

Enhanced Density Bonus Ordinance Update

Informational Flyer



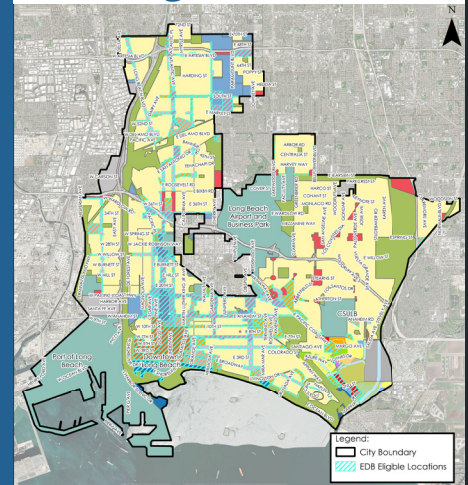
LONG BEACH
COMMUNITY
DEVELOPMENT



Existing Enhanced Density Bonus Ordinance:

On June 17, 2021, the City of Long Beach City Council adopted the **Enhanced Density Bonus (EDB) Ordinance** to encourage mixed income and multifamily development. Exceeding the State's density bonus, the ordinance offered incentives for projects that incorporated on-site, deed-restricted, very low-, low-, or moderate-income housing units. The EDB Ordinance was also adopted to support compliance with the 6th Cycle Regional Housing Needs Assessment (RHNA), **which requires the City to meet a projected housing demand of 26,502 housing units by 2029**. The current ordinance **assumed eligible projects would mainly occur near major transit stops, community centers, and along major corridors**, as already designated by the Land Use Element (LUE) PlaceTypes.

EDB Eligible Locations



Enhanced Density Bonus Ordinance Update:

To further encourage housing development in the City of Long Beach, **the City is updating the Enhanced Density Bonus Ordinance**. The ordinance update will incorporate feedback provided by community members, business owners, and local developers as well as policies in other jurisdictions. The effort **will build upon the existing ordinance provisions by increasing opportunities for housing development through additional incentives and/or options to prompt additional housing in the City**. This work effort has progressed past the initial phases, and the project team is currently soliciting input from the Community on proposed changes.

Why is this update happening now?

Affordable housing remains under supplied in Long Beach and the City has identified the need to further incentivize development and accommodate RHNA numbers established in the 6th Cycle Housing Element. The previous ordinance was set to sunset in 2029; however, this effort will consider extending the effective period.

How does this apply to my property and neighborhood?

Density bonus policies are strategic approaches that direct housing development towards targeted areas where growth is planned to occur. The ordinance will only apply to properties or zoning districts that can accommodate five or more units.

Will this displace existing residents?

No, it will not displace existing residents. The current EDB includes special requirements designed to address equity concerns by protecting against displacement of current occupants while ensuring a net increase in the number of affordable dwelling units for every EDB project. The updated EDB will look to uphold these requirements.

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Scan the QR Code or Visit the Link
Below for More Information:

longbeach.gov/edb

Project Kick-off

The team begins preliminary tasks and starts preparing for upcoming public outreach events.



Summer 2025

Existing Conditions Review and Analysis

The project team analyzes the existing EDB Ordinance and looks at case studies and hypothetical models.



Fall 2025

Draft EDB Ordinance

Using the content gathered during the background review and analysis period, the team writes the updated EDB Ordinance.



Winter 2025

Public Hearings and Adoption

The updated EDB Ordinance will be brought before Planning Commission and City Council for adoption.



Spring/Summer 2026

Implementation

After its adoption, the use of the updated EDB Ordinance will be encouraged, and the Ordinance will be implemented as part of new development.



Beyond Spring 2026



Public Outreach

Public outreach will include a popup at the Westside Festival, two Community Workshops, a series of stakeholder interviews, online housing webinar, and participation in an upcoming Housing Forum. Visit our website to find out more details about upcoming outreach events.



CEQA Clearance

The project team will draft and process the appropriate documents for CEQA compliance during and after the completion of the draft ordinance.

Upcoming Opportunities to Get Involved!



Planning Commission

Long Beach City Hall Civic Chambers
(411 W. Ocean Blvd)
Date - TBA (April 2026)
Time - 5:00 p.m.

City Council

Long Beach City Hall Civic Chambers
(411 W. Ocean Blvd)
Date - TBA (June 2026)
Time - 5:00 p.m.