

A photograph of a modern building with a glass facade and large circular windows. The building is viewed from a low angle, looking up. The sky is overcast.

Interim Housing Zoning Code Update

Planning Commission Study Session (20-017PL)

February 20, 2020

Interim Housing Zoning Code Update

Goals of Updates

- Expand opportunities for uses related to interim housing, permanent supportive housing, and supportive services to be located in the City
- Streamline regulations by updating zoning definitions and outdated requirements
- Create flexibility in definitions to allow for emerging solutions, such as safe parking, shower, or storage facilities
- Implement best practices to ensure public health and public safety
- Create equitable opportunities across the City
- Ensure compliance with local, State, and Federal Policies

Interim Housing Zoning Background

Relevant Local, State, and Federal Policies

- **SB2** - Cities must allow for emergency shelters to be allowed by-right in a zone that includes realistic and suitable sites; transitional and supportive housing must be allowed in any residential zones
- **AB101** - Defines Low Barrier Navigation Centers and requires they be permitted by-right in mixed-use and residential zones
- **SB 330** - Defines “affected cities” and establishes additional regulations for housing development in those cities
- **Everyone Home (2018)** - Establishes a citywide plan to address housing insecurity in Long Beach through a housing-first approach; at least 500 additional shelter beds are required by the plan.
- **Assessment of Fair Housing** - Required by the U.S. Department of Housing and Urban Development (HUD), the Assessment identified fair housing issues and set goals for Long Beach, specifically citing the lack of emergency shelter zoning and capacity as major impediments

Interim Housing (New Definition)

Proposed Change

- Create a new definition encompassing all uses involving temporary sleeping accommodations for people experiencing housing insecurity
- Interim housing uses will include emergency shelters, transitional housing, bridge housing, and safe parking sites
- Establish general operating standards for interim housing

Why Make This Change?

- Increase flexibility in the Zoning Code, allowing for a wider range of services
- Ensure operating standards are applied to all future interim housing uses

Interim Housing (New)

Proposed Operating Standards

- Coordinated assessment system to connect residents to services and networks
- Approved scope of service, ensuring best practices
- On-Site management at all times at an appropriate provider-to-client ratio
- Proximity and accessibility to public transit
- Parking Requirements
- Appropriate on-site security based on the number of beds



Emergency Shelter (Update)

Proposed Change

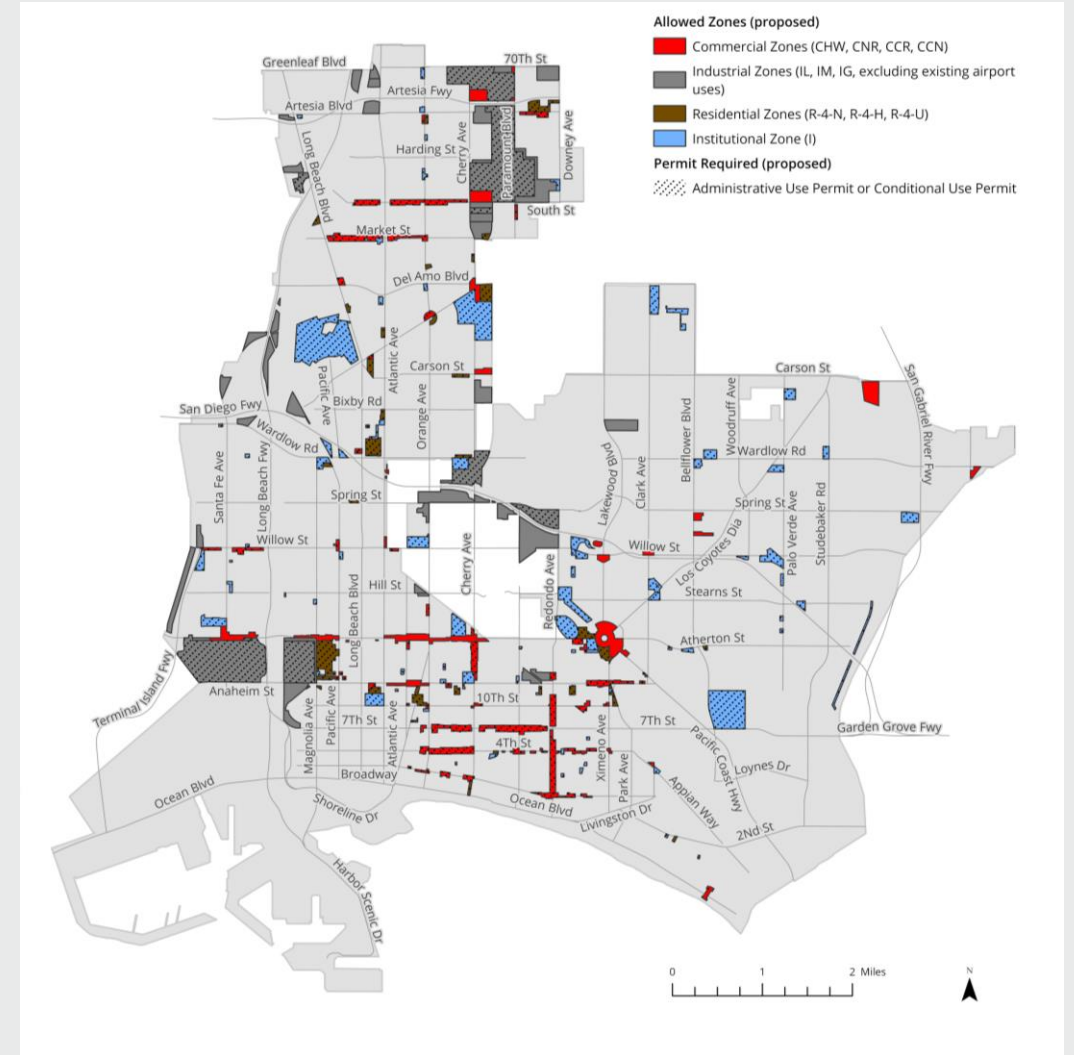
- Amend definition to allow kitchens and allow as an accessory use in existing institutional facilities
- Expand opportunities in certain residential, industrial, commercial, and institutional zones



Emergency Shelter (Update)

Why Make This Change?

- Existing sites are insufficient to meet the identified need for 500 additional shelter beds
- Ensure compliance with State law
- Expand opportunities across the City



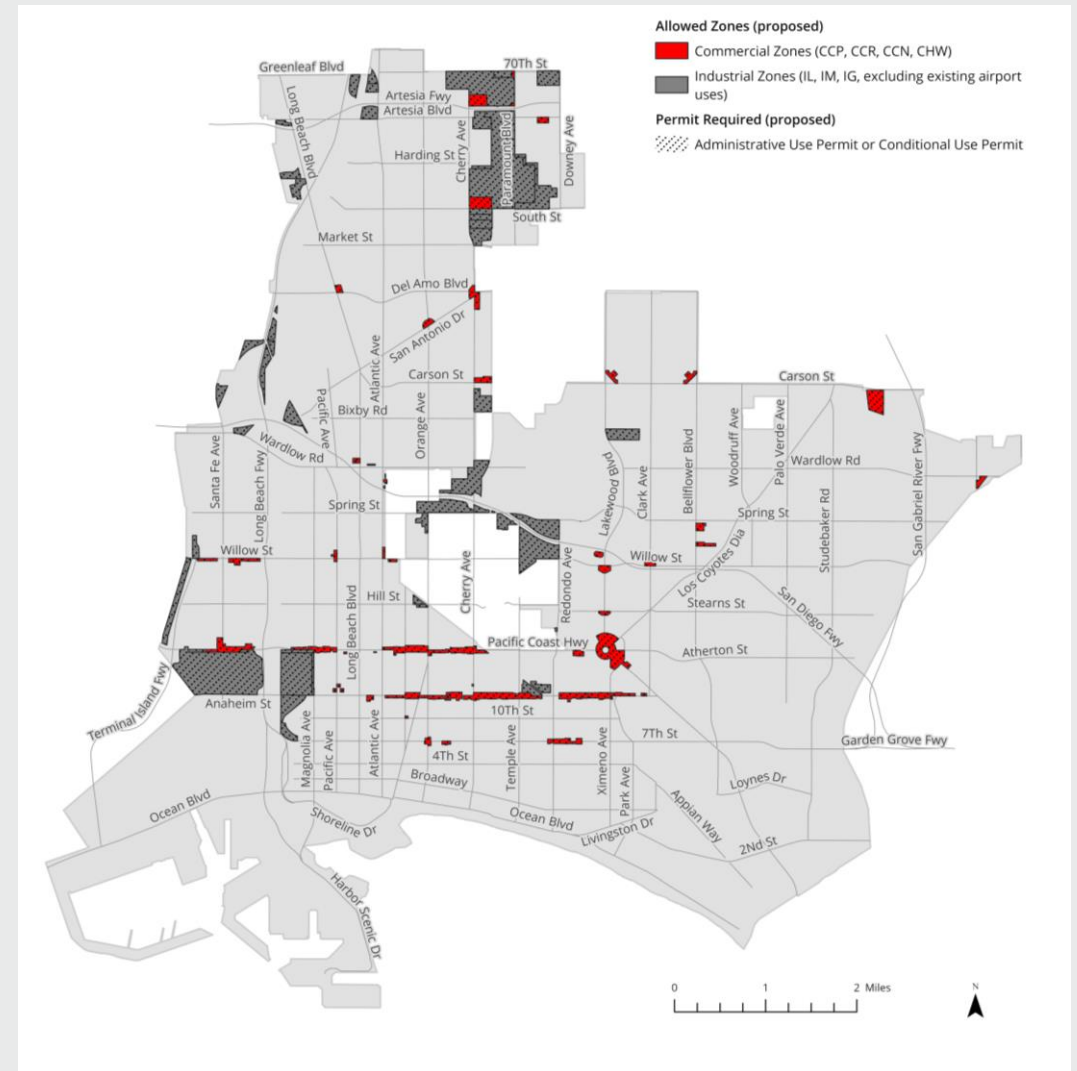
Transitional Housing (Update)

Proposed Change

- Amend definition to clarify a usual length of stay to less than 24 months
- Specify a target population
- Requires a link to supportive services
- Expand opportunities in certain commercial and industrial zones.

Why Make This Change?

- Ensure compliance with State law
- Expand opportunities across the City



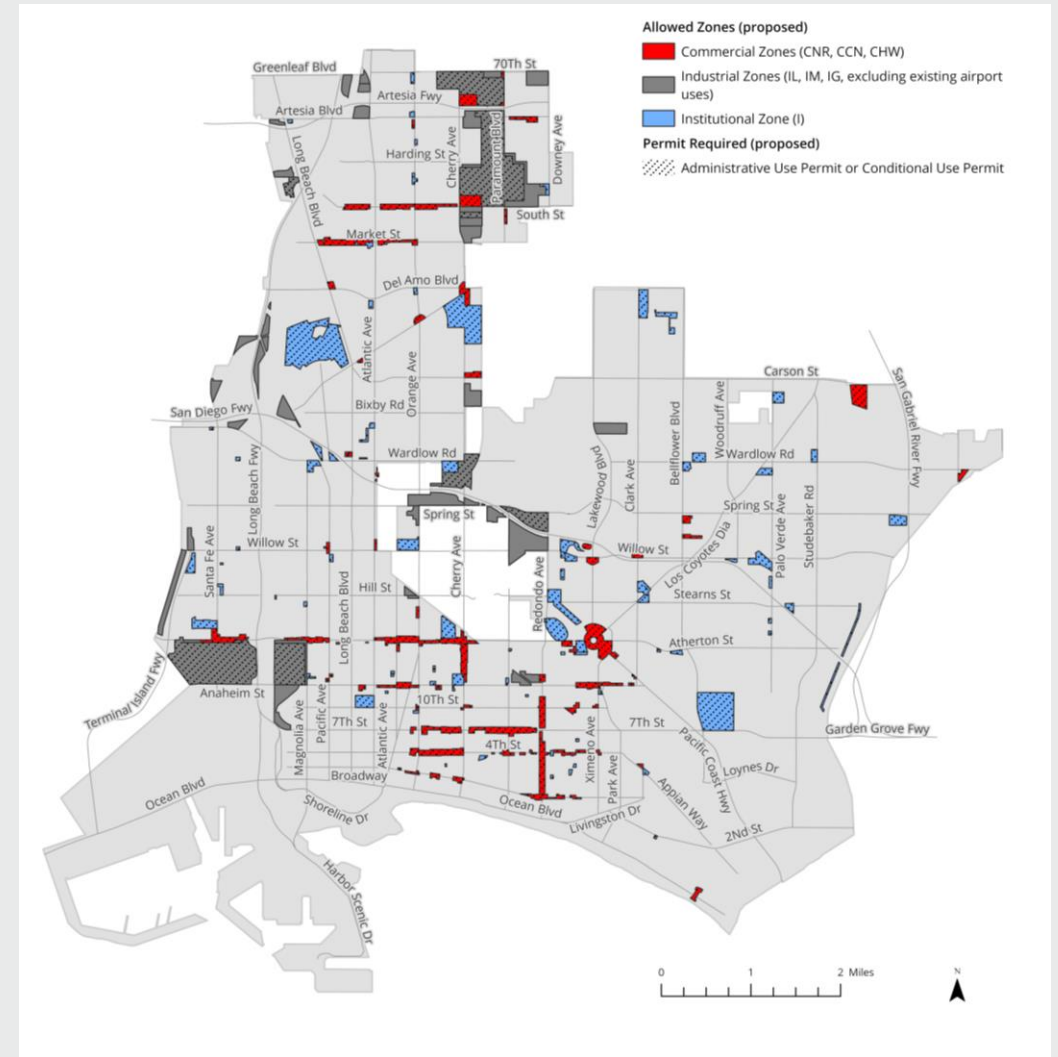
Safe Parking Site (New)

Proposed Change

- Establish definition specifying a property outside of the right-of-way, managed by an institution or nonprofit provider, providing a safe place to park overnight while working towards permanent housing

Why Make This Change?

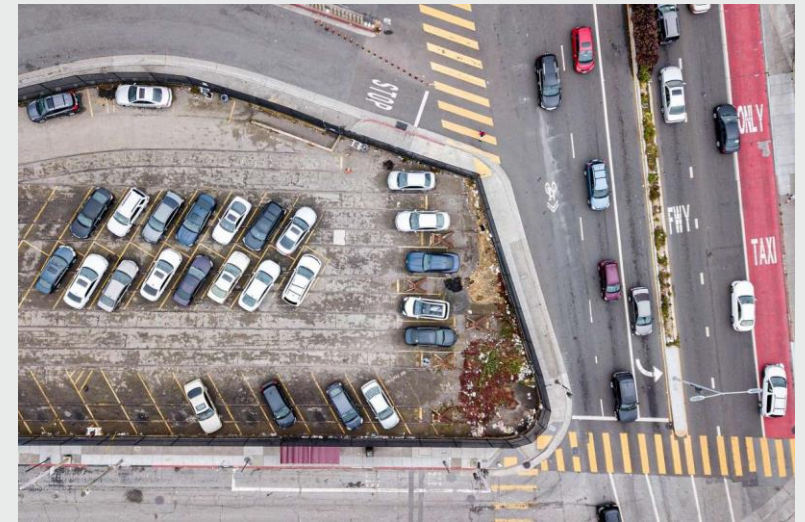
- Some people experiencing housing insecurity resort to living in a vehicle as temporary shelter
- Safe parking sites ensure public safety, connect individuals and families to services and permanent housing, and preserve health and quality of life for residents and neighborhoods



Safe Parking Site (New)

Proposed Operating Standards

- Confirmed case management and pre-screening of participants
- Maximum capacity and required vehicle spacing
- On-site security, lighting, and sanitation facilities
- Established hours of operation
- Screening for privacy and security



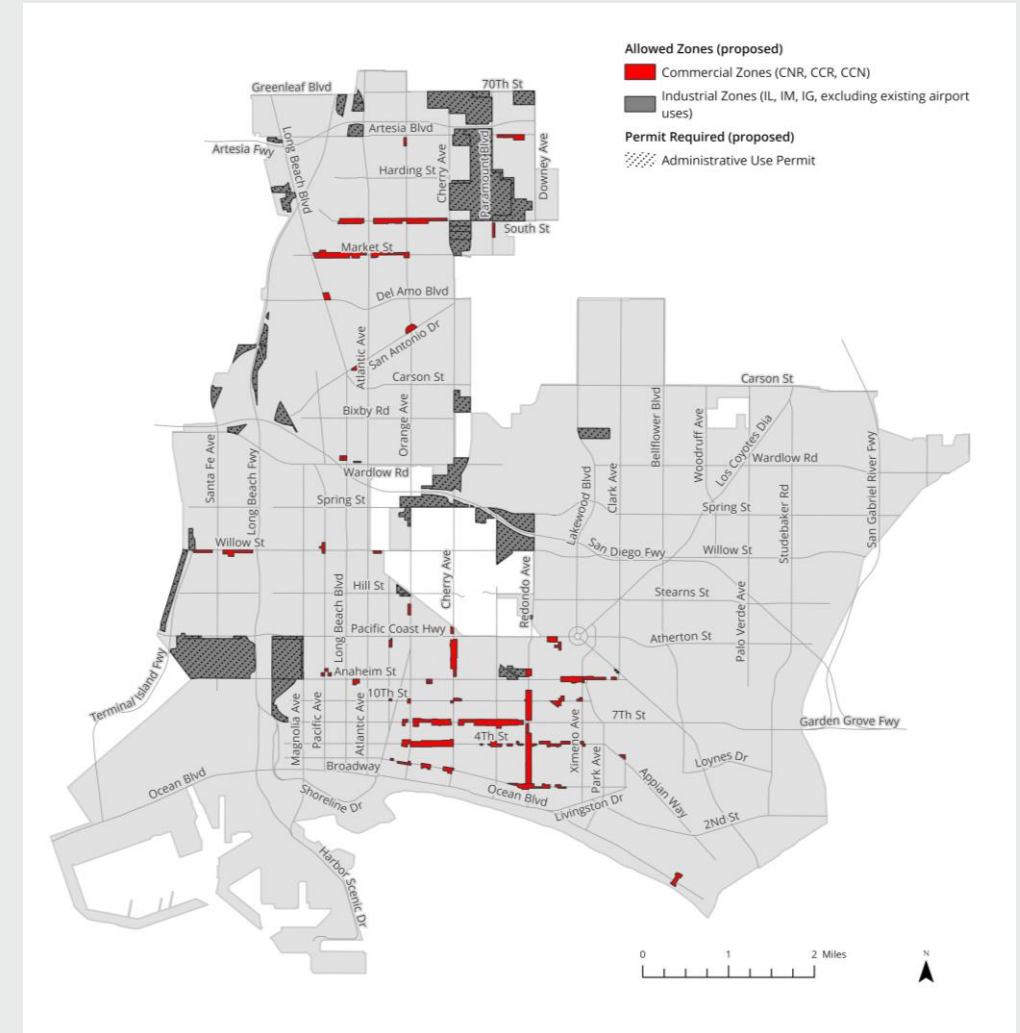
Supportive Housing (Update)

Proposed Change

- Amend definition to specify the range of clients who may be served
- Expand opportunities in certain industrial and commercial zones

Why Make This Change?

- Permanent Supportive Housing combines low-barrier affordable housing, health care, and supportive services to help individuals and families maintain housing stability



Social Service Facility (Update)

Proposed Change

- Amend definition to broaden the scope of applicable services, such as shower or storage facilities and meal services
- Expand opportunities in certain commercial zones
- Allows for future unanticipated uses at the discretion of the Director of Development Services

Why Make This Change?

- A range of social services are essential for the successful reintegration of people experiencing housing insecurity into permanent housing and society



Timeline

Public Outreach to Date:

- October 28, 2019 – Focus Group with External Stakeholders
- January 28, 2020 – Open House (Long Beach Multi-Service Center)
- January 30, 2020 – Open House (Mark Twain Neighborhood Library)

Next Steps

- Continued public input through online survey
- Finalize proposed changes to the Code
- April 2020 – Planning Commission Hearing
- June 2020 – City Council Hearing





Thank you

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