

**March 2022 Technical Corrections to the 2021-2029
Long Beach Housing Element to Support Plan Certification by HCD**

The following represents minor technical corrections being proposed by the City to facilitate certification of the 2021-2029 Housing Element Update by the state Housing and Community Development Department (HCD).

Changes are proposed on page 83 of the plan and on pages F-80 to F-81 of the plan appendices as denoted on the following pages.

Program 2.6: Development Review Process

The City’s permit and approval processes and timeframes vary depending on the type of project. Most residential projects require some degree of site plan review, either approval by the Site Plan Review Committee or the Planning Commission. Raising the threshold for the project size that would require formal Site Plan Review can reduce the amount of time for project review for smaller multifamily and mixed use projects. Through Actions 2.6.1 and 2.6.2, SPR thresholds will be increased as part of the City’s development of new zones, creation of objective design standards, and comprehensive rezoning to implement the LUE.

During a 2019 audit of the City code and entitlement processes, stakeholders noted concern that the site plan review process is overly complicated and inconsistent. One reason for this may be because the threshold for site plan review is too low, which can create delays in the project review process for larger projects.

Additionally, City’s existing technology systems and processes create inefficiencies that can lead to lengthier review times. These include inadequate software, staffing, and lack of automation.

Lastly, the City is currently in the process of updating its Subdivision Ordinance (Title 20). One of the goals of that update is to make the lot merger process more administrative, in order to reduce the processing time and cost associated with lot mergers. The change will also enable the Zoning Administrator the discretion to allow a lot tie, for example for an affordable housing that is under a strict timeline. As part of this update, Staff is also seeking to make the lot merger process more clear and user-friendly.

Actions	Objectives and Timeframe
Action 2.6.1: Incorporate objective design standards into new zoning districts as part of the Citywide comprehensive code update <u>and update the Subdivision Ordinance to facilitate the lot merger process and reduce oversight requirements</u>	By 2024
Action 2.6.2: Increase the SPR committee thresholds for existing zones, incorporate appropriate SPR thresholds into new zoning districts, and amend SPR findings to facilitate housing production as part of the Citywide comprehensive code update	By 2024
Action 2.6.3: Identify new or improved data and technology solutions to support faster development project review and greater access to housing and land use information such as through online dashboards and other publicly accessible online resources.	Ongoing
Action 2.6.4 Develop recommendations for additional resources to support faster and smoother project review, such as an applicant guide or additional staffing.	Develop recommendations 2022; if necessary, submit a budget proposal in 2023
Responsible Agency:	Development Services Department/ Planning Bureau
Funding Sources:	Departmental Budget

F. Fair Housing Outcomes Measures

Given the variety of fair housing issues, contributing factors and strategies contained in the Housing Element Update to address them, the City has conducted analysis to determine a few key overarching, meaningful outcomes with metrics that can be used to measure progress and effectiveness of the overall effort and combined impact of programs to improve fair housing results. **Table F-25** defines overarching outcomes and metrics for the Fair Housing Strategies and lists some of the primary supporting programs in the Housing Element that support each outcome and strategy. Outcomes focus on reducing housing discrimination; ensuring low income and HCV households have housing mobility, including in high resource areas; preventing displacement for vulnerable households; increasing the number of below market rate units in high resource areas; and improving neighborhood conditions in RECAPs and low opportunity areas. The key measures will be evaluated in the Mid-term Review (Program 7.3) and periodically, as appropriate, to ensure the City is meeting its Fair Housing goals. If the City finds that it is on pace to meet or exceed any of the said key measures it will adjust the corresponding metrics upward to maintain aspirational fair housing targets for the remainder of the Plan. In addition, as shown in section E above, the City has numerous programs to combat contributing factors to fair housing issues.

Table F-25: AFFH Programs by Category

Fair Housing Strategy	Primary Supporting Programs	Overarching Outcomes	Key Measure(s)	Time Frame
Fair Housing Outreach and Enforcement				
	Program 6.1: Fair Housing Outreach and Enforcement	Ensure that protected classes and communities of color do not face housing discrimination anywhere in the City.	Fair Housing Foundation testing shows a 10% decrease in incidence of discrimination citywide.	Begin implementation in 2022
Housing Mobility				
	Program 6.2: Visitability Ordinance	Ensure that Low Income and HCV households have housing options in neighborhoods throughout the City, including in high resource areas.	15% Increase in new voucher use in high opportunity areas. 10% of city-funded housing units meeting HUD visitability standards.	Annual report on voucher use by geography to begin in 2022
	Program 6.3: Voucher Mobility			
Anti-Displacement				
	Program 6.4: Replacement Housing	Prevent vulnerable households from being displaced as a result of increasing housing costs.	Reduce number of households by 5% classified as "vulnerable" in sensitive communities as designated by the UCB displacement project.	Annual report on progress to begin in 2023
	Program 6.5: Tenants Right to Counsel			Begin implementation in 2022
	Program 6.6: Unpermitted Dwelling Units Amnesty Program			

Table F-25: AFFH Programs by Category (continued)

Fair Housing Strategy	Key Supporting Programs	Overarching Outcomes	Key Measure(s)	Time Frame
New Housing Choices in High Opportunity Areas				
	Program 6.7: Inclusionary Housing	Increase the number of below market rate units in high resource areas of the City	Increase unit production in high resource areas <u>to account for 20% of all new permitted housing units</u> , including a <u>minimum 10% allocation</u> of lower income units <u>with an aspirational goal of achieving 19.1% of new affordable units in high resource areas consistent with Site Inventory projections found in Table F-10.</u>	Concurrent with new community plan developments scheduled for 2023 and 2024
	Program 6.8: Community Land Trust			
	Program 6.9: Monitoring of Housing Production			
	Program 1.5: Religious Facility Housing Overlay			
	Program 2.1 Development Incentives (Enhanced Density Bonus)			
	Program 1.7 Accessory Dwelling Units			
	Program 2.4: A Variety of Housing Types			
Place-Based Strategies for Community Improvement				
	Program 6.10: Zoning Code Updates Tailored to Disadvantaged Communities	Improve neighborhood conditions in RECAPs and TCAC designated Low Opportunity areas	Ensure that a minimum of 50% of Consolidated Plan funding is directed towards RECAPs and designated TCAC Low Opportunity areas <u>and develop a community-driven outcome priority (e.g. park, library or other improvements) through the 2022 Consolidated Plan Update process to be added as another key measure for this strategy area via the subsequent year APR process</u>	Complete in 2025
	Program 6.11: Consolidated Plan Update			
	Program 6.12: Housing Rehabilitation			
	Program 6.13: Neighborhood Resources			
	Program 6.14: Neighborhood Leadership Development			