



# Enhanced Density Bonus (EDB) Ordinance Update

**Webinar for EDB Users**

**October 21, 2025**

# Meet the Project Team

- **City of Long Beach Community Development Department:**
  - Christian Turner, AICP – Planner IV
  - Mary Daou, MPP – Program Specialist
- **RRM Design Group:**
  - Rachel Hollander, AICP – Senior Planner
  - Elizabeth Ocampo Vivero – Principal Planner
- **The Natelson Dale Group:**
  - Roger Dale – Managing Principal

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# **EDB Project: Background and Objectives**

# Background: State Density Bonus Law and Long Beach EDB

- State DB Law enacted in 1979 to address Statewide affordable housing shortage
- 2019: AB 1763 adds super density bonus for 100% affordable projects
- 2021: LB's EDB initially provided greater density bonus & incentives than State law
  - 2023 State Law became more progressive than local EDB -----
- 2023: AB 682, AB 2334, AB 1287
- 2024: AB 2097
- 2025: AB 130 / SB 131, SB 79
- 2026: more changes

# EDB and Related Actions in Long Beach

2019

- City adopted new Land Use Element

2020 - 2022

- COVID development patterns & heightened housing crises
- EDB adopted & Inclusionary Policy introduced (2021)
- 6th Cycle Housing Element adopted (2022)
- Ongoing rezoning (2022-current)

2025

- Inclusionary Housing expanded Citywide
- Eroding federal funding, high interest rates, construction costs, labor and land

# EDB Ordinance Adopted in 2021

- EDB focuses on **increasing number of viable sites for multifamily development.**
- The **EDB is voluntary**, providing developers with incentives to include affordable housing in new projects.
- To use EDB, **a minimum of 12% of the base units of a project must be affordable units.**



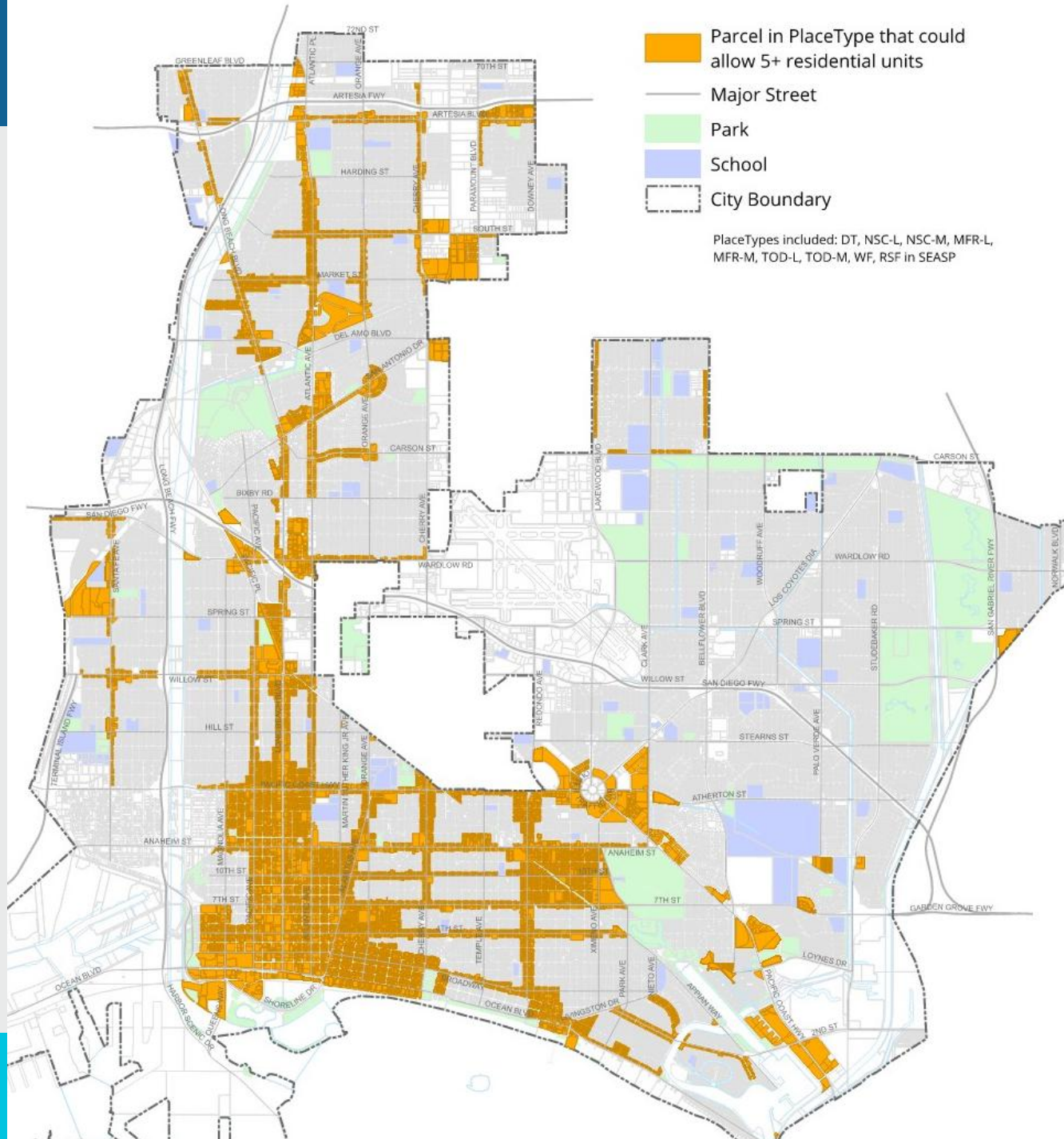
# EDB Ordinance Current Incentives

- **Reduced** parking requirements
- **Increased** building height allowances
- **Increased** unit size
- **Additional** units
- **Reduced** development standard requirements (FAR, open space, etc.)



# EDB Incentive Areas Today

Parcels where General Plan allows 5+ residential units



# Background: Maximum Bonuses Available

Type of Affordable Units	State DB	Long Beach – Today's EDB		
		Base Area	High Quality Transit Corridor	Major Transit Stop
Very Low Income	15%	14%	17%	16%
Low Income	24%	18%	20%	20%
Moderate Income	44% for-sale only	22%	24%	24%
Total Max Bonus Allowed	<b><u>50%</u></b>	<b><u>70%</u></b>	<b><u>90%</u></b>	<b><u>100%</u></b>

# Background: EDB's Objectives

- Tailored the incentive structure to local conditions with the greatest bonuses in areas served by the highest quality transit.
- Modeled after LA's TOC incentive program
- Complemented the Inclusionary Housing Ordinance
- Early implementation action of the Housing Element update process
  - 26,000-unit Regional Housing Needs Allocation (RHNA) through 2029
- EDB critical to meeting RHNA, given site inventory density assumptions in HE and recent development trends

# Why Update the EDB Ordinance?

- 6<sup>th</sup> Cycle Housing Element Action 2.1.3 –  
*“Assess the effectiveness of the Enhanced Density Bonus program in creating affordable housing and revise the program as necessary and appropriate.”*
- Align with CA state housing law.
- Developers are opting to use the State Density Bonus Law instead of Long Beach local EDB.
- Consider **expanding** updated **EDB geographic eligibility**.

# EDB 2.0 Where Do We Go From Here??

Several dynamics are influencing the Enhanced Density Bonus Ordinance Update:

- Changes in State Law
- Market Dynamics
- Housing Crises
- Updated Local Ordinances

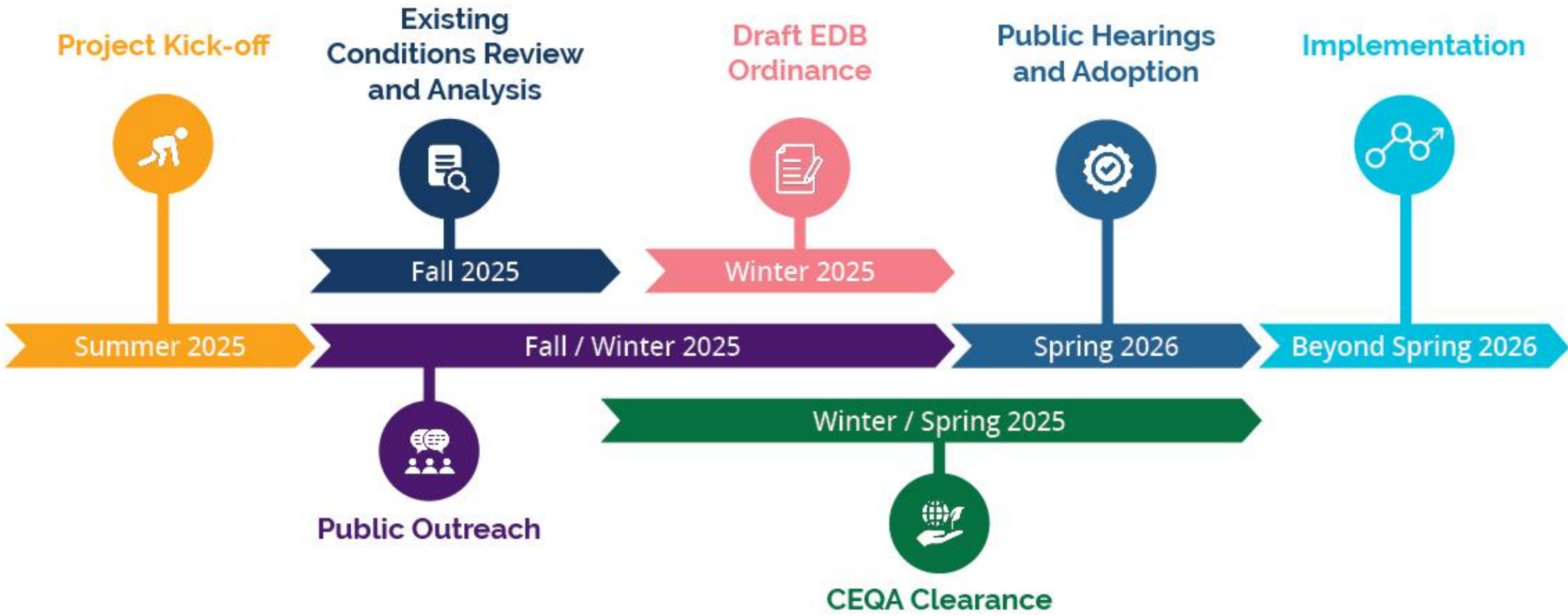
# Possible Updates in EDB 2.0

- Ensure the benefits provided with EDB are at least as generous as State DB law and go beyond, if viable
- Stacking bonuses to go beyond 100% density
- Improve the benefits to 100% affordable projects
- Add incentives for a skilled and trained workforce
- Revisit Incentive Areas, either:
  - Mirror subareas of the Inclusionary Ordinance
  - Apply EDB uniformly citywide
  - Update and simplify to match State Law HQTC and Major Transit Stop

# Possible Updates in EDB 2.0

- Clarify rounding fractional units to round up
- Remove the Site Plan Review Committee (SPRC) requirement for DB projects to expedite the review period of DB projects that are between 5 and 9 units
- Clarify the difference, if any, between incentives and concessions
- Revisit height concessions
- Clarify if senior housing or residential care facilities also get a DB

# Project Timeline





**Thank you**

For more information or questions,  
email [DensityBonus@longbeach.gov](mailto:DensityBonus@longbeach.gov).

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