



Housing Element Update Webinar

July 28, 2021



Welcome & Thanks for Coming

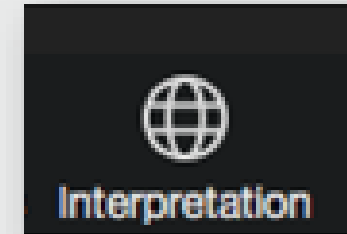
Please sign in using link submitted in the chat.

Poll Questions:

- Is this your first time participating in a meeting about the housing element?
- What zipcode do you live in?
- How did you hear about today's meeting?

Interpretation

- > Via Zoom
 - Click on the “Interpretation” icon
 - Pick the language you would like to listen to:
 - Please click Spanish icon for Spanish
 - Please click “French” icon for Khmer

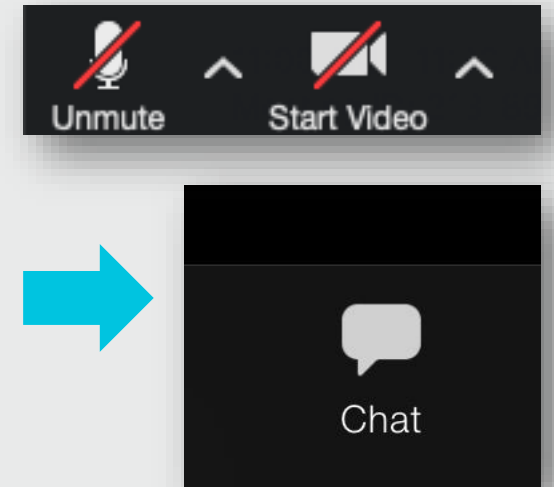


Interpretación en español

- > Vía Zoom
 - Haga clic en el icono – “Interpretación”
 - Escoja la opción para escuchar en español

About Today's Webinar

- Today's meeting is being recorded and will be posted publicly on the City's website.
- Participants are automatically muted when joining.
- 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.



Agenda

- Introduction
- What is the Housing Element?
- Overview of the Draft Housing Element
 - Chapter 1: Introduction
 - Chapter 2: Housing Needs Summary
 - Chapter 3: Projected Housing Need
 - Chapter 4: Housing Resources
 - Chapter 5: Housing Constraints
 - Chapter 6: Housing Plan
 - Appendices: Fair Housing Assessment
- How to provide feedback & have your voice heard
- Next Steps
- Q&A

Introductions: City Staff

City Staff Team:

Elise Roberts, Community Engagement Specialist

Alejandro Sanchez-Lopez, Planner

Jennifer Ly, Planner

Alison Spindler-Ruiz, Advance Planning Officer

Introductions: Getting to Know You!

- How long have you lived in the City of Long Beach?
- Do you rent or do you own your home?
- What kind of housing do you live in?
- How many people live in your household including you?
- With whom do you share your household?

Webinar Objectives

1. An overview of the draft Housing Element
2. The process to date and what comes next
3. How to provide feedback on the draft plan



Introduction

Housing For All

1

"Housing is important to have a safe place from which to live, plan, play, dream, and be protected."

Long Beach Resident



Housing Is Essential to People's Health, Safety & Wellbeing



- Most people spend a lot of time at home, especially in the pandemic!
- Housing is often the biggest monthly expense for families
- When people spend too much money on housing, that means not enough money for other important things like food, healthcare, education, etc.
- Where you live is important for what you have access to, like shopping, schools, jobs
- Lack of housing is one of the contributing factors to homelessness
- Housing is the #1 social determinant of health in LA County

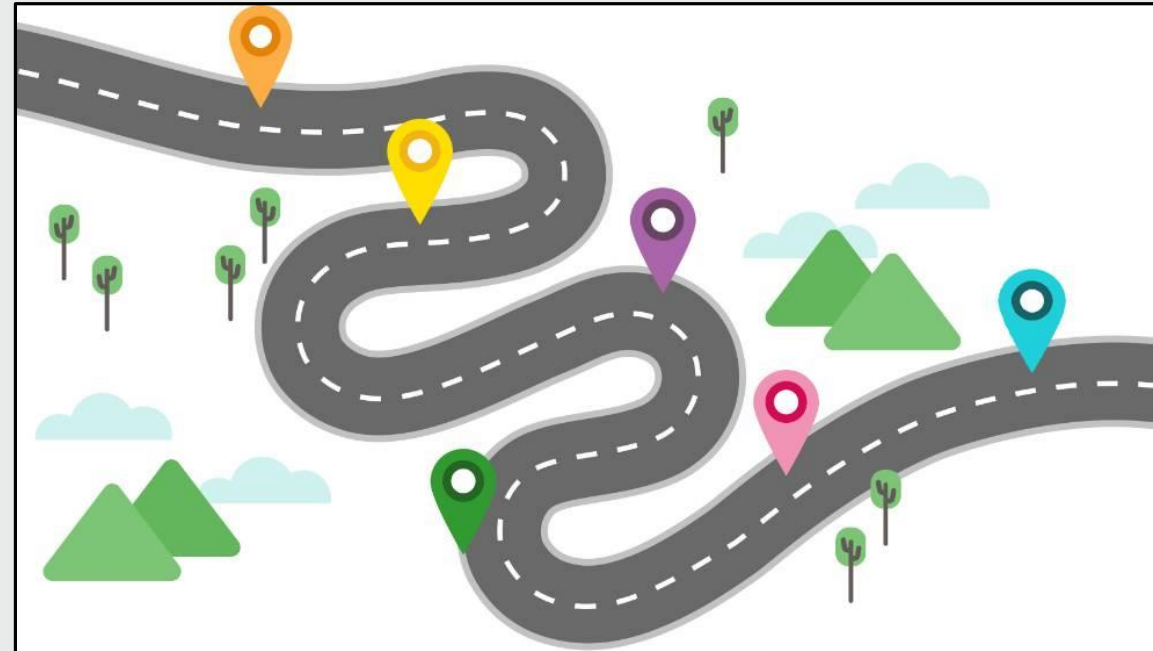


Required Elements

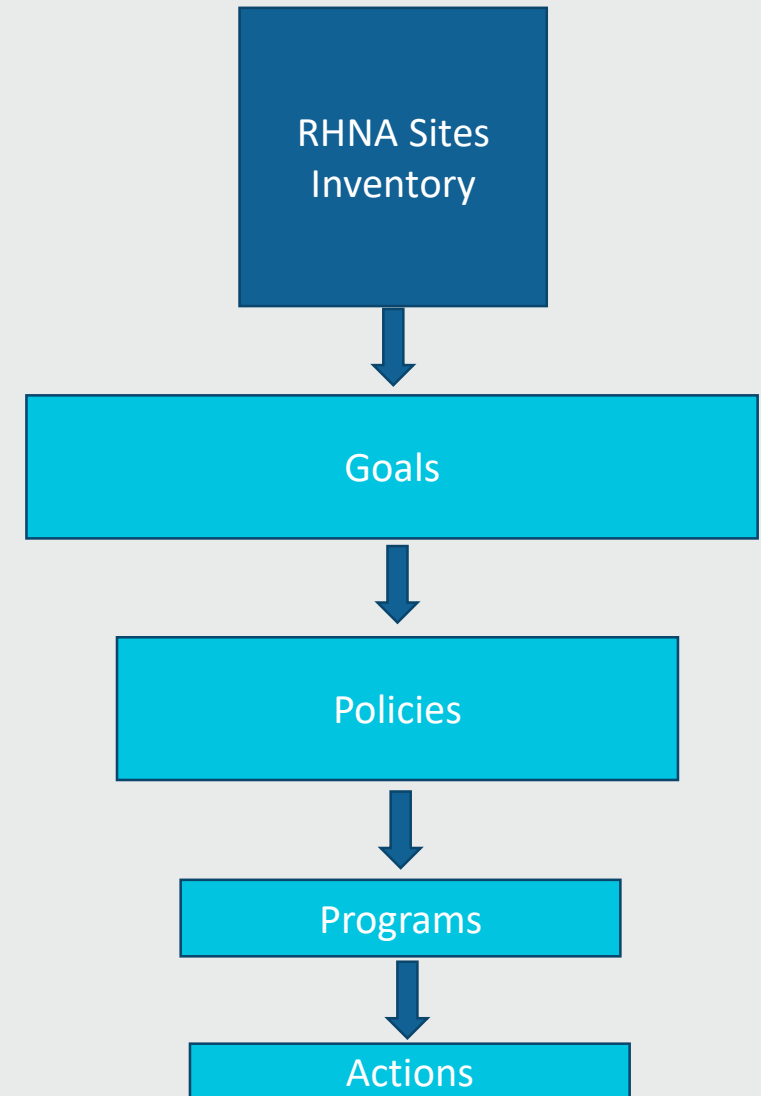


- Required **“element”** or **chapter** of the City’s General Plan.
- Assesses the **condition of the City’s housing** and the **housing needs** of its residents.
- Establishes a **roadmap for accommodating projected housing unit demand** for existing and future residents over the next eight years.
- 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 availability and affordability affects the **people's health, quality of life and the economy.**
- Housing Elements are a **mandatory part** of the General Plan.
- Must be **updated every 8 years** and submitted to the State by a specific date they prescribe (6th Cycle submitted to HCD by fall 2021).
- **Detailed roadmap** of how the City will meet its Regional Housing Needs Assessment (RHNA) allocation by income level.



- The Housing Element is the guiding document that sets the City's **policy and program direction** related to housing.
- **Used when reviewing development projects** (both housing and non-housing projects)
- **Guides all future city ordinances** that the City develops as they must be consistent with the General Plan.





Executive
Summary



Housing Resources



Introduction



Housing
Constraints



Housing Needs
Summary



Housing Plan



Projected
Housing Need



Appendix

- Builds off Land Use Element (LUE) Element Update to the General Plan
- State law requires consistency across all General Plan Elements
- Climate Action & Adaptation Plan (CAAP)
- Assessment of Fair Housing (AFH)
- UPLAN and ACZIP rezoning efforts part of Housing Element Implementation
- Incorporates feedback from other recent planning efforts related to housing, including Everyone Home, Everyone In, the Mayor's Affordable and Workforce Housing Taskforce, the Framework for Reconciliation and the Blueprint for Economic Development





Project Timeline

2020

| Winter

Project Kickoff

Initiate Sites Inventory

| Spring

Housing Needs Assessment

| Summer

Housing Element Recommendations

| Fall

Drafting Housing Element

▶▶▶ Ongoing Community Outreach and Engagement ▶▶▶

▶▶▶ Virtual Engagement, Working Groups, Community and Capacity-Building Workshops, Focus Groups, Survey, and Community Listening Sessions ▶▶▶

2021

| Spring

Drafting Housing Element and Public Review

| Summer

Public Review and Prepare Final Housing Element

| Fall

Anticipated Final Housing Element Update and Adoption

▶▶▶ Ongoing Community Outreach and Engagement ▶▶▶

▶▶▶ Virtual Engagement, Working Groups, Community and Capacity-Building Workshops, Focus Groups, Survey, and Community Listening Sessions ▶▶▶

▶▶▶ Public Hearings, Planning Commission and Council Presentations ▶▶▶





- In-person outreach limited during COVID-19.
- Broad and focused digital and virtual outreach (ongoing).
 - ✓ Summer 2020 & Spring 2021 virtual workshops, community meetings and forums (English and Spanish)
 - ✓ Focus groups
 - ✓ Community meetings
 - ✓ Virtual open house
 - ✓ Multi-lingual capacity-building workshops
 - ✓ Utility bill insert
 - ✓ Share your housing story – videos, photos and e-comment
- Incorporating community feedback on other recent housing related plans and processes as input for Housing Element Update.
 - i.e. Everyone Home, Mayor’s Affordable/Workforce Housing Taskforce, Framework for Reconciliation, Blueprint for Economic Development

Learn more in Appendix A: Public Participation Report





"Housing trends and rent control should correlate with the current job market."

Long Beach Resident - Local Businesses and Institutions Focus Group Meeting

2



Housing Needs Summary

Housing for the Community

Introduction	17
Population Trends	17
Employment Trends	18
Housing Stock	19
Household Characteristics	20
Housing Affordability	21
Special Groups	22





What is the most important quality or feature that you require in your housing?





Three inter-related policy issues

1. A crisis of persons experiencing homelessness and at risk of homelessness.
2. High rent cost burden among lower-income residents resulting in housing insecurity, overcrowding, poor economic and health outcomes.
3. High housing costs and barriers to homeownership among all residents, even moderate and upper-income residents, resulting in high rents, stagnant homeownership, shrinking K-12 school enrollment and other unexpected and rapid demographic changes and poor economic outcomes.

Source: Sacramento Bee





- **43%** of all LB households are **housing cost burdened**, meaning they pay too much for rent or their mortgage
 - The median sales price of a home was **\$640,284**.
 - The median rent across all rental properties was **\$1,895** per month.
- 61% of LB households are **renters** and are more economically vulnerable than homeowners.
 - Rent is increasing at a faster rate than income, exacerbating the racial wealth gap between renters and homeowners
 - 80% of very low-income renters are cost-burdened, compared to just 5% of renter households earning above-moderate income

Income Needed to Afford Housing Compared with Median Income by Occupation



Sources: U.S. Census Bureau, American Community Survey (ACS), 2015–2019, 5-year estimates; Veronica Tam and Associates, 2020.



What is “Affordable Housing”?

Area Median Income (AMI) in Long Beach is \$77,300.



These income categories are defined by the state and are based on varying percentages of the Area Median Income (AMI), in this case the **average incomes** for LA County

Housing is considered “affordable” if occupants pay **no more than 30%** of their income on housing costs.

\$24,000 <

<

<

\$77,300

< 0% to 30% AMI
Extremely Low
Income

31% to 50% AMI
Very Low
Income

51% to 80% AMI
Low
Income

81% to 120% AMI
Moderate
Income

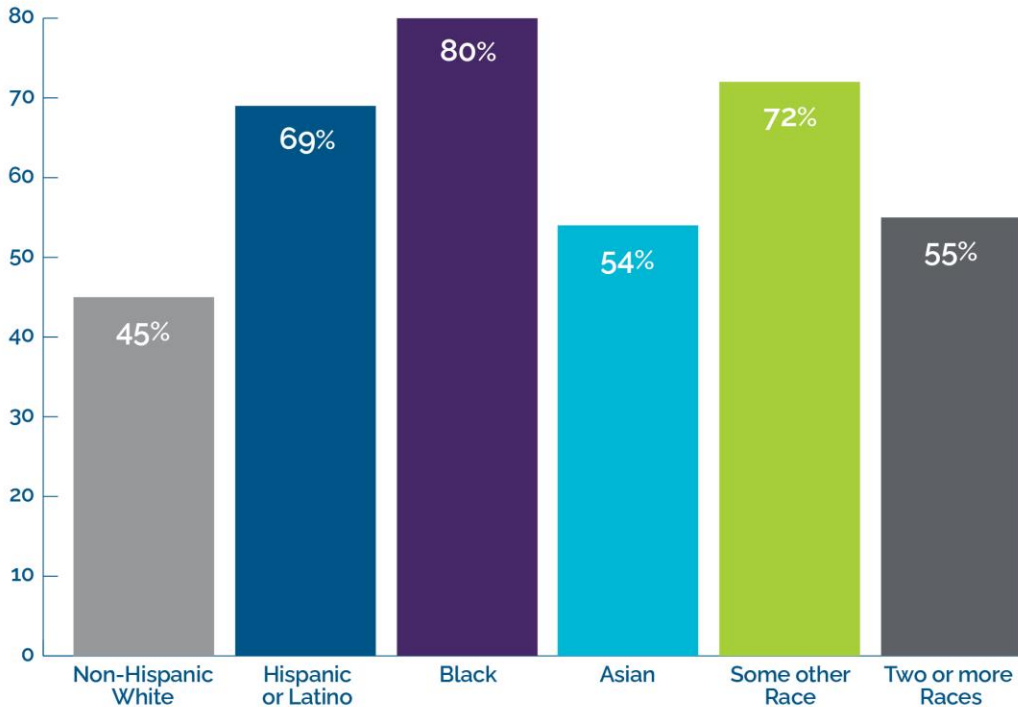


How much of your approximate monthly household income goes to housing (i.e.: rent or mortgage payment)?

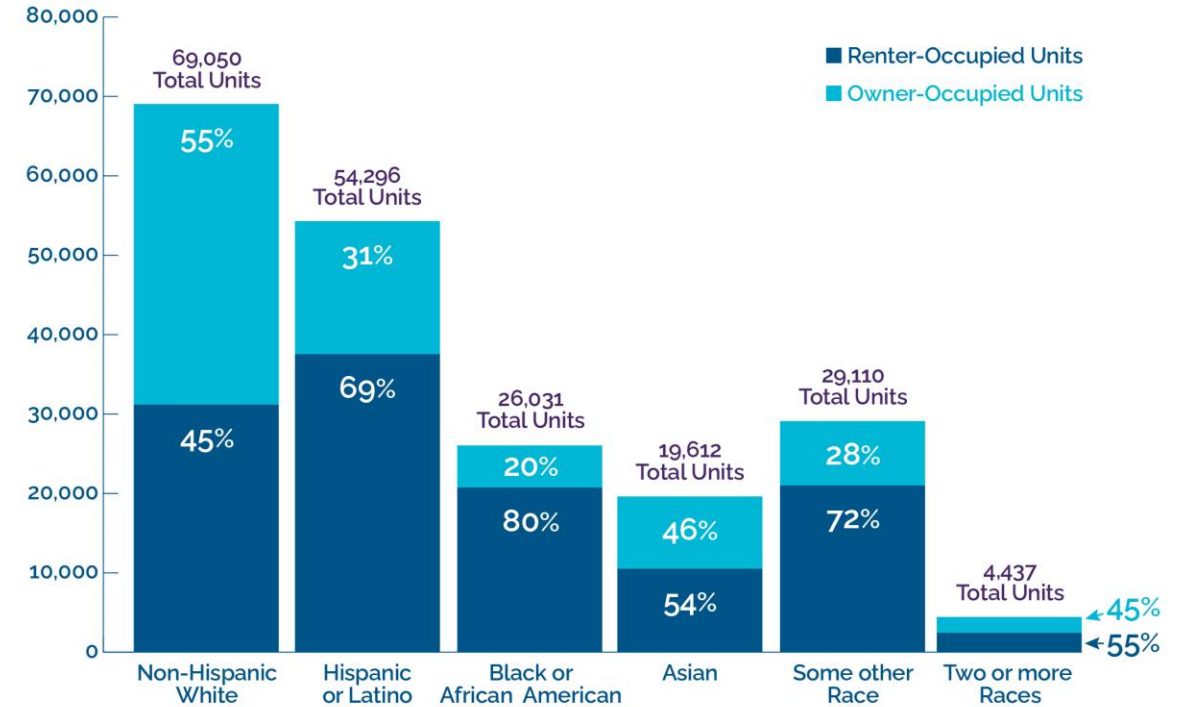


Today, Long Beach is a city of renters. Citywide, **61% of households rent their homes** and people of color are statistically more likely to be renters in Long Beach.

Renter Rate by Race/Ethnicity in Long Beach



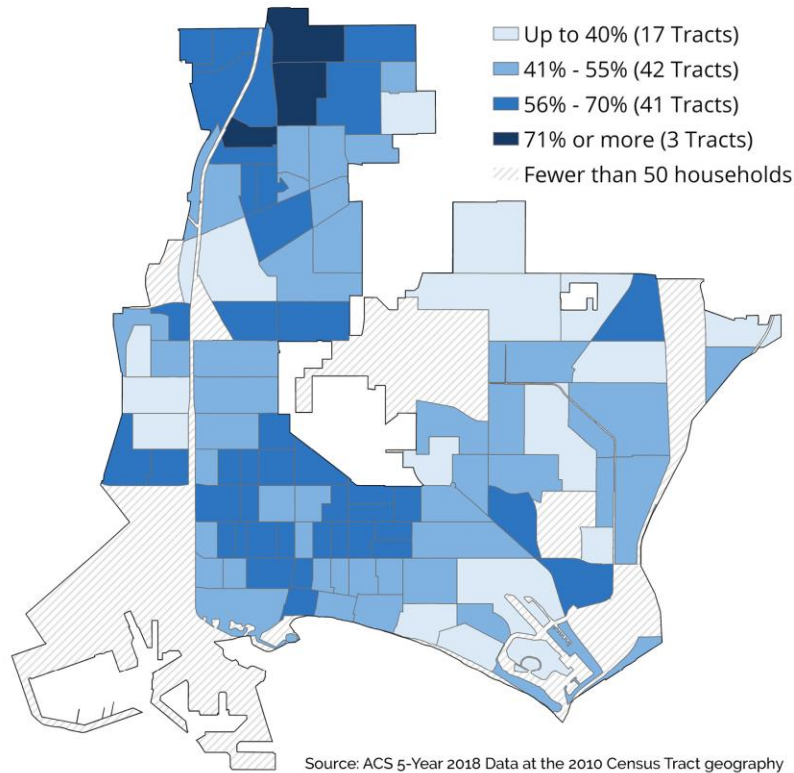
Units Occupied by Renters or Owners



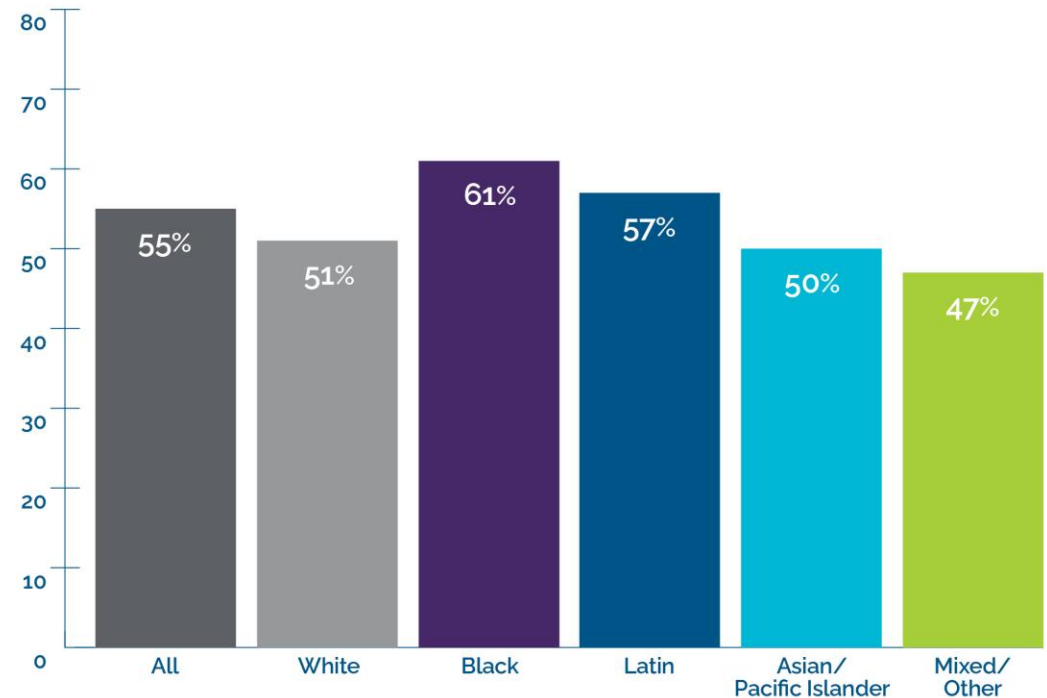
Source: U.S. Census Bureau, 2018 American Community Survey

Most renters in Long Beach are people of color and Black and Latinx renters are more likely to be rent-burdened.

Percentage of Rent-Burdened Renter Households



Percentage of Rent-Burdened Renters in Long Beach, 2017



Source: IPUMS USA | National Equity Atlas



- Which best describes your experience finding and securing housing in the time you've lived in Long Beach?
- Have you noticed a housing price increase in your neighborhood?
- Has this affected you and your housing?
- Have you ever considered relocating due to housing prices?
- Have you had to change your living situation due to increased housing costs?



When coronavirus invaded their tiny apartment, children desperately tried to protect dad



Priscilla Zubia, 20, left, and sister Joanna Zubia, 29, live in a one-bedroom apartment with two brothers. All four contracted COVID-19 in October. (Gary Coronado / Los Angeles Times)

By BRITTNY MEJIA | STAFF WRITER

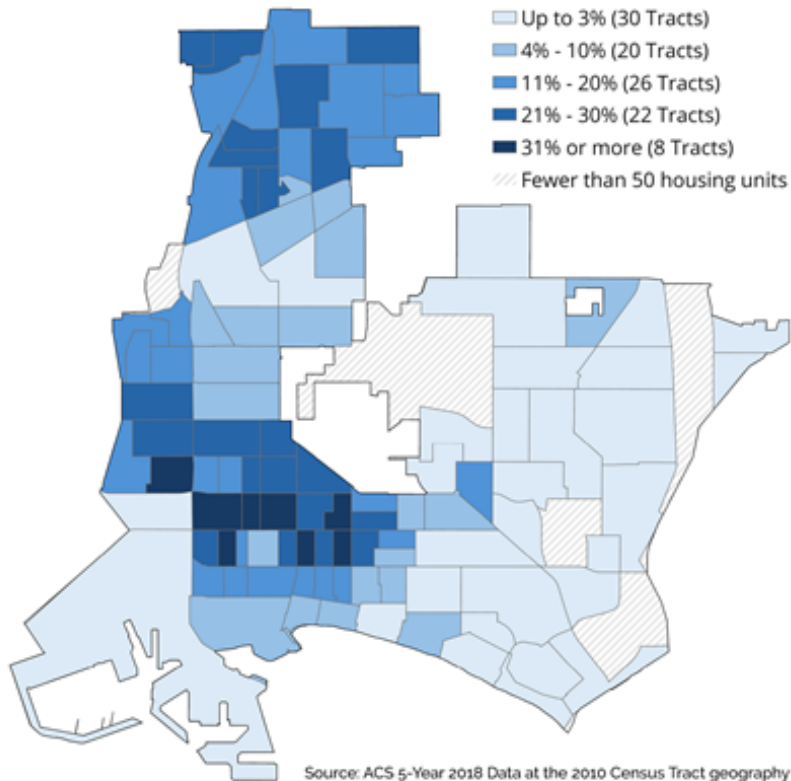
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- 12% of all households (20,000 people) in Long Beach are overcrowded
- Overcrowding impacts living conditions and affects people's health
- The COVID19 pandemic has made overcrowding more dangerous for **everyone**

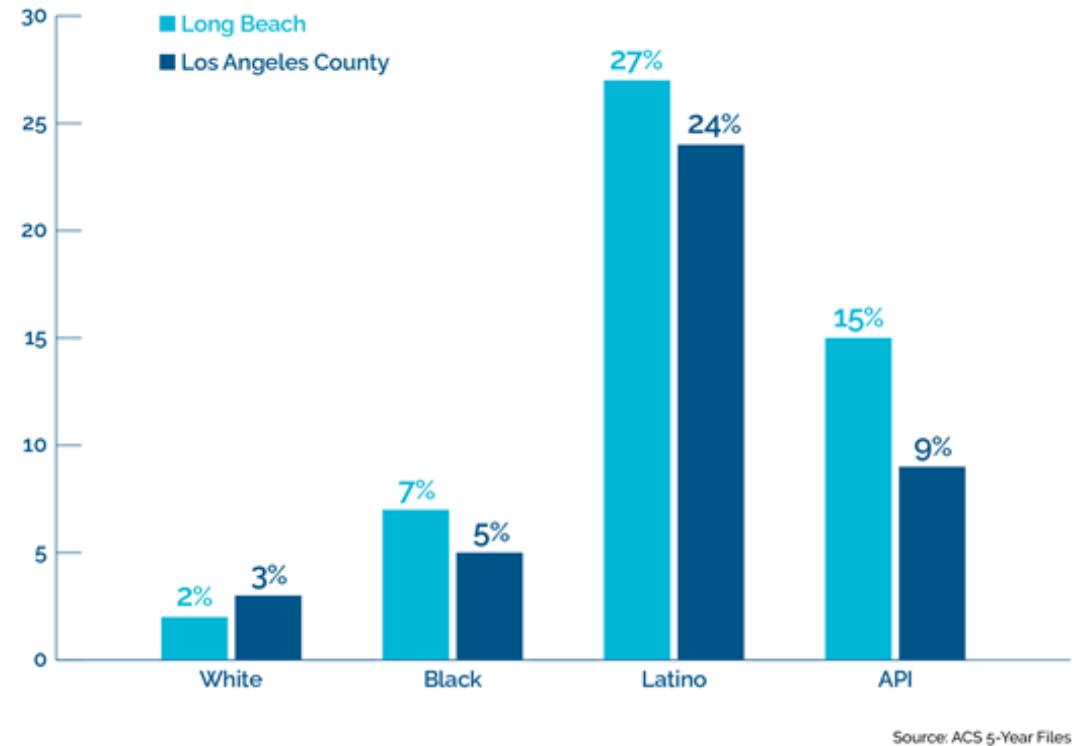


Limited housing supply and increased costs leads to overcrowding. In Long Beach, this affects people of color disproportionately and is concentrated primarily in West, Central and North Long Beach.

Percentage of Housing Units with any Overcrowding



Overcrowding Rates by Race/Ethnicity, 2017





- Have you seen or heard of overcrowding in your community, when families double or triple up, or more than 1 person per room is living in a household?
- Has your housing accommodated your needs during the COVID-19 pandemic?
- Does your current housing meet your needs?





Projected Housing Need

3

Meeting Future Demand

"Having more homes built near public transit stations, jobs, local businesses so people can commute less by car and use other ways to get around the city will help promote and build a sense of community."

Long Beach Resident - Local Businesses and Institutions Focus Group Meeting





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

26,000 new units

needed over the next

8 years





58% of assigned RHNA units are in the affordable categories

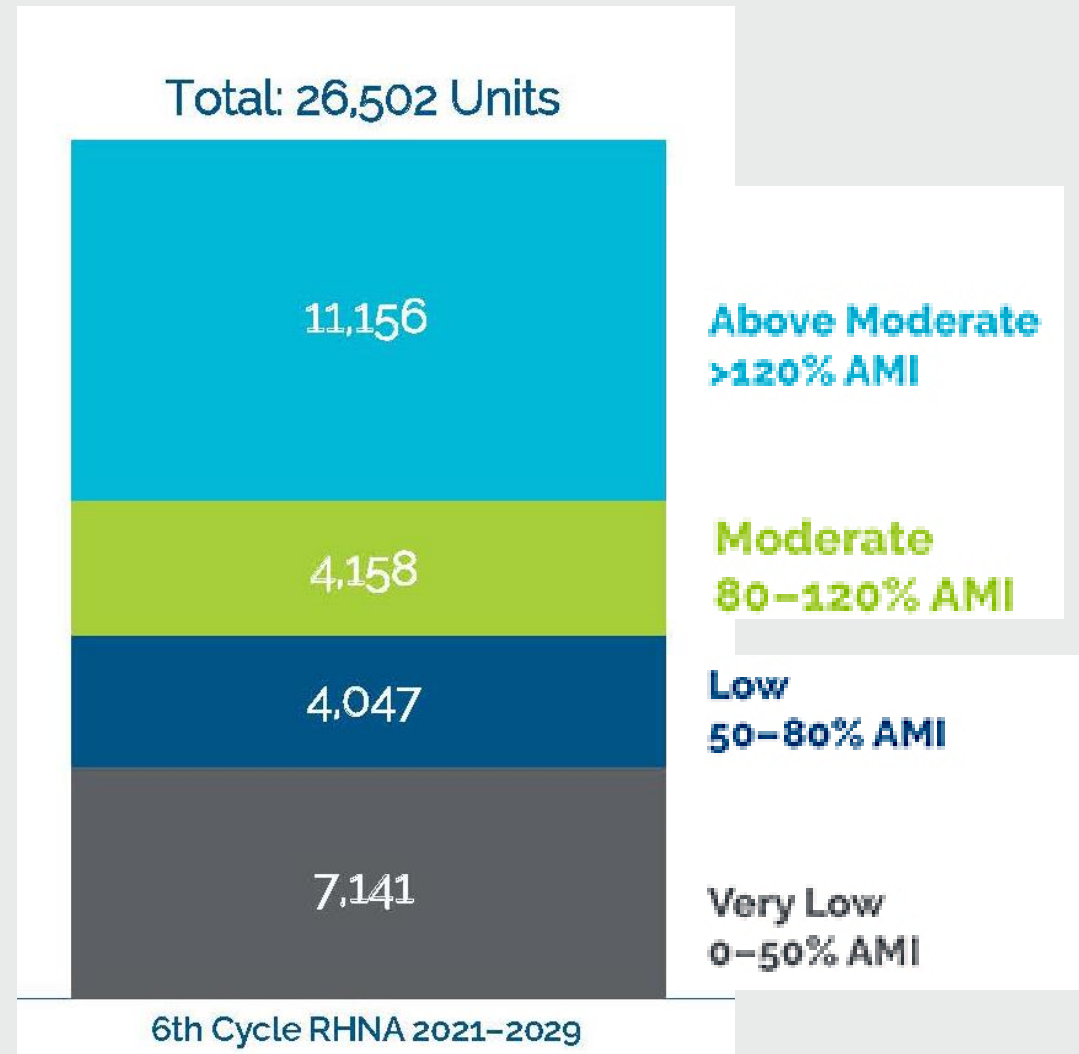




Table HE-1: Los Angeles County 2020 Income Limits

Number of Persons in Household	1	2	3	4
Extremely Low	\$23,700	\$27,050	\$30,450	\$33,800
Very Low	\$39,450	\$45,050	\$50,700	\$56,300
Low	\$63,100	\$72,100	\$81,100	\$90,100
Median	\$54,100	\$61,850	\$69,550	\$77,300
Moderate	\$64,900	\$74,200	\$83,500	\$92,750

Pg 25 of the draft Housing Element





Table HE-2: 6th Cycle RHNA

Area/Income	Long Beach		Los Angeles County		SCAG	
	Number of Units	Percent	Number of Units	Percent	Number of Units	Percent
Total	26,502	100%	812,060	100%	1,341,827	100%
Very Low	7,141	26.9%	217,273	26.8%	351,796	26.2%
Low	4,047	15.3%	123,022	15.1%	206,807	15.4%
Moderate	4,158	15.7%	131,381	16.2%	223,957	16.7%
Above Moderate	11,156	42.1%	340,384	41.9%	559,267	41.7%

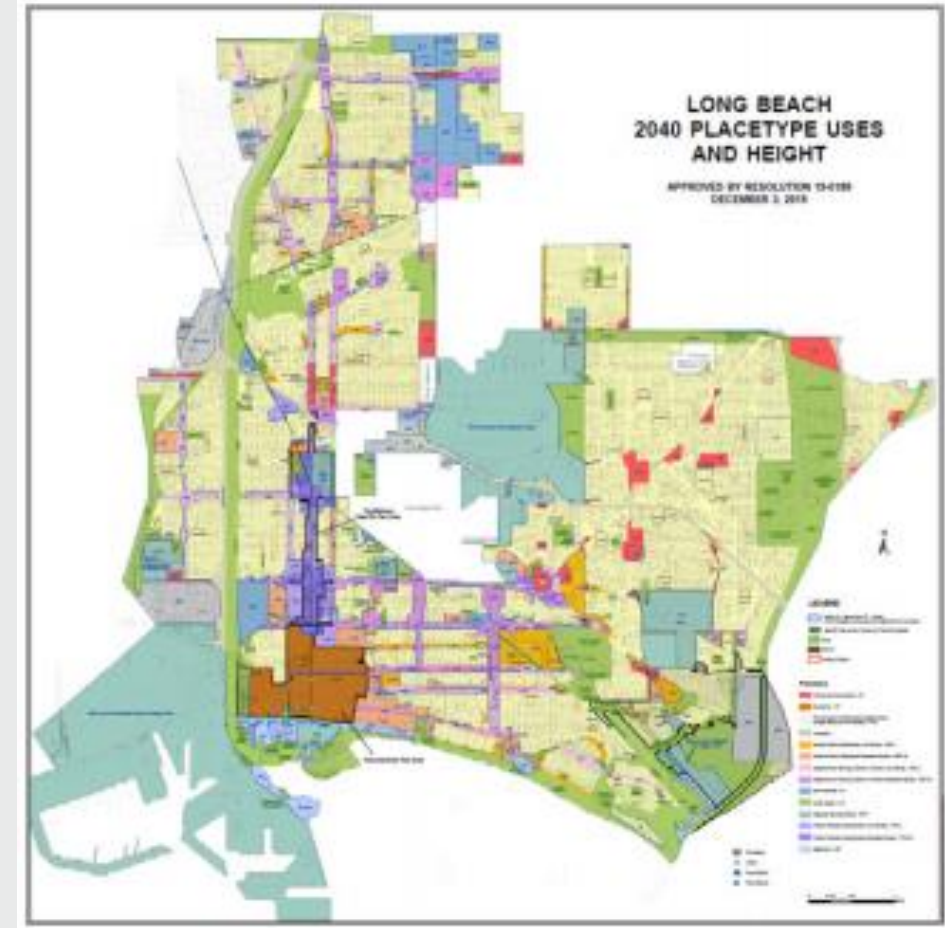
Pg 26 of the draft Housing Element





- Uniform criteria applied to all parcels citywide:
 1. Can housing be built there? (land use & zoning)
 2. Is the site big enough to build on?
 3. Is there “room to grow”?
 4. Does the site have common ownership?
- Uses recent past development project data to ensure realistic estimations
- Relies on the adopted 2019 General Plan Land Use Element and Downtown/Midtown plans as a blueprint, focusing the greatest amount of housing in areas served by the highest quality transit

Land Use Element PlaceType Map





Land Use Element PlaceType Map



What Does it Mean if a Property is in the Site Inventory?



- Site selection or identified sites does not mean housing will actually be built on any given site. It simply identifies locations that have the potential and where regulations allow housing to be built, in compliance with state law for housing elements.
- Affordable housing replacement policies now required for all identified sites (no-net loss requirements by the state)
- Reused lower-income sites are eligible for a "by-right" process if 20% of the units are affordable.





- Where is housing needed most in Long Beach?
- Where is affordable housing needed most in Long Beach?
- What kind of housing is needed most in Long Beach?





Housing Resources

4

Addressing the Need

"There are apartments on the east side on major corridors and near the college and the university that are "old" and could be redeveloped to accommodate more student residents."

Long Beach Resident - Housing Element Community Meeting





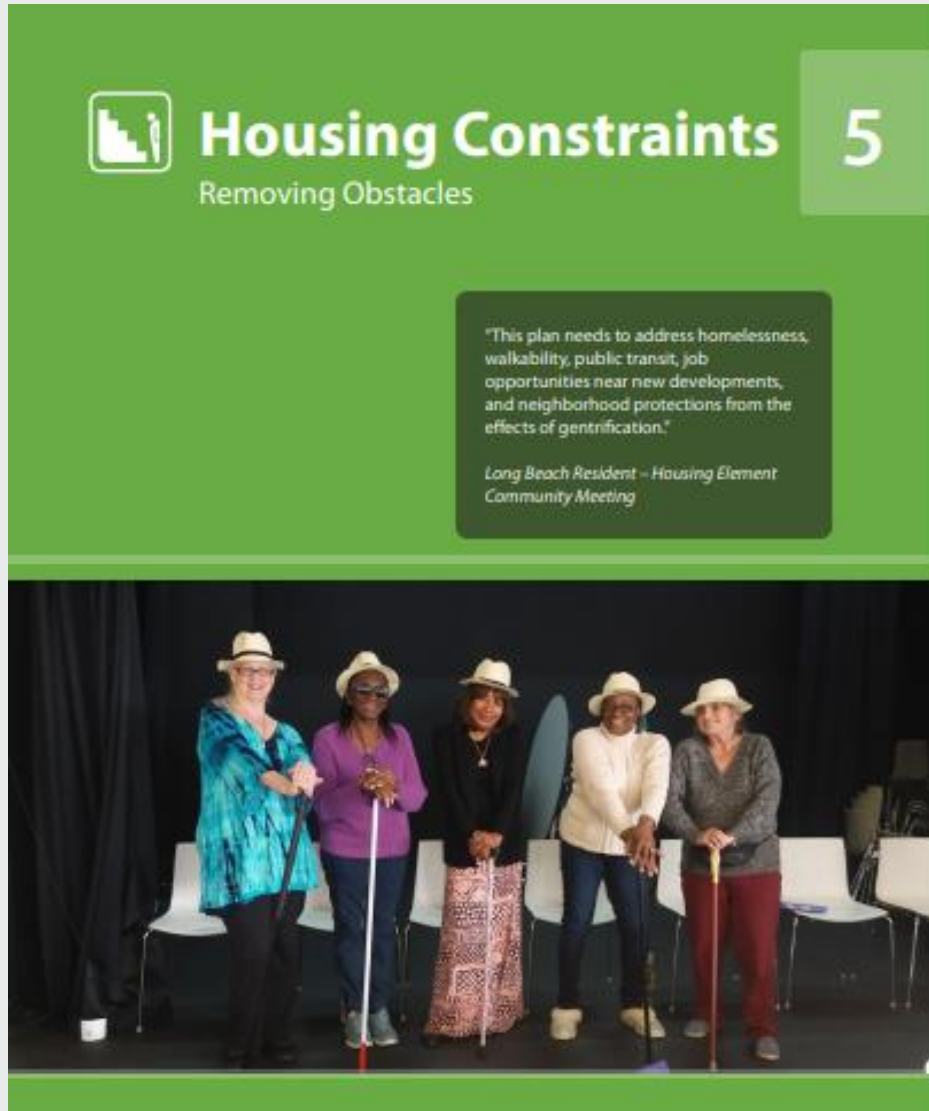
Financial Resources:


- Community Development Block Grant (CDBG) Funds
- HOME Investment Partnership
- Emergency Shelter Grants (ESG)
- Housing Trust Fund
- CDBG CV - Coronavirus Aid, Relief, and Economic Security (CARES) Act
- Emergency Rental Assistance Program (ERAP)
- Project Homekey
- Coastal Replacement Housing Fund
- Inclusionary Housing In-Lieu Fee
- SB2 Grants
- Local Early Action Planning (LEAP) Grants
- CalHome

Administrative Resources:

- Long Beach Community Investment Company (LBCIC)
- Long Beach Housing Authority
- Greater Affordable Housing Development Community
- Long Beach Continuum of Care (CoC)






 **Housing Constraints** 5
Removing Obstacles

"This plan needs to address homelessness, walkability, public transit, job opportunities near new developments, and neighborhood protections from the effects of gentrification."

Long Beach Resident – Housing Element Community Meeting





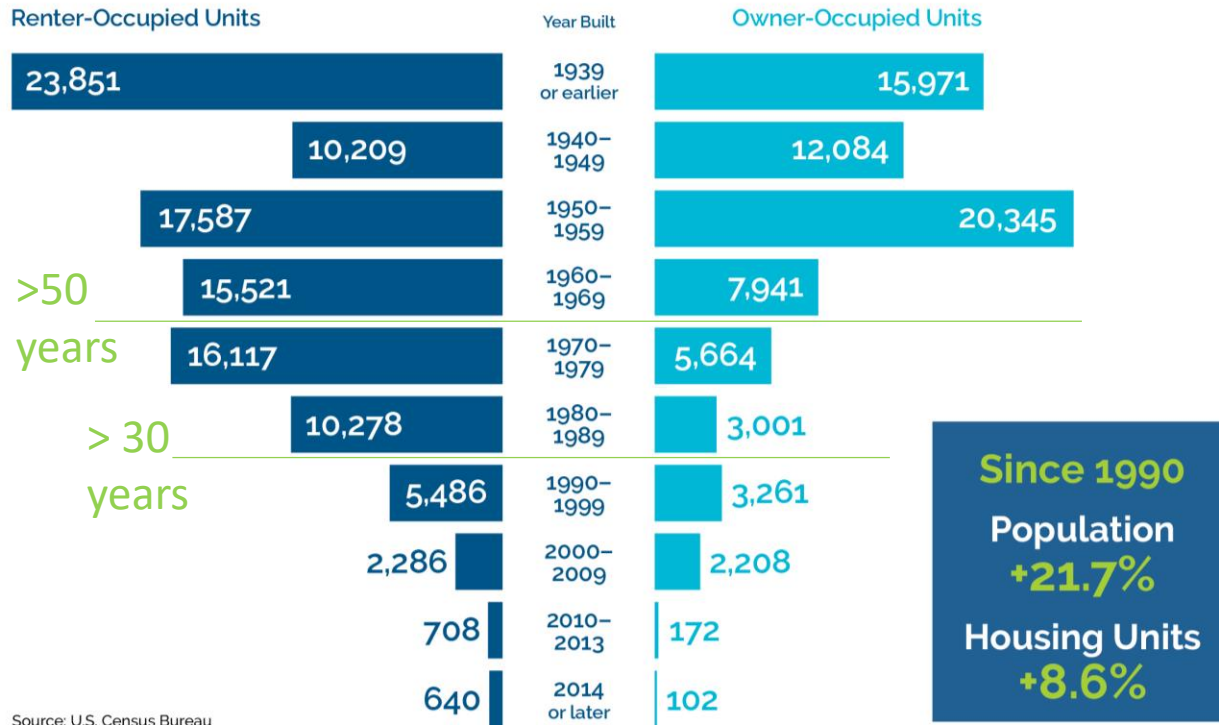
Housing production has not kept up with need since 1990:

- Estimated net 5,801 housing units created
 - 37,343 residents added during the same time period
 - 7,838 households added during the same time period
 - Household size grew (as opposed to national trend down) indicating overcrowding
- Production levels in Long Beach are consistent with regional and statewide underproduction, exacerbating the impact of underproduction



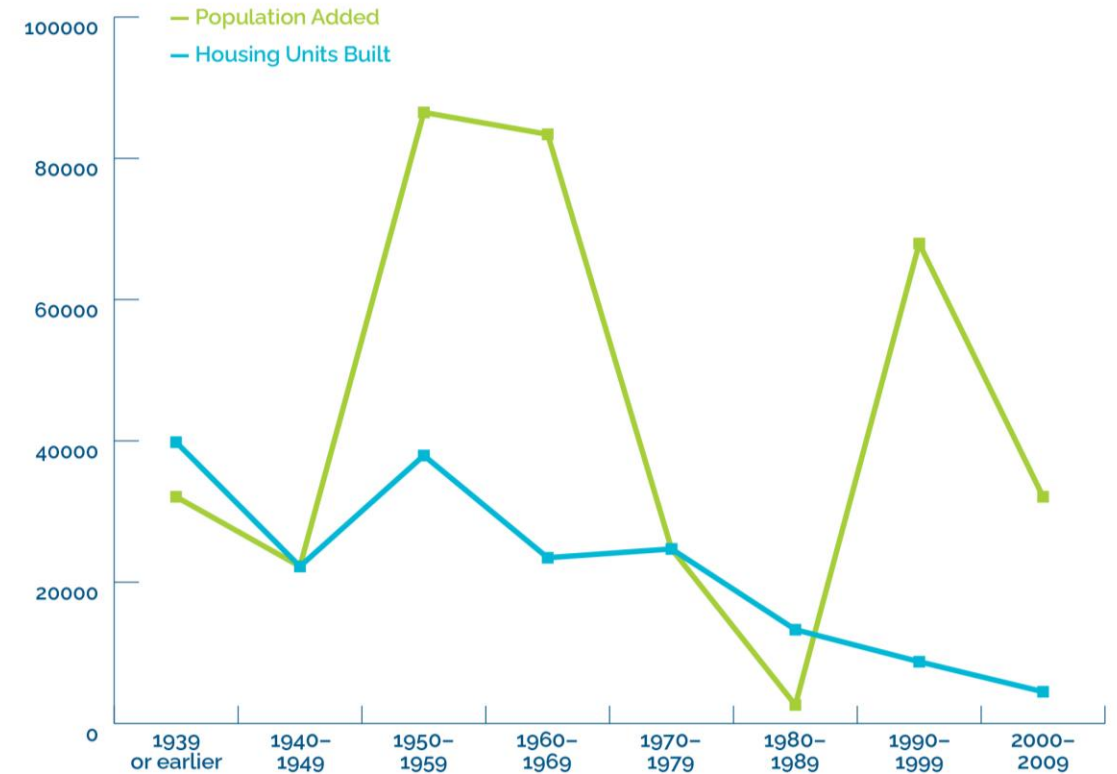
Long Beach has old housing stock. 82% of the City's units were built before 1980—so they are more than 40 years old and 71% are more than 50 years old.

Housing Units by Year Built



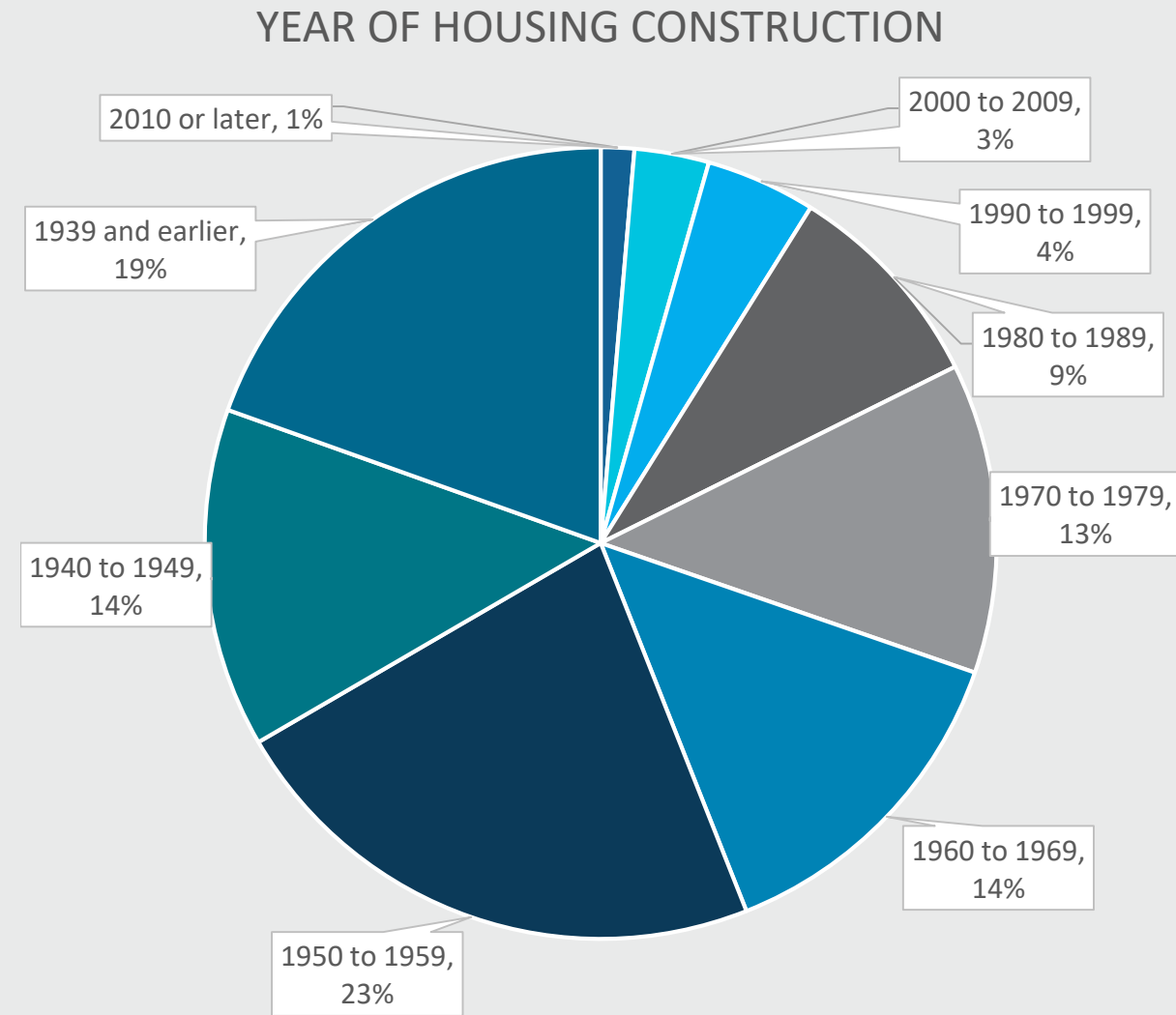
The City has an aging housing supply, indicating housing production has not kept pace with population growth and housing demand.

Population Increase vs. Housing Units Built



Aged and aging housing supply indicates housing market distress

- Beginning at year 30 and accelerating at year 50 structures require major maintenance and upgrades.
- Only 8% of the City's housing supply is under 30 years in age, compared to 33% nationally, 26% in California and 14% in Los Angeles County.
- Nearly 20% of the City's housing supply was built in 1939 or earlier, compared to 13% nationally, 9% in California and 15% in Los Angeles County.





Governmental Constraints:

- Land use controls
- Permit processes and procedures
- Lack of needed technology

Non-Governmental Constraints:

- Availability of financing
- Price of land
- Construction costs
- Environmental issues on available sites



- Do you believe the current housing stock in Long Beach is accommodating the diverse needs of Long Beach households and residents?



Housing Plan

Meeting Housing Needs

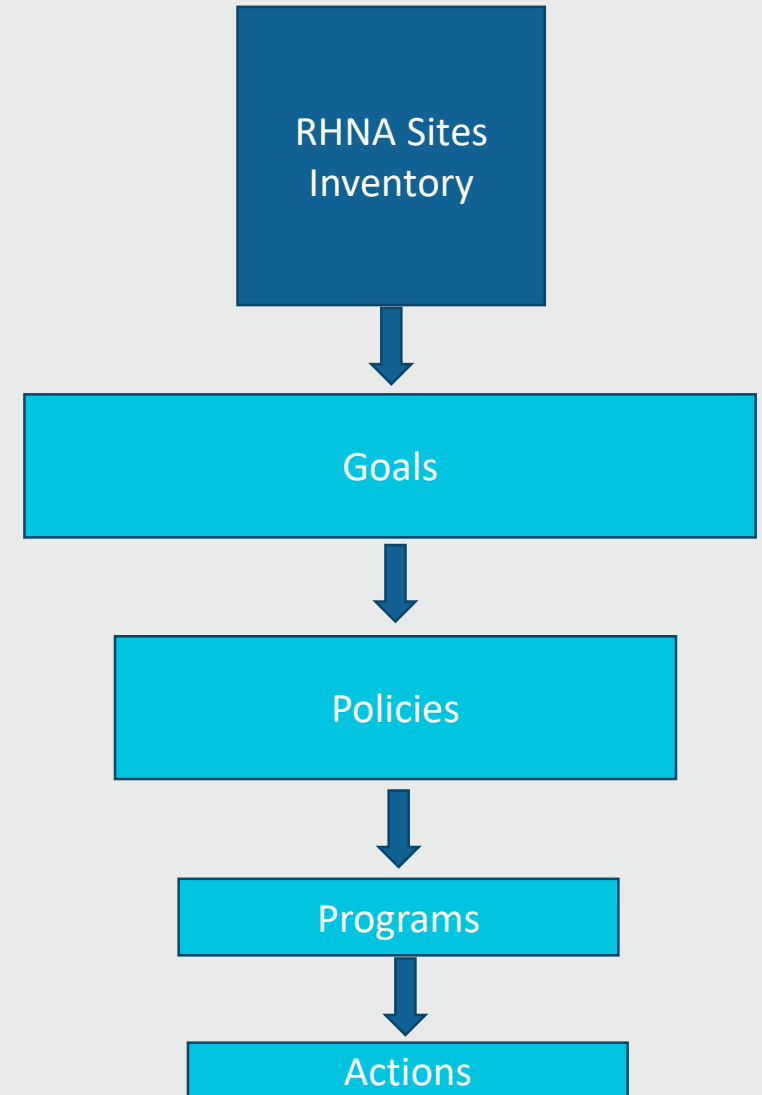
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"The most important housing issue for me is to maintain my housing by all means. To maintain my housing, we need supportive services."

Century Villages at Cabrillo Resident



- The Housing Element is the guiding document that sets the City's **policy and program direction** related to housing.
- **Used when reviewing development projects** (both housing and non-housing projects)
- **Guides all future city ordinances** that the City develops as they must be consistent with the General Plan.





Housing Plan Structure

Plan Component	Number in the Plan	Description
Goal	7 goals	Goals are aspirational purpose statements that indicate the City's direction on what the City seeks to achieve with the housing policies and programs.
Policy	74 policies	Each goal encompasses several policies, statements that describe the City's preferred course of action among a range of other options.
Program	38 programs	Each goal also includes programs, or efforts taken to achieve the City's goals. Each program is associated with actions, which are steps the City will take to implement the program and further the City's policies and goals.
Action	86 actions	Each program has a set of actions, which are measurable steps the City will take to implement the program and further the City's policies and goals



1. Provide Increased Opportunities for the Construction of High-Quality Housing
2. Mitigate Government Constraints to Housing Investment and Affordability
3. Provide Housing Assistance and Preserve Publicly Assisted Units
4. Address the Unique Housing Needs of Special Needs Residents
5. Retain and Improve the Quality of Existing Housing and Neighborhoods
6. Ensure Fair and Equal Housing Opportunity
7. Ensure Effective and Efficient Delivery of Housing Programs and Services



Housing Production

- **Issue:** The shortage of housing, particularly affordable housing, has risen to a crisis situation in Long Beach. Facilitating the development of a diversity of housing to meet the needs of all residents is a City priority. Housing cost burden and overcrowding continue to disproportionately impact the City's lower income and minority households. Production is one of the key strategies for mitigating housing cost escalations and relieving overcrowding.
- **Goal 1:** Provide Increased Opportunities for the Construction of High-Quality Housing (both market rate & affordable)
- **Example Implementation Programs:** Inclusionary Housing Ordinance, Enhanced Density Bonus; Anaheim Corridor Zoning Implementation Plan (ACZIP), micro-unit policy



Housing Affordability

- **Issue:** Housing unaffordability has been a crisis in Long Beach even before COVID-19. The pandemic further exacerbated the situation, rendering many lower income households at risk of becoming homeless. The exact magnitude and duration of the economic impacts of this pandemic is unknown at this time, partly due to COVID-19 response and recovery measures (such as CARES Act funding and eviction moratorium) available. However, such measures are likely to ultimately expire. The City's priority is to address housing affordability issues for renters, who have limited to no last-resort options.
- **Goal 2:** Provide Housing Assistance and Preserve Publicly Assisted Units



Housing Affordability

Issue: Housing unaffordability has been a crisis in Long Beach even before COVID-19. The pandemic further exacerbated the situation, rendering many lower income households at risk of becoming homeless.

Goal 3: Provide Housing Assistance and Preserve Publicly Assisted Units

- Program 3.1: Tenant-Based Rental Assistance Programs
- Program 3.2: Project-Based Vouchers
- Program 3.3: Homeownership Assistance
- Program 3.4: New Funding Mechanisms for Affordable Housing



Affirmatively Furthering Fair Housing and Access to Resources

- **Issue:** Systematic and structural barriers related to housing and employment have placed a disproportionate number of lower-income households and communities of color at a disadvantage in pursuing personal and economic advancements. Working to address these issues in pursuit of the fundamental right to equal access to decent and affordable housing is a guiding principle of this Housing Element.

Goal 6: Ensure Fair and Equal Housing Opportunity

- Program 6.3: Voucher Mobility
- Program 6.4: Replacement Housing Requirements
- Program 6.5: Tenants Right to Counsel

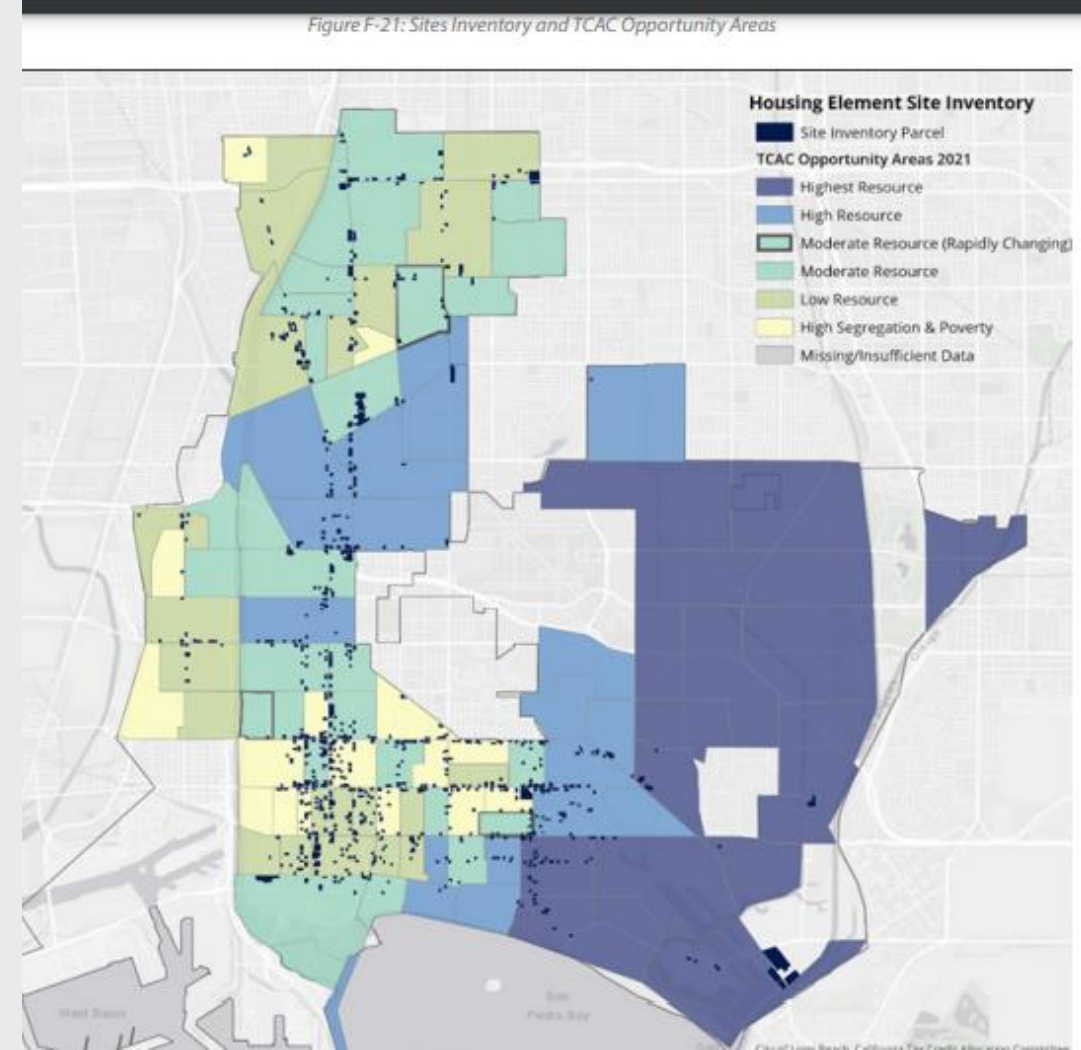


"We need to ensure that cities follow through on affirmatively furthering fair housing; not just rezoning for low-income housing but ensuring that it is funded. The City should create incentives for getting low-income housing built and make sure that a reasonable portion of it is allocated to high opportunity areas where people of lower incomes or historically disadvantaged groups have been excluded."

- Long Beach Resident, Affordable Housing Developers Focus Group Meeting



- Fair housing issues include racial segregation, overcrowding, substandard housing, displacement risk, pollution burden, and more
- Finding- the site inventory reflects prevailing inequitable zoning and land use patterns
- The state requires distribution analysis of new housing potential in high opportunity areas
- “High opportunity” areas, as defined by state law, show where low income children can best access opportunity such as quality schools, greenspace, access to transit, low pollution burden
- Disproportionately few children live in high opportunity areas in Long Beach
 - Disproportionately few inventory sites are in high opportunity areas
- Policies and programs in this plan are designed to help address these issues



Map can be found in Appendix F (page F-41)



Figure F-21: Sites Inventory and TCAC Opportunity Areas

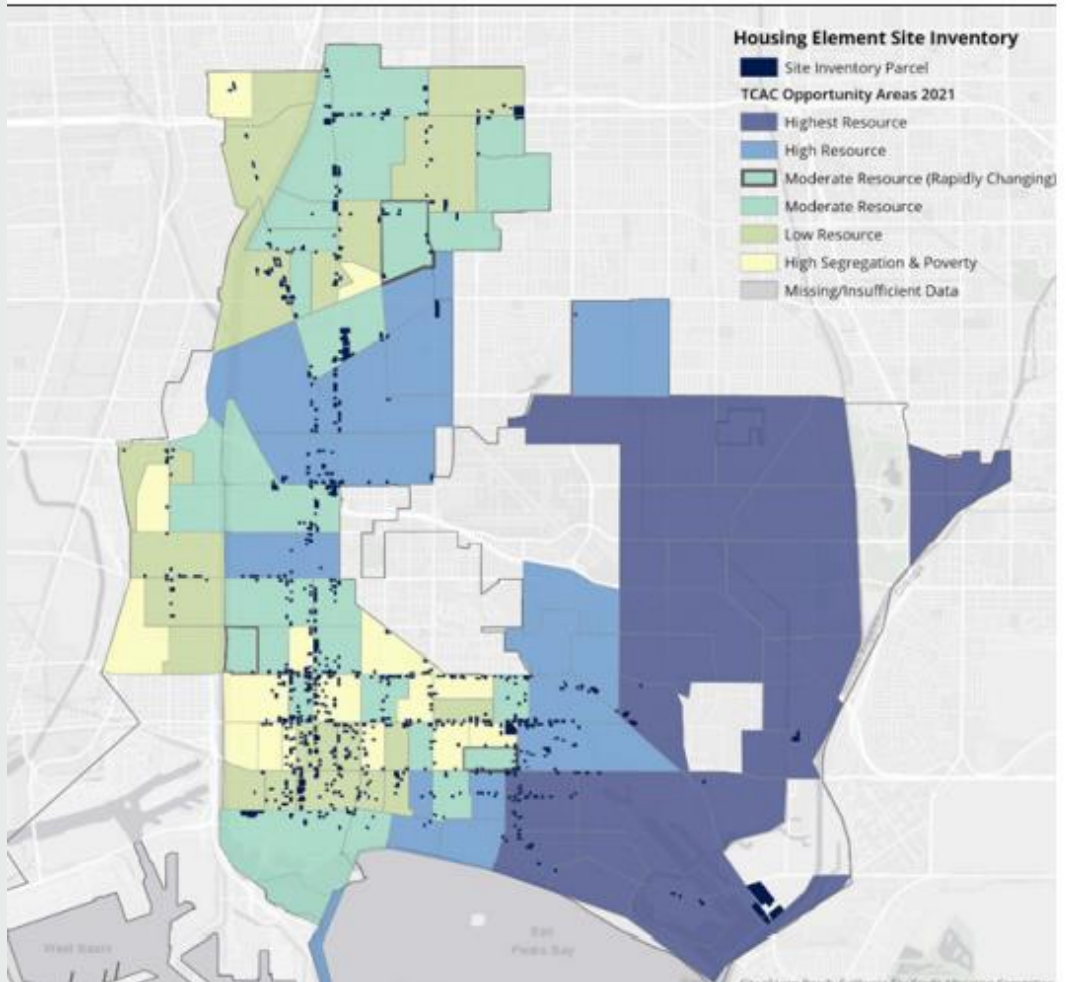
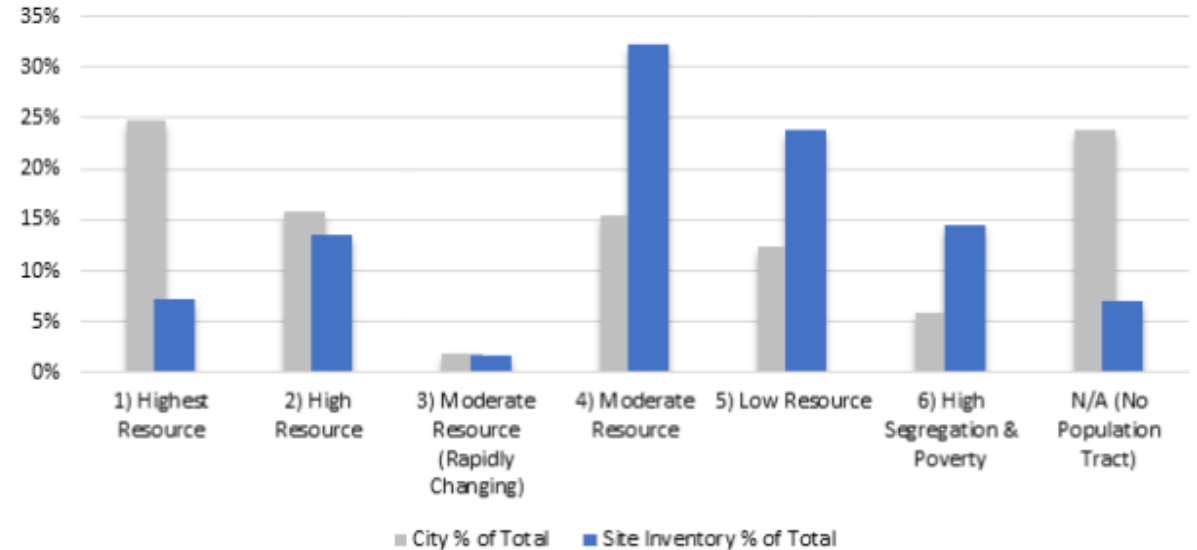


Figure F-22: Sites Inventory Area Breakdown by TCAC Opportunity Score



Map can be found in Appendix F (page F-41)



Affirmatively Furthering Fair Housing

Issue: Systematic and structural barriers related to housing and employment have placed a disproportionate number of lower-income households and communities of color at a disadvantage in pursuing personal and economic advancements.

Goal 6: Ensure Fair and Equal Housing Opportunity

- Program 6.5: Tenants Right to Counsel
- Program 6.3: Voucher Mobility
- Program 6.4: Replacement Housing Requirements
- Program 6.7: Inclusionary Housing
- Program 6.8: Community Land Trust
- Program 6.9: Monitoring of Housing Production
- Program 6.10: Zoning Code Updates Tailored to Disadvantaged Communities



Housing Plan Example

Goal: Ensure Fair and Equal Housing Opportunity



Policy: Establish programs and actions to mitigate development impacts on displacement and gentrification and offer tenant protection



Program: Tenants Right to Counsel



Action: Provide right to legal counsel services for at least 375 households in Long Beach at risk of eviction.

7



Appendix

- Appendix A: Public Participation Report A-1
- Appendix B: Housing Needs Assessment B-1
- Appendix C: Sites Inventory C-1
- Appendix D: Housing Constraints D-1
- Appendix E: Review of Past Accomplishments..... E-1
- Appendix F: Fair Housing Assessment..... F-1



Appendix

7

“This plan needs to address homelessness, walkability, public transit, job opportunities near new developments, and neighborhood protections from the effects of gentrification.”

Long Beach Resident - Housing Element Community Meeting



Next Steps

- Visit Housing Element Webpage (<https://bit.ly/LBHEU21>) to:
 - Review the draft plan (comment period ends August 12th)
 - Share Your Housing Story
 - Submit your written feedback on the plan
- Plan review and adoption by decision makers (Planning Commission & City Council)
 - Planning Commission Study Session on the Housing Element- August 5th
 - Planning Commission adoption hearing (October)
 - Adoption by City Council and submitted to State (November)
- Implementation already Underway:
 - Zoning Code Updates [i.e. UPLAN Phase 2, Anaheim Corridor Zoning Update (ACZIP)]
 - Enhanced Density Bonus undergoing adoption process
 - Beginning implementation of Inclusionary Housing Policy; Interim Motel Conversion Ordinance; Micro-Units; Amnesty program for informal dwelling units

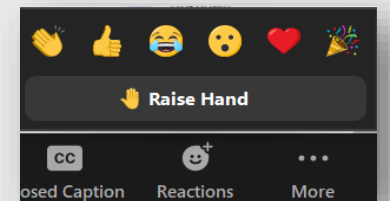
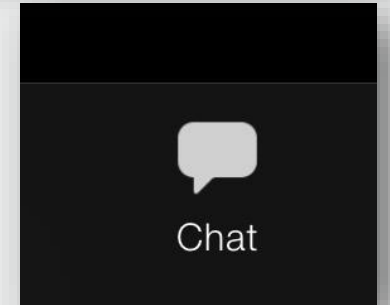
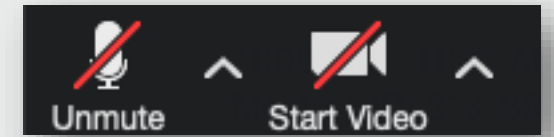
Poll Questions

- Did you come away from this webinar with a better understanding of what the housing element is?
- Did you come away with a better understanding of the housing needs of LB residents?
- Did you come away with a better understanding of how to get involved with the process moving forward?

Questions?

Questions?

To ask a verbal question, 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.



Thank You!

Learn More or Contact Us :

longbeach.gov/housingelementupdate

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