Housing Element Update - Community Forum 1
Understanding the Housing Crisis in Long Beach

August 12, 2020
Introductions
Meet The Team

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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.
Agenda and Presentation Outline

• Overview of the Housing Element Update (HEU)
• Understanding the Housing Crisis
• Strategies to Address the Housing Crisis
• Discussion
• Next Steps
Key Questions for Today

• How can the City increase housing production? What other policies or implementation programs should the City pursue?

• What types of housing units are needed?
Overview: Housing Element Update (HEU)
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.
Are there additional housing goals the City should consider?
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

### 2013-2021 RHNA

- **5th Cycle RHNA**
  - 7,048 units
    - Above Moderate: 3,039 units
    - Moderate: 1,170 units
    - Low: 1,066 units
    - Very Low: 1,773 units

### 2021-2029 RHNA

- **6th Cycle RHNA**
  - 26,440 units
    - Above Moderate: 11,131 units
    - Moderate: 4,149 units
    - Low: 4,038 units
    - Very Low: 7,122 units

Above Moderate
>120% AMI
Moderate
80-120% AMI
Low
50-80% AMI
Very Low
30-50% AMI
## Regional Housing Needs Assessment (RHNA)

<table>
<thead>
<tr>
<th>Income Category</th>
<th>Long Beach</th>
<th>Los Angeles County</th>
<th>Southern California</th>
</tr>
</thead>
<tbody>
<tr>
<td>Above Moderate &gt;120% AMI</td>
<td>3,039</td>
<td>11,131</td>
<td>76,697</td>
</tr>
<tr>
<td>Moderate 80-120% AMI</td>
<td>1,170</td>
<td>4,149</td>
<td>30,043</td>
</tr>
<tr>
<td>Low 50-80% AMI</td>
<td>1,066</td>
<td>4,038</td>
<td>27,469</td>
</tr>
<tr>
<td>Very Low 30-50% AMI</td>
<td>1,773</td>
<td>7,122</td>
<td>45,672</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>7,048</strong></td>
<td><strong>26,440</strong></td>
<td><strong>179,881</strong></td>
</tr>
</tbody>
</table>
Why update the Housing Element?

- 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;
Understanding the Housing Crisis
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

- 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

Renter Rate by Race/Ethnicity in Long Beach

Source: U.S. Census Bureau, 2018 American Community Survey
Types of Residential Use

Predominant Housing Typology
- Single Family Detached
- Low-Density Multifamily Attached
- Medium-Density Multifamily Attached
- High-Density Multifamily Attached
- Fewer than 50 housing units

Source: ACS 5-Year 2018 Data at the 2020 Census Tract geography.

Total Housing Units / Acre
- Up to 3.0 du/ac (10 Tracts)
- 3.1 to 6.0 du/ac (32 Tracts)
- 6.1 to 12.0 du/ac (32 Tracts)
- 12.1 to 22.0 du/ac (24 Tracts)
- 22.1 du/ac or more (6 Tracts)
- Fewer than 50 housing units

Source: ACS 5-Year 2018 Data at the 2020 Census Tract geography.
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.
Aging and Insufficient Housing Stock

Housing Development Over Time

Population Growth Over Time

Source: U.S. Census Bureau

Housing Element Update Public Outreach Meeting
### Aging and Insufficient Housing Stock

**Housing Units by Year Built**

<table>
<thead>
<tr>
<th>Year Built</th>
<th>Renter-Occupied Units</th>
<th>Owner-Occupied Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>1939 or earlier</td>
<td>23,851</td>
<td>15,971</td>
</tr>
<tr>
<td>1940-1949</td>
<td>10,209</td>
<td>12,084</td>
</tr>
<tr>
<td>1950-1959</td>
<td>17,587</td>
<td>20,345</td>
</tr>
<tr>
<td>1960-1969</td>
<td>15,521</td>
<td>7,941</td>
</tr>
<tr>
<td>1970-1979</td>
<td>16,117</td>
<td>5,664</td>
</tr>
<tr>
<td>1980-1989</td>
<td>10,278</td>
<td>3,001</td>
</tr>
<tr>
<td>1990-1999</td>
<td>5,486</td>
<td>3,261</td>
</tr>
<tr>
<td>2000-2009</td>
<td>2,286</td>
<td>2,208</td>
</tr>
<tr>
<td>2010-2013</td>
<td>708</td>
<td>172</td>
</tr>
<tr>
<td>2014 or later</td>
<td>640</td>
<td>102</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau

**Since 1990**

- **Population**: +21.7%
- **Housing Units**: +8.6%

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

**Population Added** and **Housing Units Built** since 1939.
Rent Over Time

Long Beach Average Rents over Time, 2000-2020 (In 2017 dollars)

Source: CoStar Market Analytics

% Rent Increase 2010 to 2020
- Less than 0% (rent decrease)
- 0% to 10% increase
- 11% to 20% increase
- 21% or more increase
Rent/Wages

Change in Wages and Average Rent, Since 2010
(inflation-adjusted)

<table>
<thead>
<tr>
<th>Percentile</th>
<th>10th Wage</th>
<th>20th Wage</th>
<th>50th Wage</th>
<th>80th Wage</th>
<th>90th Wage</th>
<th>Citywide Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Change</td>
<td>-1%</td>
<td>-3%</td>
<td>-1%</td>
<td>-3%</td>
<td>-1%</td>
<td>+20%</td>
</tr>
</tbody>
</table>
Wage Disparities

Median hourly wage by race/ethnicity: Long Beach, CA; 1980-2017

Data source: IPUMS USA | National Equity Atlas
Homelessness

HOMELESS COUNT

<table>
<thead>
<tr>
<th>Year</th>
<th>Unsheltered</th>
<th>Sheltered</th>
<th>Permanent Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>2203</td>
<td>438</td>
<td>961</td>
</tr>
<tr>
<td>2013</td>
<td>1879</td>
<td>968</td>
<td>854</td>
</tr>
<tr>
<td>2015</td>
<td>1513</td>
<td>832</td>
<td>1214</td>
</tr>
<tr>
<td>2017</td>
<td>1208</td>
<td>655</td>
<td>1863</td>
</tr>
<tr>
<td>2019</td>
<td>1275</td>
<td>619</td>
<td>1894</td>
</tr>
<tr>
<td>2020</td>
<td>1582</td>
<td>452</td>
<td>2034</td>
</tr>
</tbody>
</table>

Source: City of Long Beach Department of Health and Human Services
Community Poll #3

Do you rent or do you own your home?

• I rent my home

• I own my home
Community Poll #4

How much of your monthly income goes to housing?

- 30%
- 30-50%
- 50% or more
Housing Production

Annual Housing Production Dashboard
https://arcg.is/8CHry
What is “Affordable Housing”?

Median household income in Long Beach is $77,300

- 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

- **Extremely Low Income (Below 30% AMI)**
  - Owners Cost Burdened: 74.5%
  - Renters Cost Burdened: 85.1%

- **Very Low Income (31% - 50% AMI)**
  - Owners Cost Burdened: 62.2%
  - Renters Cost Burdened: 80.4%

- **Low Income (51% - 80% AMI)**
  - Owners Cost Burdened: 52.5%
  - Renters Cost Burdened: 39.5%

- **Moderate Income (81% - 100% AMI)**
  - Owners Cost Burdened: 37.2%
  - Renters Cost Burdened: 17.3%

- **Above Moderate (Over 100% AMI)**
  - Owners Cost Burdened: 16.4%
  - Renters Cost Burdened: 5.2%

### Income Distribution

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

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), based on American Community Survey (ACS), 2012–2016
Housing Policies and Initiatives
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
Concurrent Housing Element Strategies

- Following programs and policies underway to help implement the Housing Element and make progress toward RHNA
  - Preserve existing housing
  - Promote housing affordability
  - Incentivize new housing supply

- Consistent with State Law and housing recommendations published by the City
  - Revenue Tools and Incentives for the Production of Affordable and Workforce Housing
  - Everyone Home Long Beach – plan to address homelessness
Accessory Dwelling Units (ADUs)

• “Granny flats” or “backyard homes”

• Newly constructed or conversions of existing accessory structures

• Allowed in residential use areas of the City

• **Status:** In effect with January 1, 2020 local policy updates for adherence to State law

• Goal: Facilitate much-needed housing units; tackle missing "middle-housing"
Renter/Tenant Protections

- AB 1482 caps rents at 5% plus inflation
  - Defines specific "just causes" for evictions
- LBMC Ch.8.99 – Just Cause for Termination of Tenancies
- Emergency ordinance that halts evictions for residential and certain commercial tenants affected by the COVID-19 pandemic extended until Sept. 30, 2020

- **Status:** Approved and In Effect

- Goal: Protect existing housing and tenants
Inclusionary Housing Policy

• Requires a percentage of income-restricted affordable housing units in applicable new residential projects
  • Required in Downtown and Midtown
  • Incentive-based in the rest of the City
    • Enhanced Density Bonus can provide the incentive for affordable housing production outside of DT and MT

• **Status:** Approved in concept; pending adoption of final ordinance

• Goal: Enhance the production of affordable and mixed-income housing and meet the City’s share of low- and moderate-income units, as outlined by RHNA
Interim, Supportive Housing, & Homeless Shelters

- Interim Housing Ordinance
  - Expand geographic areas where emergency shelters, interim and supportive housing, and social services are permitted, to ensure consistency with State law
  - **Status:** Adopted by City Council on July 14, 2020

- Interim Motel Conversion Ordinance
  - Facilitates the voluntary and non-permanent conversion of existing motels to temporary supportive or transitional housing for people experiencing homelessness
  - **Status:** Tentative City Council date - September 15

- Atlantic Farms Bridge Housing Community – City’s first year-round homeless shelter - Opening in Fall
Rezoning

• LUE and UDE adopted in December 2019;

• Rezoning efforts underway to bring the zoning into consistency with the new General Plan LUE PlaceTypes

• UPLAN & ACZIP

• Status: UPLAN & ACZIP: In progress
Additional Housing Ordinances

• The next few slides introduce a suite of housing ordinances that we are currently seeking public comment on

• As another tool in our toolbox, these three ordinances will help implement the Housing Element to reach the 26,000 RHNA figure

• This suite of housing ordinances are tentatively slated for Planning Commission review on September 3, 2020
Micro-Units

• Typical Unit Size < 350 SF
• Rents are 20 – 30% lower than the rent of a studio unit
• Market-based solution for tackling housing affordability
• Successful in walkable, amenity-rich areas
• Attractive to students and young professionals

ULI Report
Micro-Units

• These types of units are currently not allowed due to minimum unit size requirements

• Pilot program would allow a limited number in Downtown and Midtown

• Allow parking reductions for incorporation of Transportation Demand Management (TDM) strategies and/or restricted affordable units

• Allowable building height and envelope in the pilot program areas would not change

• Micro-unit projects would require Site Plan Review approval

• Goal: Diversify housing stock
Informal Dwelling Unit Amnesty Program

- Legalization of unpermitted, existing housing units
  - Site Plan Review approval and a Building Bureau Special Inspection
- Affordability covenant requirement to preserve units as affordable income-restricted units
- Goal: Expand number of income-restricted affordable units, preserve existing housing stock, and extend formal protections associated with legalization
Enhanced Density Bonus

• Allow density bonuses and incentives, beyond those currently allowed through the State Density Bonus law, in exchange for greater levels of affordable housing units.

• Allowable density bonus is based on % of affordable component and location of project; Density Bonuses range from 80% to 100%.

• On-menu incentives
  • On-Menu Height Incentives

• Off-menu incentives

• 100% affordable projects exempt from required parking

• Goal: To stimulate market-rate and affordable housing unit production and offset cost of providing affordable units.
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
- Identify additional strategies to expand housing production
  - Enhanced Density Bonus
  - Legalization of unpermitted dwelling units
  - Micro-unit pilot project
  - Other?
Discussion
What are some ways to increase housing production?

What other programs and initiatives should the City implement?
What housing types are most needed?
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
## Project Timeline

### 2020
- **Winter**
  - Project Kickoff

- **Summer**
  - Initiate Sites Inventory
  - Housing Needs Assessment

- **Fall**
  - Housing Element Recommendations

- **Winter**
  - Draft Housing Element

  - Ongoing Community Outreach and Engagement

  - Virtual Engagement, Working Groups, Community and Capacity-Building Workshops, Focus Groups, Survey, and Community Forums

### 2021
- **Spring**
  - Public Review

- **Summer**
  - 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 Forums

  - Public Hearings, Planning Commission and Council Presentations
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 Forum:

• **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](http://tinyurl.com/y77q4s62)
  • Dial-In Number: 346-248-7799
  • Webinar ID: 871 9106 8776#
Other Important Initiatives - Census 2020

This 2020 Census

Everyone Must Be Counted

Respond TODAY at my2020census.gov
Questions?

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(562) 570-6194
longbeach.gov/housingelementupdate