

Housing Element Update Workshop 1

August 8, 2020



Introductions



Meet The Team

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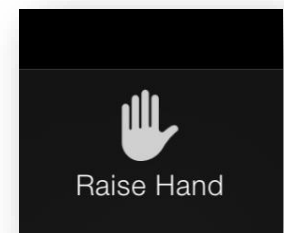
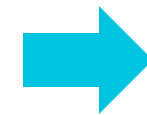
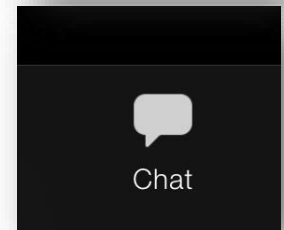
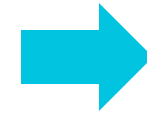
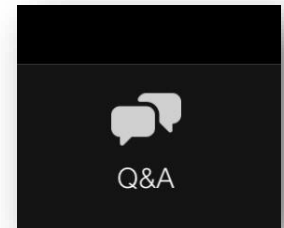
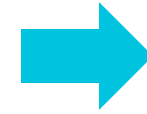
Veronica Tam & Associates, Inc.

Agenda and Presentation Outline

- Team Introduction
- What is the Housing Element
- The State of Housing in Long Beach
- Existing Housing Affordability
- Housing Supply
- Regional Housing Needs Assessment (RHNA)
- Process and Next Steps

Participating in the Public Outreach Meeting

- Participants are automatically muted when joining.
- Throughout the meeting, share your questions through the “Q&A” function.
- If you would like to leave a comment and/or have technical difficulties, please use the “Chat” function.
- Poll questions will be used throughout the meeting to get input from participants and the poll function will pop-up at that time.
- To ask a verbal question during designated times of the meeting, please use the “Raise Hand” function or *9 if dialing in by phone. When it’s your turn to speak, we’ll call on you to share your question and unmute you.



What is the Housing Element (And Why Does It Matter)?

What is the Housing Element?

Required Elements



- Required element or chapter of the City's General Plan
- Assesses the condition of the City's housing and the housing needs of its residents
- Establishes a roadmap for accommodating projected housing unit demand for existing and future residents over the next eight years.
- Sets citywide goals, objectives and policies for housing,
- Shows how the City will meet demand for housing at all income levels, per State Law

Housing Element Goals

- The Housing Element Update aims to achieve these overarching goals:
 - Accommodate projected housing demand, as mandated by the State;
 - Increase housing production to meet this demand;
 - Improve housing affordability;
 - Preserve existing affordable housing;
 - Improve the safety, quality and condition of existing housing;
 - Facilitate the development of housing for all income levels and household types, including special needs populations;
 - Improve the livability and economic prosperity of all City residents; and
 - Promote fair housing choice for all.

The “Big Picture” Goal

To evaluate and update the Long Beach roadmap to accommodate the more than

26,000 new units

needed over the next

8 years.

The State of Housing in Long Beach



Community Poll #1

How long have you lived in the City?

- Less than 1 year
- 1 to 5 years
- 6 to 10 years
- 11 to 20 years
- Over 20 years
- I do not live in Long Beach.

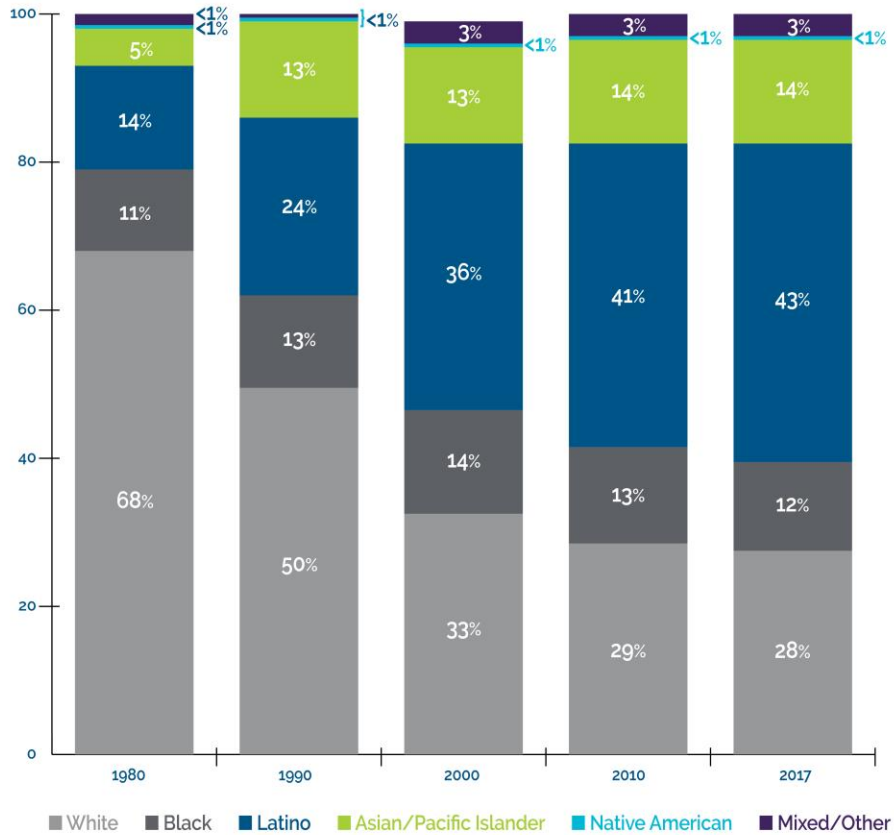
Community Poll #2

Which Long Beach ZIP Code do you currently live in?

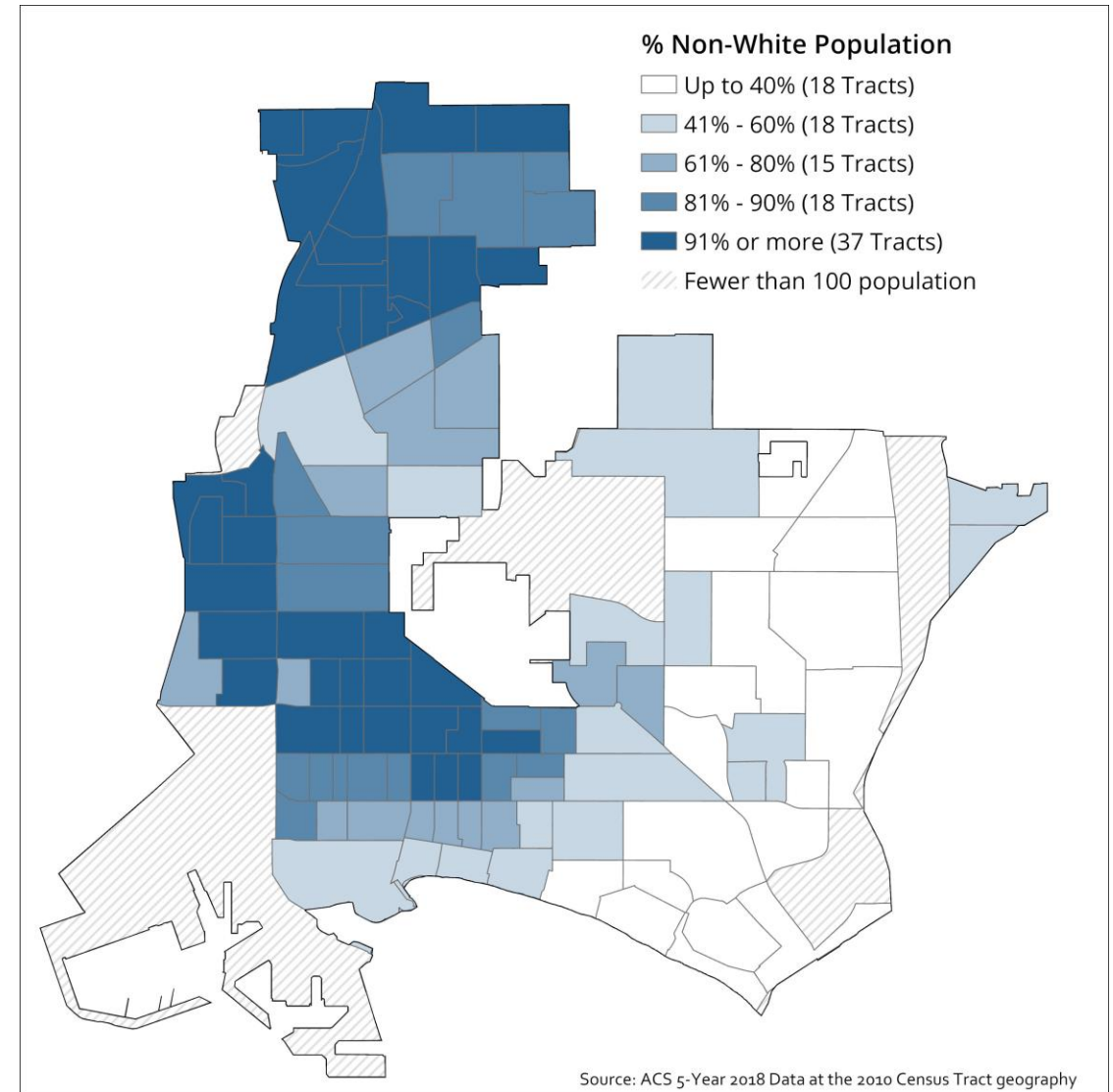
- South (90802, 90803, 90814)
- East (90808, 90815)
- Central (90804, 90806, 90813)
- West (90810)
- North (90805, 90807)
- Other

Long Beach Today-Context

Races/Ethnicities of Long Beach 1980-2017

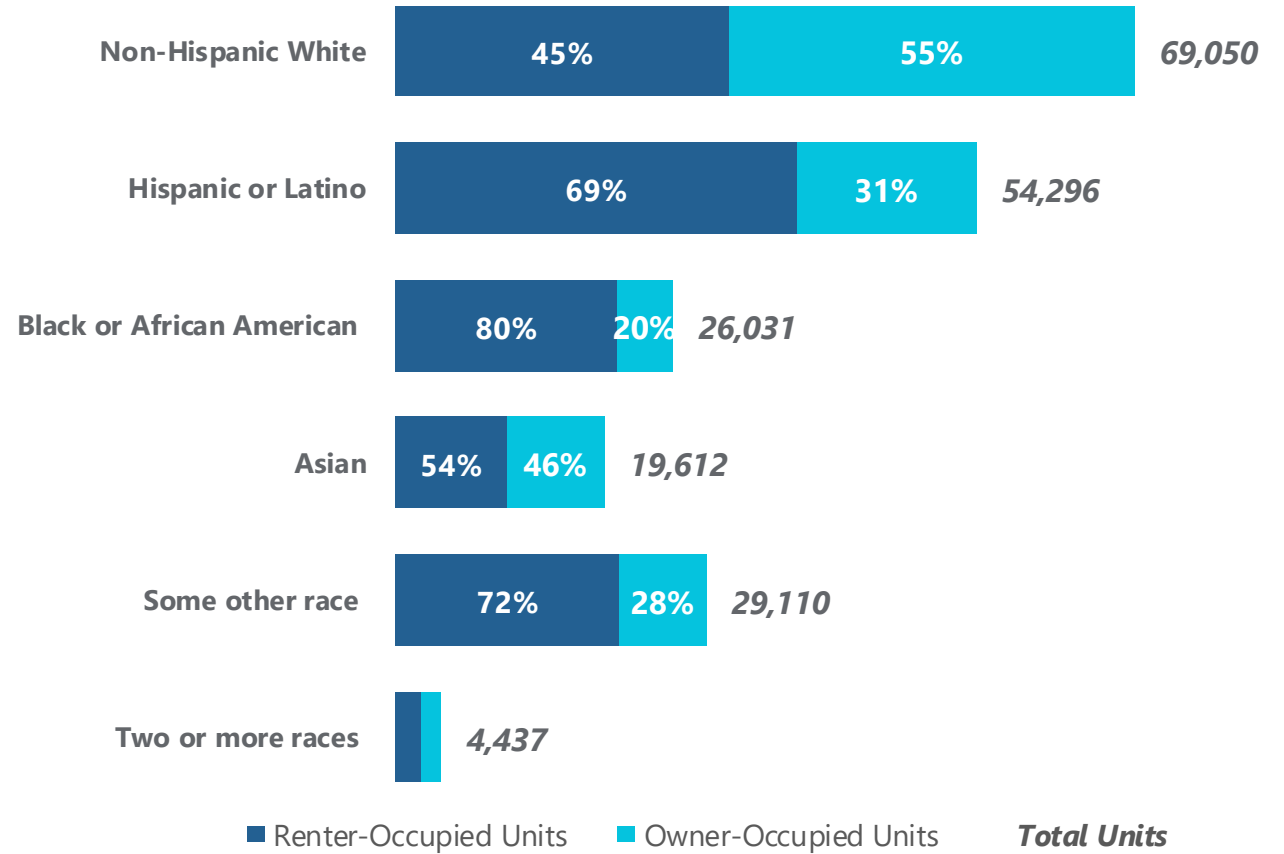
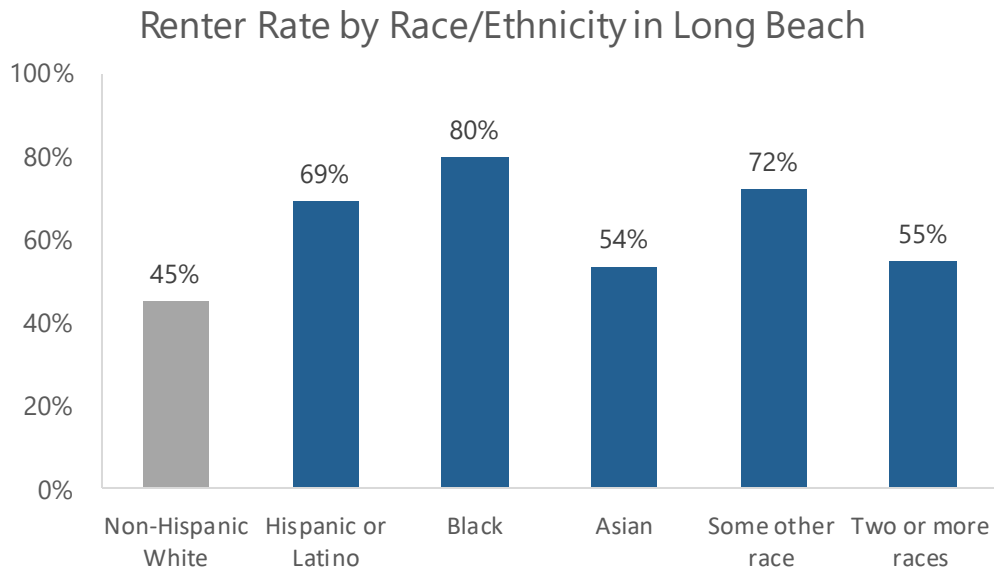


Data source: U.S. Census Bureau; Woods & Poole Economics, Inc. | National Equity Atlas



Long Beach Today-Context

- Long Beach today is a city of renters.
- Citywide, 61% of households rent their home.
- People of color in Long Beach are statistically more likely to be renters.



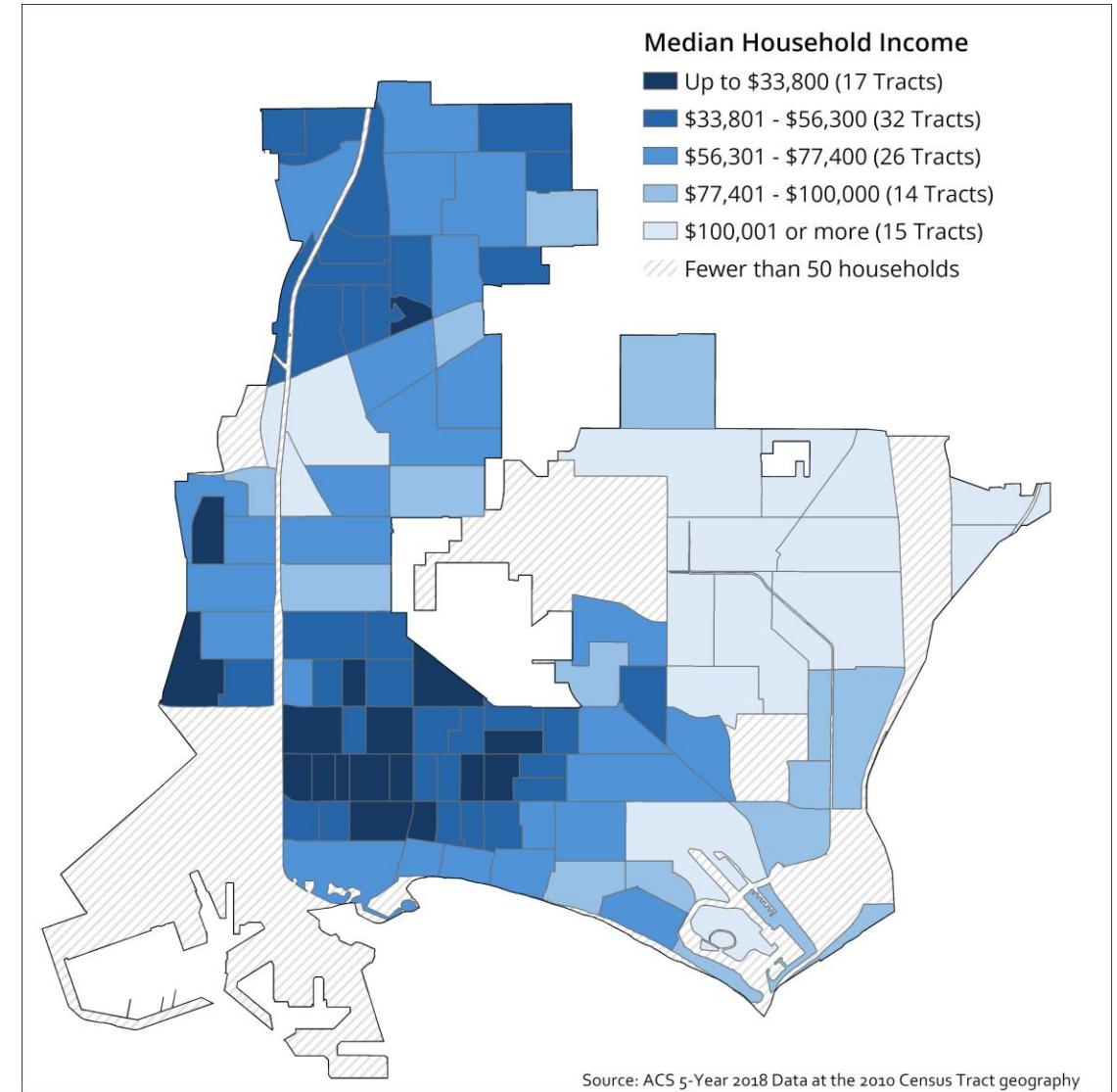
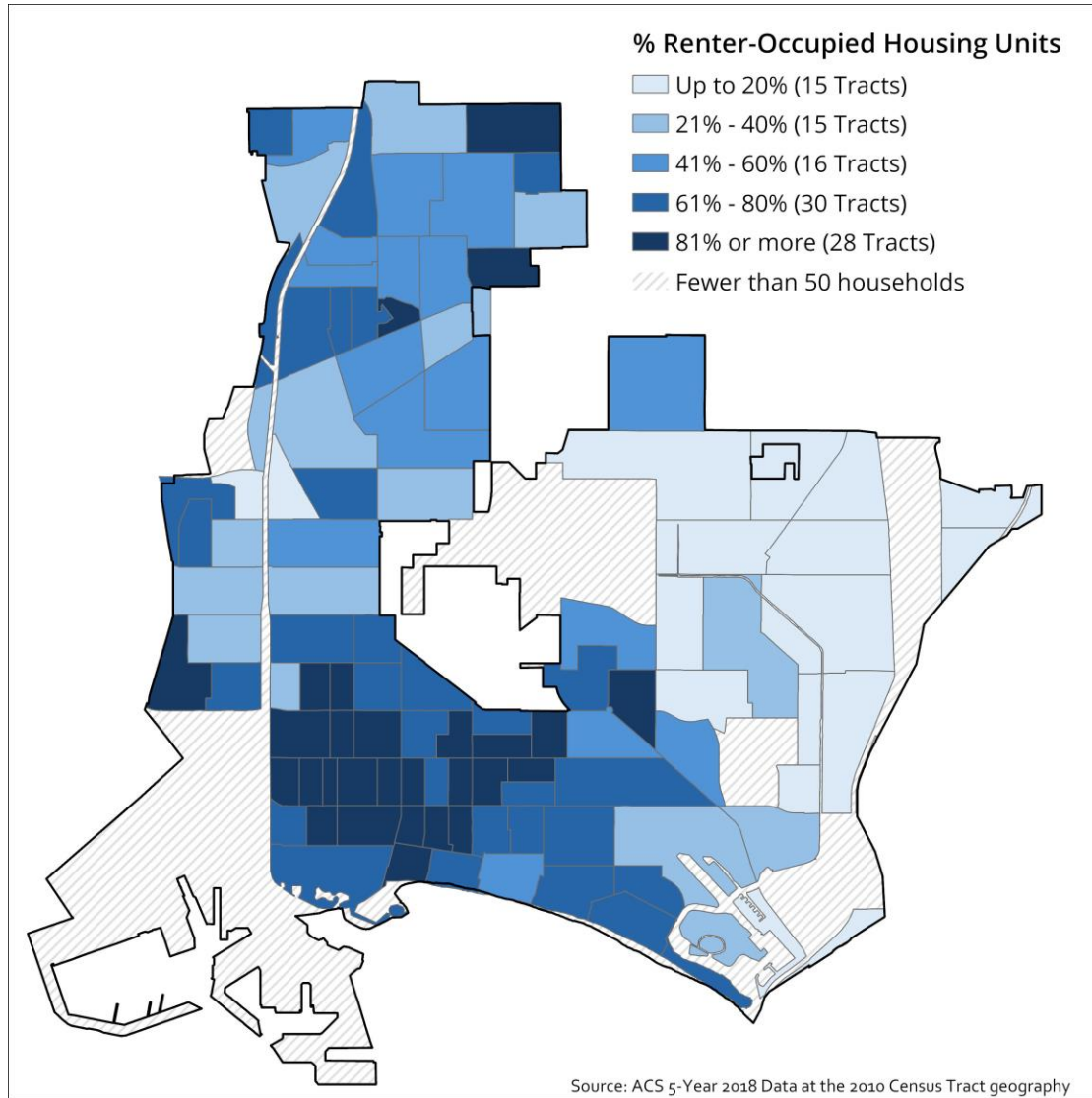
Source: U.S. Census Bureau, 2018 American Community Survey

Community Poll #3

Do you rent or do you own your home?

- I rent my home
- I own my home

Long Beach Today-Context

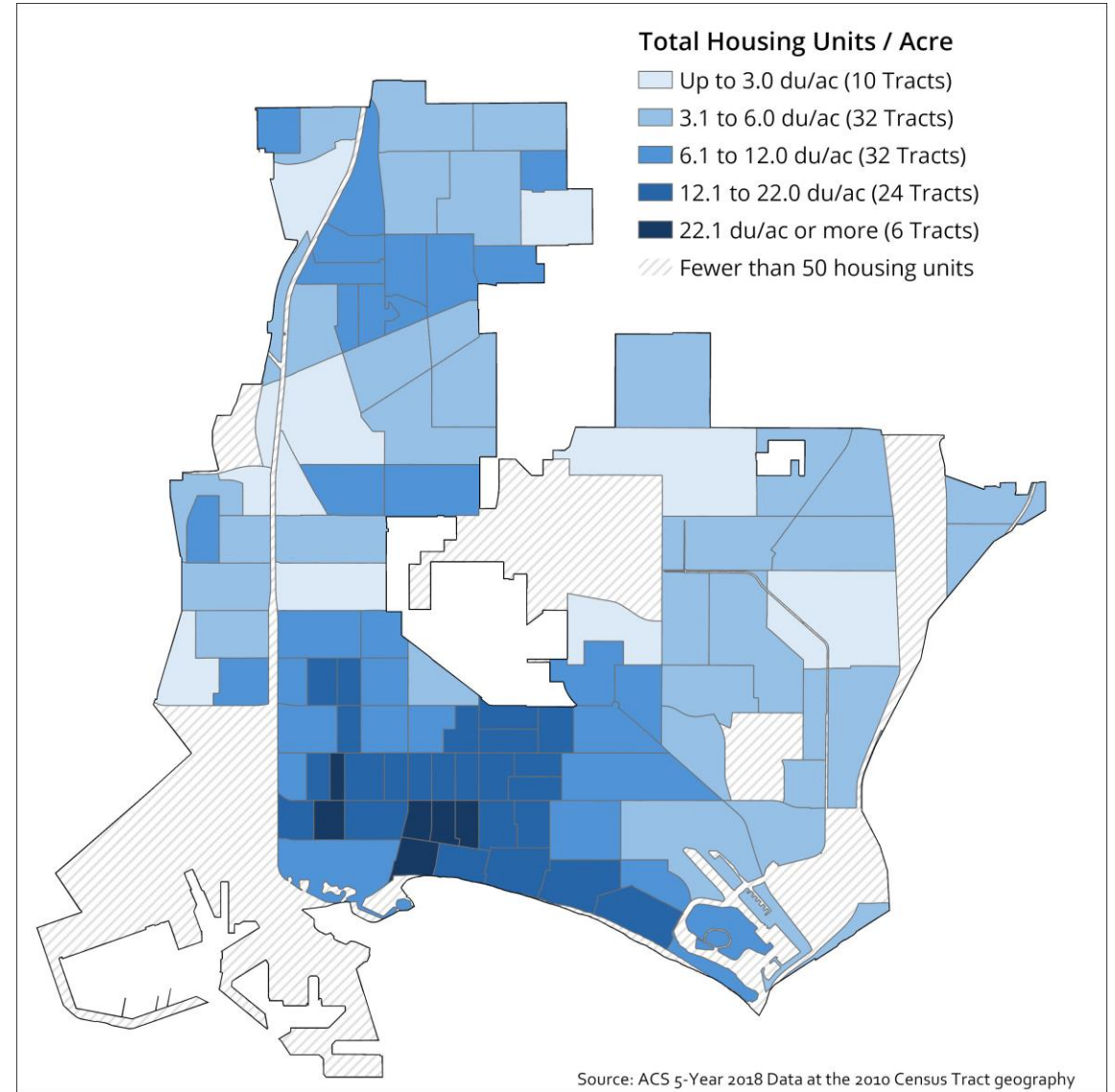
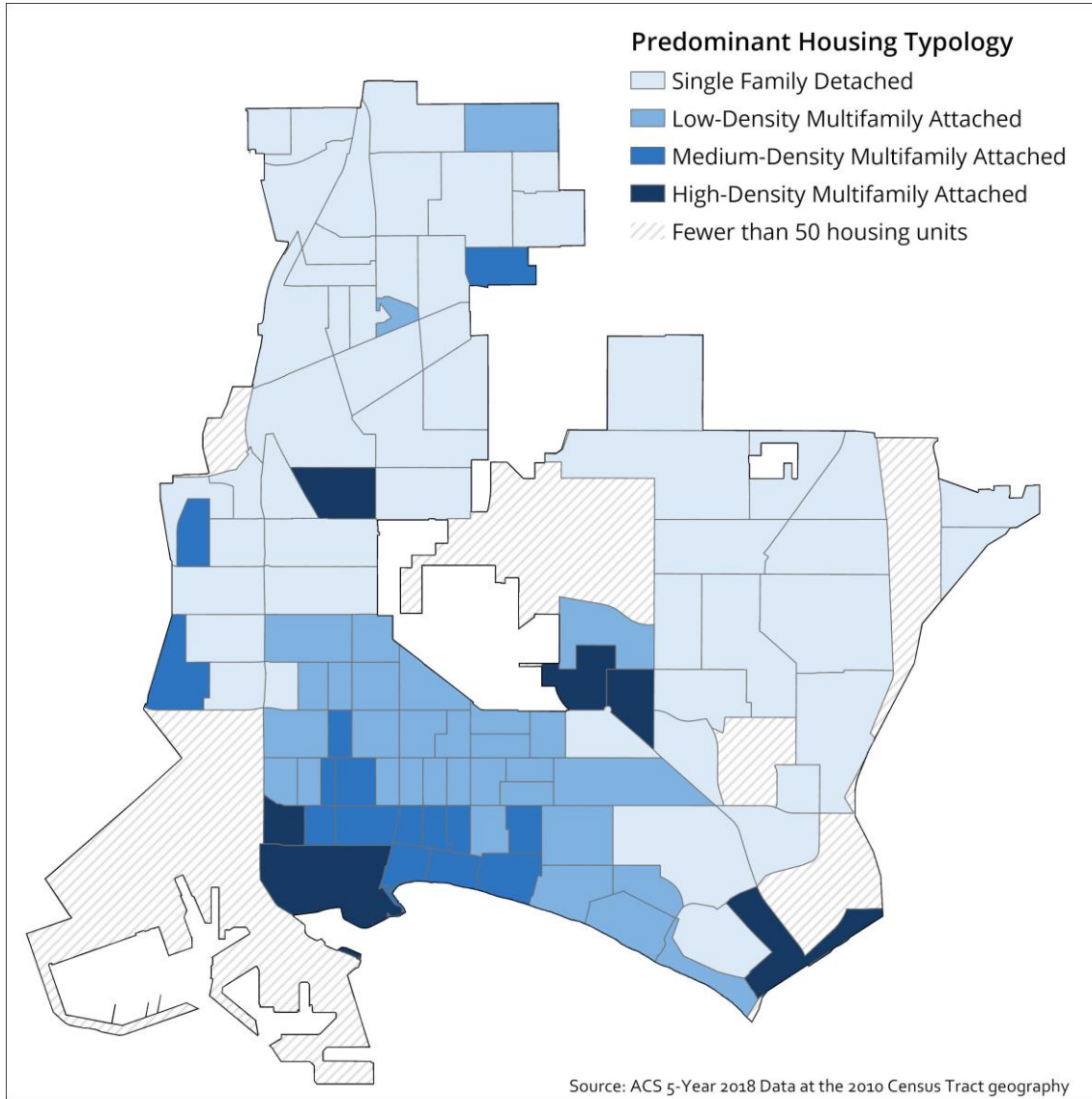


Community Poll #4

What kind of housing do you live in?

- Multiple family-apartment
- Multiple family-condominium
- Townhouse
- Single family house
- Group home or institutional housing

Housing in Long Beach



Existing Housing Affordability

What is “Affordable Housing”?

Median household income in Long Beach is \$77,300



< 0% to 30% AMI
Extremely Low
Income



31% to 50% AMI
Very Low
Income



51% to 80% AMI
Low
Income

\$77,300

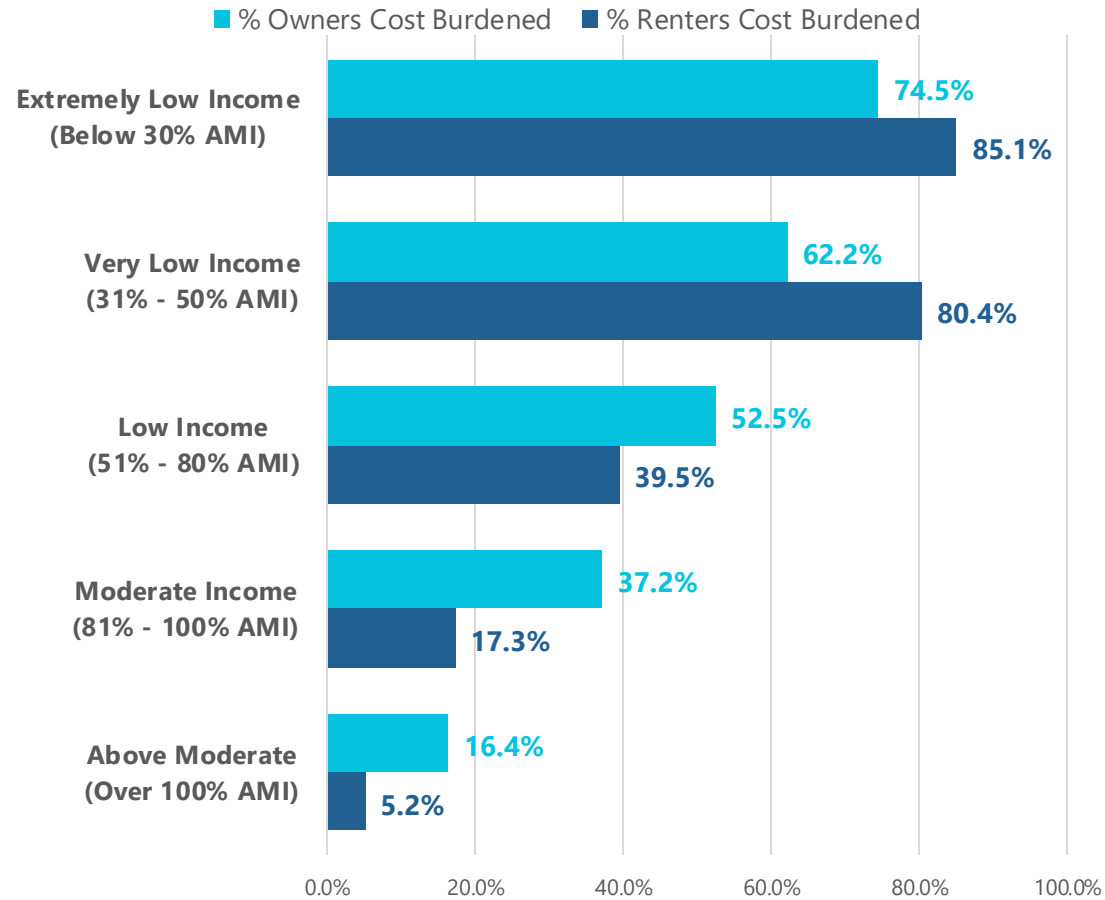
81% to 120% AMI
Moderate
Income

- These income categories are defined by the state and are based on varying percentages of the Area Media Income (AMI)
- Housing is considered “affordable” if occupants pay no more than 30% of their income on housing costs.

Housing Affordability in Long Beach

Housing Cost Burden by Income & Tenure

Long Beach Households

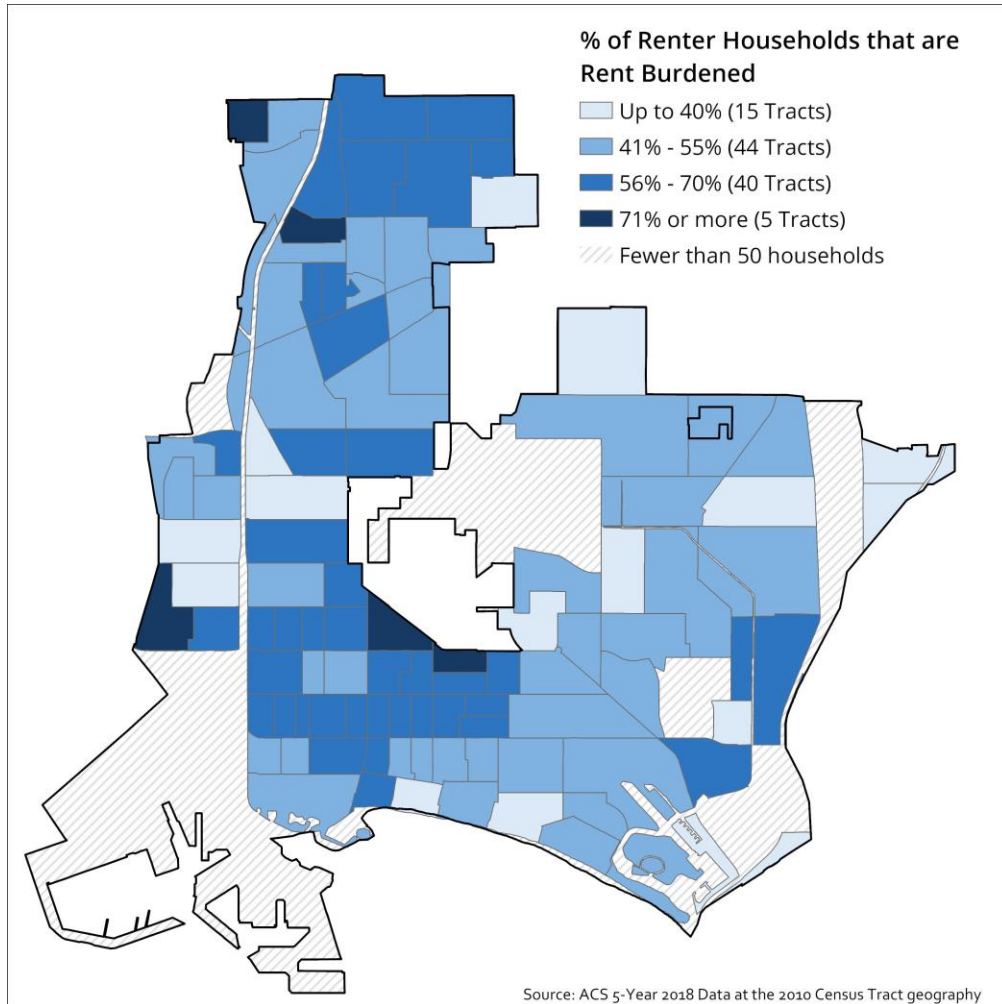


Income Distribution

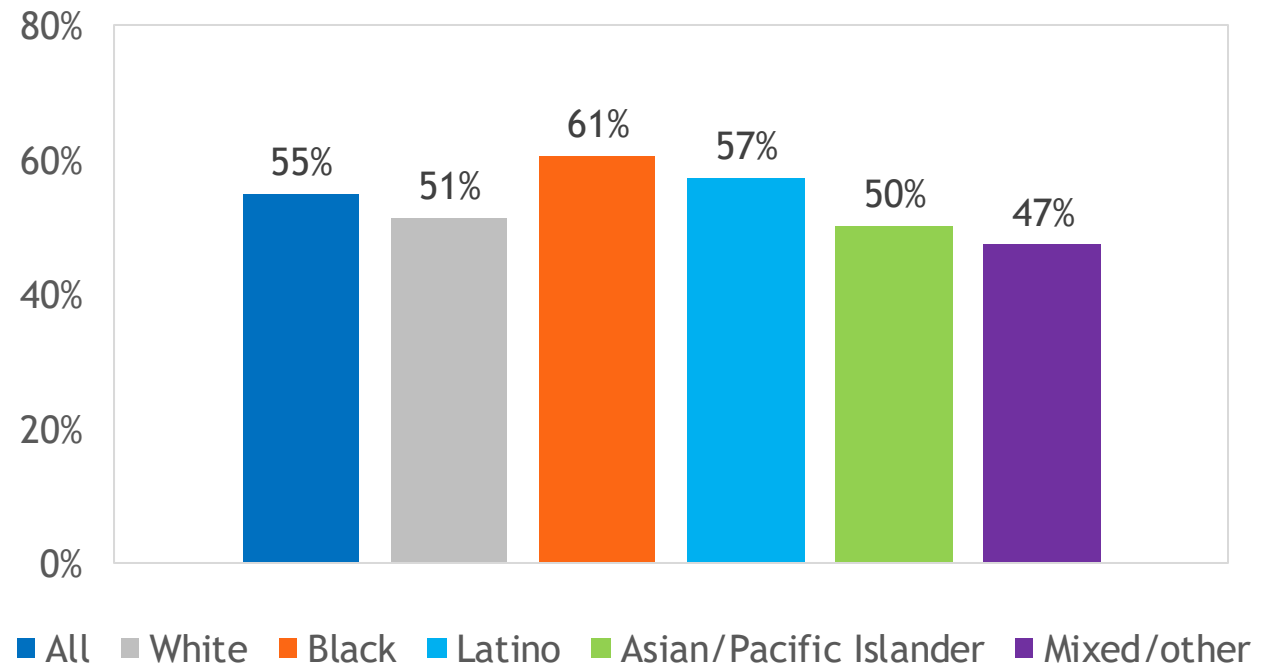
Income Group	Number of Long Beach Households	Percent of Total Long Beach Households	Percent of Total Los Angeles County
Extremely Low 30% or Less	35,120	21%	21%
Very Low 31%-50%	24,985	15%	15%
Low 51%-80%	28,885	18%	18%
Moderate 81%-100%	16,810	10%	9%
Above Moderate Over 100%	58,110	35%	37%
TOTAL	163,910	100%	100%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), based on American Community Survey (ACS), 2012-2016

Housing Affordability in Long Beach



Percent of Renters Rent-Burdened in Long Beach, 2017



Data source: IPUMS USA | National Equity Atlas

Poll Question #5

How much of your monthly income goes to housing?

- <30%
- 30-50%
- 50% or more

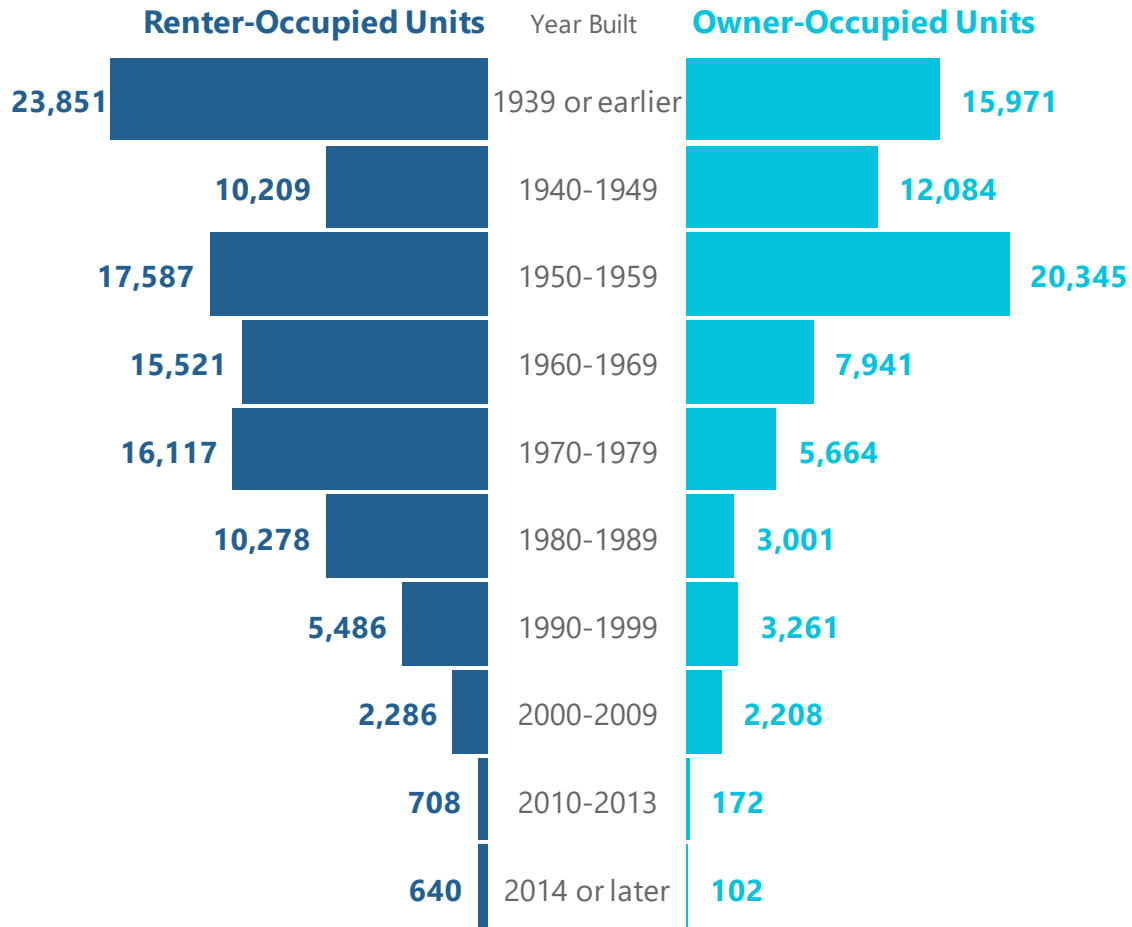
Improving Housing Affordability through the Housing Element

- **Policies and programs** in place to help create and conserve housing, especially that which is affordable.
- **Ordinances** implement the policies of the Housing Element
- Some examples:
 - Recent Zoning Code amendment to allow “interim” and permanent supportive housing in commercial and institutional zones to address homelessness
 - Other policies and ordinance currently in development include: Enhanced Density Bonus and Inclusionary Zoning

Inadequate Housing Supply

Aging and Insufficient Housing Stock

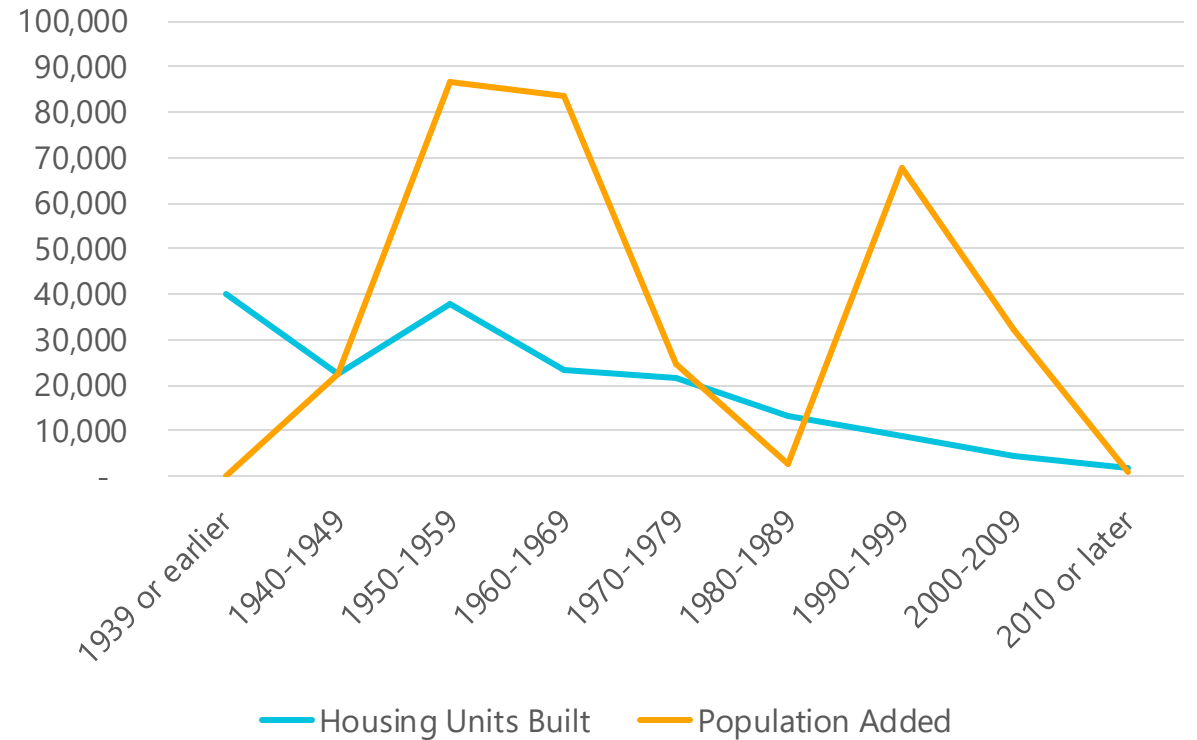
Housing Units by Year Built



Source: U.S. Census Bureau

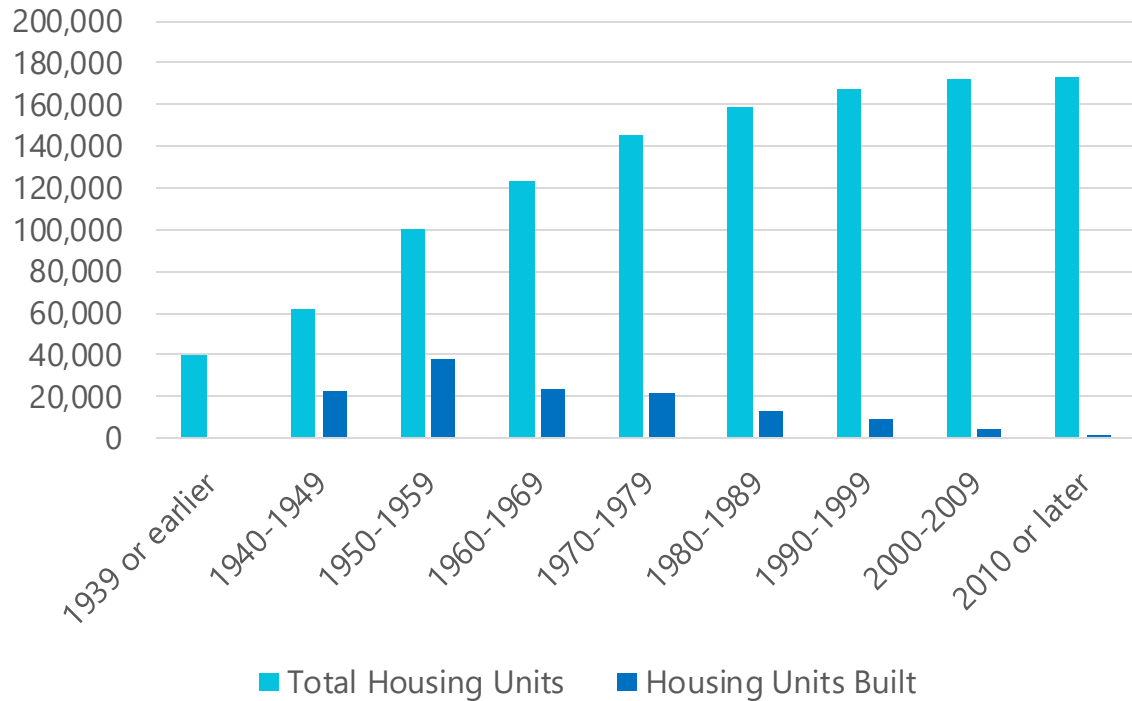
71.2% of units in Long Beach are over **50** years old.

Since 1990
 Population **+21.7%**
 Housing Units **+8.6%**

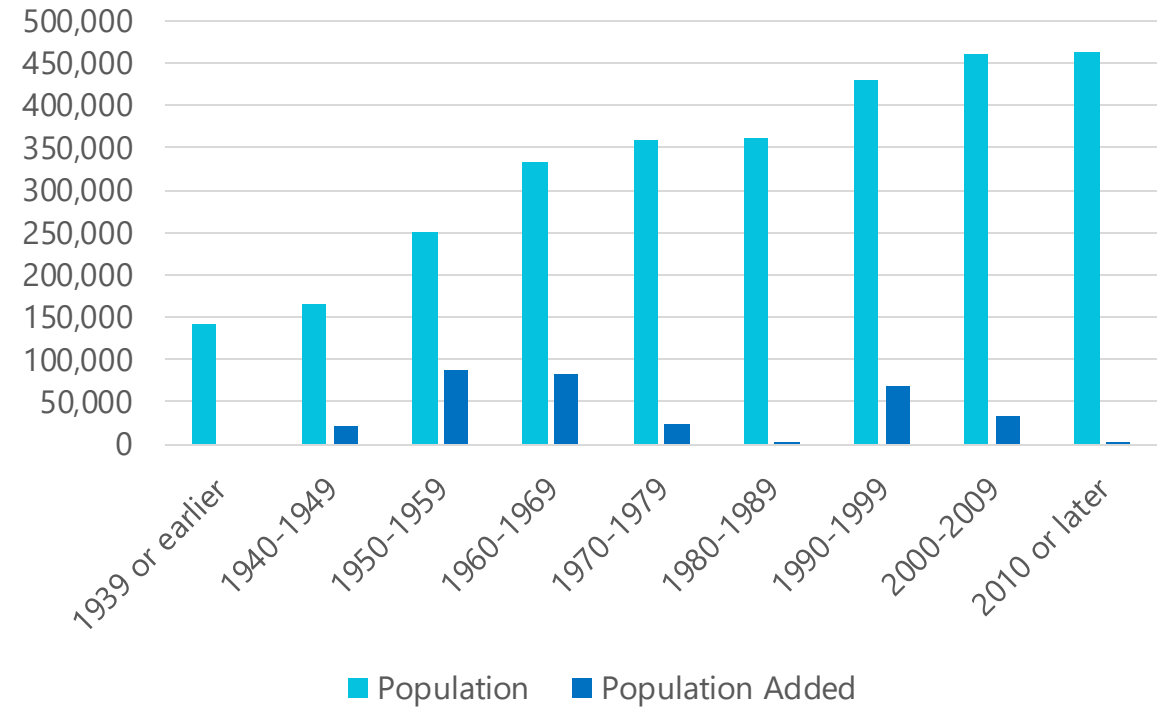


Aging and Insufficient Housing Stock

Housing Development Over Time



Population Growth Over Time



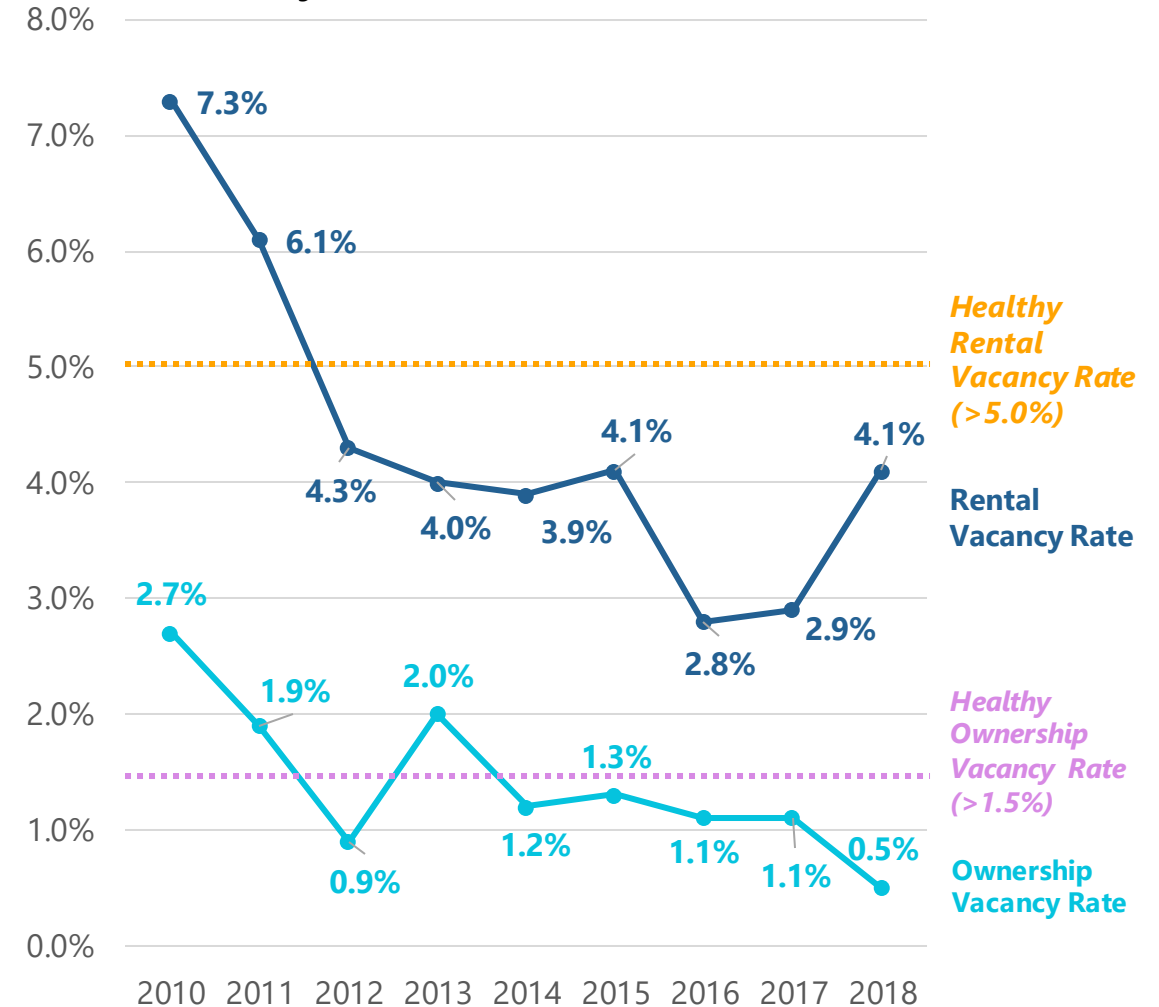
Source: U.S. Census Bureau

Aging and Insufficient Housing Stock

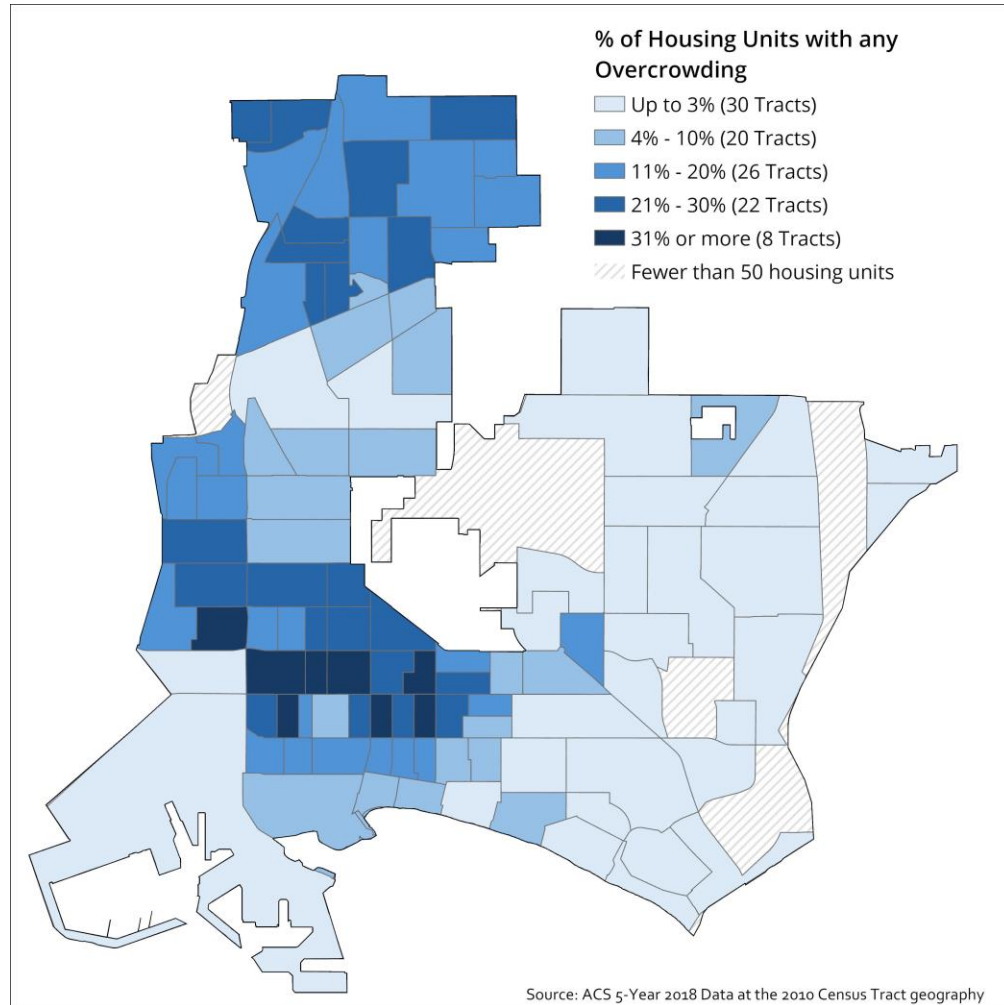
Tight Housing Market

- Since the 2008 Recession, vacancy rates in Long Beach have fallen below what is considered a healthy vacancy rate.
- A low vacancy rate indicates that there are too few units to meet the demand for housing by both renters and homebuyers.
- As a result, prices increase.

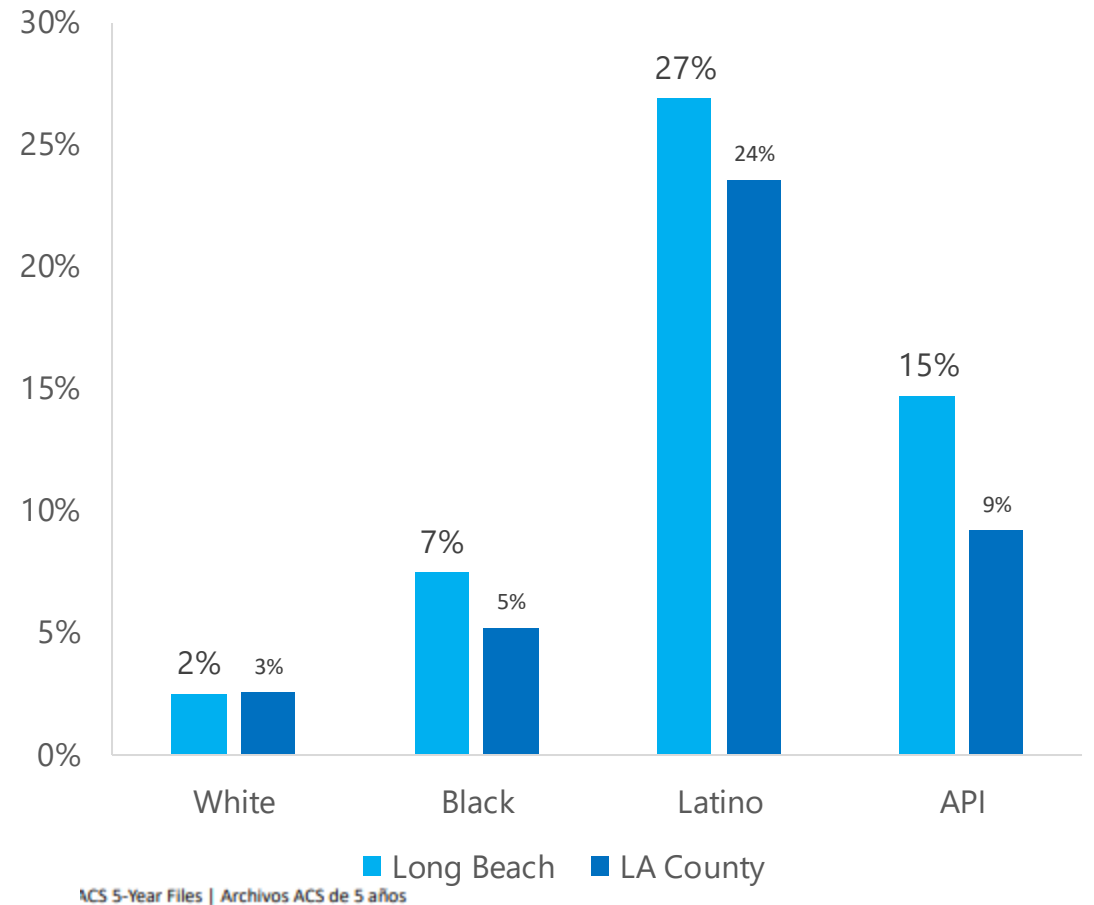
Vacancy Rate, 2010-2018



Overcrowding in Long Beach



Overcrowding Rates by Race/Ethnicity, 2017



Community Poll #6

How many people live in your household including you?

- 1
- 2
- 3
- 4
- 5 or more

Community Poll #7

With whom do you share your household?

- I live by myself
- Roommate(s)
- Immediate family (partner and/or children)
- With parents or adult children (i.e. multi-generational household)
- I live in a group home or institutional housing
- Other

Community Poll #8

**Have you recently had to look for a new place to live in the City?
If so, which statement best describes your experience?**

- I had no trouble finding housing.
- I had a difficult time finding housing that I could afford, based on my household income.
- I had to leave my preferred neighborhood to find an affordable place to live.
- I had to move to a less convenient location far away from my work/school/children's school to find an affordable place to live.
- I had to leave the City to find an affordable place to live.
- Other
- N/A

Community Poll #9

Which statement best describes your experience finding and securing housing in the time you've lived in the City?

- It's easy to find housing in the City.
- It has gotten harder to find a place to live over the years.
- It has gotten harder to find an affordable place to live over the years.
- It's never been easy to find housing in the City.
- It's easier to find housing in neighboring cities.

Why does the Housing Element Update (HEU) Matter?

- Providing housing for all Californians is of vital statewide importance
 - Housing Elements are a mandatory part of the General Plan
 - Must be updated every 8 years
- Housing availability and affordability affects the **people's health, quality of life and the economy**
- Detailed **roadmap** of how the City will meet its RHNA allocation by income level;
 - Lay out the City's plan for **removing barriers** to housing production to counter well-documented housing shortages
 - Ensure that the City is planning for its **"fair share"** of affordable housing;

Why Update the Housing Element (Continued)?

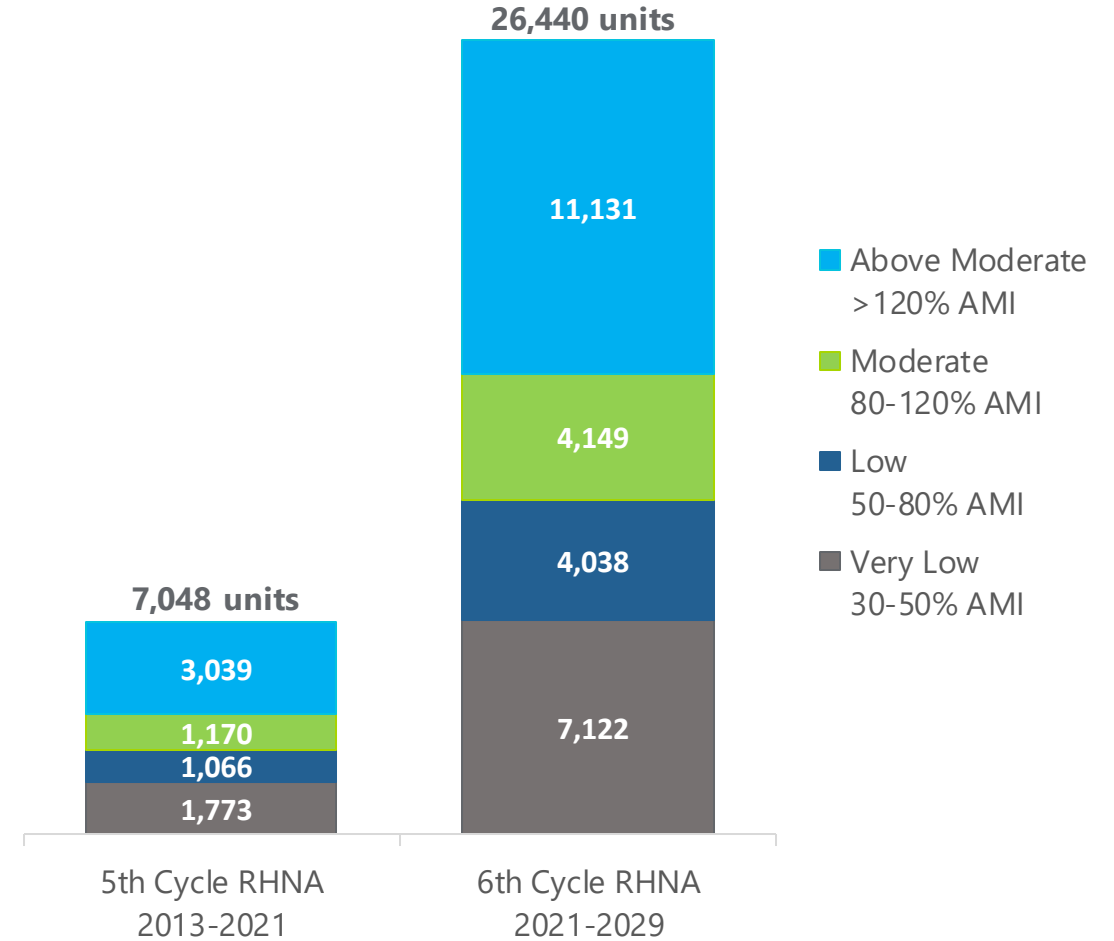
- Address homelessness and housing for special needs populations
- Ensure the availability and fair distribution of affordable housing throughout the City
- Alleviate existing patterns of segregation and concentrated poverty
- City can face fines and loss of transportation and affordable housing funding for not complying.

Regional Housing Needs Assessment (RHNA)



Regional Housing Needs Assessment (RHNA)

- Number of new housing units needed
- Each jurisdiction must show it can accommodate its total **RHNA** number, and its allocations by income level.
- Mandated by State law



Regional Housing Needs Assessment (RHNA)

Income Category	Long Beach		Los Angeles County		Southern California	
	5th Cycle RHNA	6th Cycle RHNA	5th Cycle RHNA	6th Cycle RHNA	5th Cycle RHNA	6th Cycle RHNA
	2013-2021	2021-2029	2013-2021	2021-2029	2013-2021	2021-2029
Above Moderate >120% AMI	3,039	11,131	76,697	340,916	174,505	559,509
Moderate 80-120% AMI	1,170	4,149	30,043	131,523	72,053	223,941
Low 50-80% AMI	1,066	4,038	27,469	123,141	64,947	206,747
Very Low 30-50% AMI	1,773	7,122	45,672	217,492	100,632	351,637
Total	7,048	26,440	179,881	813,071	412,137	1,341,834

Expanding the housing supply through the Housing Element

- Develop an inventory of sites sufficient to meet the City's RHNA allocation
- Establish additional policies to incentivize both market-rate and affordable housing development such as
- Identify additional strategies to expand housing production
 - Enhanced Density Bonus
 - Legalization of unpermitted dwelling units
 - Micro-unit pilot project

Next Steps/What to Expect



What Is the Process?

- Conduct community outreach to obtain input from residents and stakeholders
- Prepare Draft Housing Element
 - Assess housing needs in Long Beach
 - Identify constraints and resources available
 - Develop goals, policies, actions, and objectives
- Review Draft Housing Element with the community
- Submit Draft Housing Element to State for review and approval
- Adopt the State-approved Housing Element
- Begin implementation

Next Steps (continued)

Project Timeline



Housing Element Update Public Outreach Meeting



Next Steps

- Housing Needs Assessment and Constraints Analysis
- Development of Housing Sites Inventory
- Develop Housing Element Goals and Policies
- This is the first of many opportunities for community feedback

Goal: Update the existing Housing Element to ensure that the City can meet the housing needs of all Long Beach residents through 2029 and balances the needs and concerns of residents and their neighborhoods.

**We welcome your
feedback!**

More opportunities will be available to provide your comments and hear more information as it is released.

Upcoming Community Forums:

- **Community Forum #1: Understanding The Housing Crisis in Long Beach**
 - Date & Time: **Wednesday, August 12, 2020, 6:00 to 7:30 PM**
 - Webinar Link: tinyurl.com/y77dpbsl
 - Dial-In Number: 346-248-7799
 - Webinar ID: 842 7333 3941#

- **Community Forum #2: What is the Housing Element and How Can It Help Address the Housing Shortage?**
 - Date & Time: **Wednesday, August 19, 2020 6:00 to 7: 30 PM**
 - Webinar Link: tinyurl.com/y77q4s62
 - Dial-In Number: 346-248-7799
 - Webinar ID: 871 9106 8776#

Other Important Initiatives

- **Census 2020**

Be Counted Long Beach!

<http://www.longbeach.gov/census/>

Questions?

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longbeach.gov/housingelementupdate