yes, but it is a strictly voluntary incentive program to create housing for very low and low-income households (LBMC 21.60.410). To date, this program has never been used.

### 4. Is this rent control?

No. Inclusionary ordinances typically require the development of income-restricted units alongside market-rate units in a housing development, but they do not place any cap on the rents of the new market-rate housing units that are constructed.

### 5. Who will decide the components to an inclusionary housing policy?

The City of Long Beach Development Services Department is working with consultants to determine the feasibility of a policy and how best a policy could be implemented. As part of the process, the community will have multiple opportunities to provide feedback that will help shape the policy. Upon conclusion of this study, a draft policy will be prepared and presented to the Planning Commission and to the Long Beach City Council for consideration.

### 6. Is there already a percentage proposed?

No. There is no specific percentage, or any other requirement, proposed at this time. The City is conducting an economic feasibility study to identify and understand the impacts that different affordability requirements would have on new housing development. The goal is to balance the goals of creating more affordable housing and continuing to encourage market-rate development, to best serve the needs of the City.

### 7. What kinds of developments will be included in the inclusionary housing policy?

Generally, any new residential development proposed after an inclusionary housing policy has been adopted would be subject to that policy. The City could develop an inclusionary housing policy that targets specific areas within the City or one that is citywide. The economic feasibility study already underway as well as community input will help determine that approach.

### 8. What households will be included in the inclusionary housing policy?

This has not been determined yet.

### 9. What is an in-lieu fee? How will the funds from such fees be used?

If an in-lieu fee option is included in the plan, it would allow developers to pay a fee as an alternative to providing onsite affordable units. In-lieu fees are generally paid into a housing trust fund. Those fees must be used to finance affordable housing developed off site.

### 10. Can the policy be applied retroactively on existing developments?

No. The policy cannot be applied retroactively on existing developments. The City is not contemplating any retroactive policy, as doing so would have serious legal implications for the City and practical implementation issues as well.

### 11. What are some of the other City policies that will help increase affordable housing?

The proposed inclusionary housing policy is one of [29 policy initiatives](#) adopted by City Council in May 2017 to spur the production of more affordable housing. The City already has several policies and programs in place to help create and preserve affordable housing, including preservation of “at risk” affordable housing units, new affordable housing production, and the acquisition and/or rehabilitation of existing units among others. An inclusionary housing policy will also provide additional guidance for new development in conjunction with the City’s Land Use Element, Zoning Ordinance, Housing Element, and the Consolidated Plan.

### 12. What are some of the benefits?

- Increasing the City’s supply of affordable housing.
- Supplementing the City’s existing programs to assist in the development of affordable housing.
- Providing opportunities for more people to share in the benefits of economic inclusion, integration, and citywide economic growth.
- Helping the City achieve federally-mandated Fair Housing goals by addressing issues of segregation and concentrated poverty.

### 13. How does this policy relate to the Housing Element?

The City is required to meet the Regional Housing Need Allocation (RHNA) reflected in its Housing Element and other documents. The inclusionary housing policy would become another of the many policies and tools that help the City meet the RHNA planning goal and develop new affordable housing.

### 14. What is the timeline for developing the policy? Can the process for developing the policy be accelerated?

The City is committed to accelerating the process. The economic feasibility study currently being conducted will provide thorough data and analysis needed to understand the impact of an inclusionary housing policy on future development. Once the economic feasibility study is released, the City will continue with community engagement opportunities in early 2019 and will begin crafting an inclusionary housing policy that will best fit the needs of the City. It is anticipated that a draft policy will be presented to the Planning Commission and to the Long Beach City Council in late spring/early summer 2019.

### 15. What additional opportunities will there be for community input?

Please keep an eye out for pop-up events, community meetings and other opportunities for community engagement in early 2019. In addition, you can leave comments and questions on the project website.

