November 19, 2021

Updated Draft 2021-2029 Housing Element

The City is updating the Housing Element of the General Plan, as required by State law. The 2021-2029 Housing Element is the sixth update and is also referred to as the 6th Cycle Housing Element. The Housing Element Update builds upon and revises the goals, policies, and programs of the existing Housing Element to ensure that the City can meet the housing needs of all Long Beach residents through 2029. Development Services gave a presentation to the City Council on Tuesday, November 16, with their updates for the Housing Element. The highlights of this update were:

- The City’s Area Median Income (AMI) is $77,300. This means "affordable housing" should only cost 30% of a household’s total AMI.
- 43% of all City Households are housing cost burdened, meaning they pay too much for rent or their mortgage
- 61% of all households are renters and more economically vulnerable than homeowners
- Of that 61%, 80% are very low-income renters
- The City has aging housing supply, where 82% of all housing units being built before 1980.
- For the current housing cycle, the City of Long Beach has granted permits to meet 59% of its required Regional Housing Needs Assessment (RHNA), and 16% of his affordable housing units

The update indicated that more housing is needed in the City of Long Beach. The City is exploring rezoning, new housing near jobs and transit, a variety of housing types (such as mixed use and ADUs) to address this housing need. Additionally, the City is looking to streamline approvals for affordable housing projects as well as preserving existing affordable units. The City Council adoption and California Department of Housing and Community Development (HCD) certification of the City’s 2021-2029 Housing Element is required no later than February 11, 2022.

For more information, you can view the staff report, or the presentation made to City Council.

Also, you can visit the Development Services website to view the draft 2021-2029 Housing Element.
Accelerate Long Beach – December 9

Join the Long Beach Economic Partnership for Accelerate Long Beach, their quarterly economic forum, where they’re focusing on real estate development. The free, virtual event will explore skyline-changing projects that were recently completed, are under construction or are in the pipeline. Investors who are in-the-know are building on a solid foundation and betting on Long Beach’s future.

Real estate development accounts for about 17% of gross regional product (GRP) in the Long Beach area, and this massive industry is one that fuels itself. Businesses and developments attract more business and development, with that growing ecosystem building a higher quality of life overall.

This live, virtual conference is free and open to all. Live Q&A sessions with our speakers and experts will give you a chance to get deeper insight into Long Beach’s economic picture, and the opportunities available in the local real estate sector.

For more information, please visit Office of Economic Research at CSULB’s website.
UPDATE: Storefront Boarded Up Removal Program

The deadline for the Economic Development’s Storefront Boarded Up Removal Program has been extended to January 31, 2022. This program is for business and property owners who have put up plywood boards to protect their storefront due to COVID-19 and the civil unrest in 2020. A maximum grant of $600 per business or commercial property for assistance with the cost and labor associated with removal of the window/storefront coverings (plywood). Through its contracts with its “on-call” property management consultants, ED will coordinate removal and haul away costs associated with removal of window/storefront coverings (plywood). For more information, program guidelines, and application forms, please visit the program’s website.
Industry Links

LA, Long Beach ports delay fines for backlogged cargo

How Long Beach housing policy led to big changes in the city’s new political maps

For more information, please contact Mary Frances Torres, SR/WA, Acting Real Estate Development Bureau Manager, Economic Development Department, at mary.torres@longbeach.gov.