Housing Element Update - Community Forum 2
What is the Housing Element and How Can It Help Address the Housing Shortage

August 19, 2020
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.
Workshops and Community Forums

Materials from past meetings are available online:
longbeach.gov/housingelementupdate
Agenda and Presentation Outline

- Overview of the Housing Element Update (HEU)
- Understanding the Housing Crisis
- Major Components of the Housing Element
- Discussion: Housing Element Goals and Policies
- Next Steps
Key Questions for Today

Do you agree with the Housing Element goals? Are any missing?

What other policies or implementation programs should the City pursue?
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.
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
<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></td>
<td>5th Cycle RHNA 2013-2021</td>
<td>6th Cycle RHNA 2021-2029</td>
<td>5th Cycle RHNA 2013-2021</td>
</tr>
<tr>
<td></td>
<td>6th Cycle RHNA 2021-2029</td>
<td></td>
<td>6th Cycle RHNA 2021-2029</td>
</tr>
<tr>
<td>Above Moderate &gt;120% AMI</td>
<td>3,039</td>
<td>76,697</td>
<td>174,505</td>
</tr>
<tr>
<td></td>
<td>11,131</td>
<td>340,916</td>
<td>559,509</td>
</tr>
<tr>
<td>Moderate 80-120% AMI</td>
<td>1,170</td>
<td>30,043</td>
<td>72,053</td>
</tr>
<tr>
<td></td>
<td>4,149</td>
<td>131,523</td>
<td>223,941</td>
</tr>
<tr>
<td>Low 50-80% AMI</td>
<td>1,066</td>
<td>27,469</td>
<td>64,947</td>
</tr>
<tr>
<td></td>
<td>4,038</td>
<td>123,141</td>
<td>206,747</td>
</tr>
<tr>
<td>Very Low 30-50% AMI</td>
<td>1,773</td>
<td>45,672</td>
<td>100,632</td>
</tr>
<tr>
<td></td>
<td>7,122</td>
<td>217,492</td>
<td>351,637</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>7,048</strong></td>
<td><strong>179,881</strong></td>
<td><strong>412,137</strong></td>
</tr>
<tr>
<td></td>
<td><strong>26,440</strong></td>
<td><strong>813,071</strong></td>
<td><strong>1,341,834</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;
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
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
Understanding the Housing Crisis
Long Beach Today-Context
Races/Ethnicities of Long Beach
1980–2017

% Non-White Population
- Up to 40% (18 Tracts)
- 41% - 60% (18 Tracts)
- 61% - 80% (15 Tracts)
- 81% - 90% (18 Tracts)
- 91% or more (37 Tracts)
- Fewer than 100 population

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

Housing Element Update Public Outreach Meeting
Community Poll #3

Do you rent or do you own your home?

• I rent my home
• I own my home
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.

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

**Total Housing Units / Acre**
- Up to 3.0 du/acre (10 Tracts)
- 3.1 to 6.0 du/acre (32 Tracts)
- 6.1 to 12.0 du/acre (32 Tracts)
- 12.1 to 22.0 du/acre (24 Tracts)
- 22.1 du/acre 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
### 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>
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<tr>
<td>1980-1989</td>
<td>10,278</td>
<td>3,001</td>
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<tr>
<td>1990-1999</td>
<td>2,278</td>
<td>3,261</td>
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<tr>
<td>2000-2009</td>
<td>5,486</td>
<td>2,208</td>
</tr>
<tr>
<td>2010-2013</td>
<td>2,286</td>
<td>172</td>
</tr>
<tr>
<td>2014 or later</td>
<td>708</td>
<td>102</td>
</tr>
</tbody>
</table>

#### 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%**
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

Citywide, $1,404

Source: CoStar Market Analytics
Changes in Wages and Average Rent

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

- 10th Percentile Wage
- 20th Percentile Wage
- 50th Percentile Wage
- 80th Percentile Wage
- 90th Percentile Wage
- Citywide Average Rent

10th Percentile Wage: -1%
20th Percentile Wage: -3%
50th Percentile Wage: -1%
80th Percentile Wage: -3%
90th Percentile Wage: -1%
Citywide Average Rent: +20%
Wage Disparities

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

<table>
<thead>
<tr>
<th>Year</th>
<th>White</th>
<th>People of color</th>
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<tbody>
<tr>
<td>1980</td>
<td>$26</td>
<td>$20</td>
</tr>
<tr>
<td>1985</td>
<td>$29</td>
<td>$19</td>
</tr>
<tr>
<td>1990</td>
<td>$29</td>
<td>$19</td>
</tr>
<tr>
<td>1995</td>
<td>$29</td>
<td>$19</td>
</tr>
<tr>
<td>2000</td>
<td>$32</td>
<td>$19</td>
</tr>
<tr>
<td>2005</td>
<td>$32</td>
<td>$19</td>
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<tr>
<td>2010</td>
<td>$30</td>
<td>$19</td>
</tr>
<tr>
<td>2015</td>
<td></td>
<td>$19</td>
</tr>
<tr>
<td>2017</td>
<td></td>
<td>$19</td>
</tr>
</tbody>
</table>

Data source: IPUMS USA | National Equity Atlas
Homelessness

<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>854</td>
<td>968</td>
</tr>
<tr>
<td>2015</td>
<td>1513</td>
<td>1214</td>
<td>832</td>
</tr>
<tr>
<td>2017</td>
<td>1208</td>
<td>1863</td>
<td>655</td>
</tr>
<tr>
<td>2019</td>
<td>1275</td>
<td>1894</td>
<td>619</td>
</tr>
<tr>
<td>2020</td>
<td>1582</td>
<td>2034</td>
<td>452</td>
</tr>
</tbody>
</table>

Source: City of Long Beach Department of Health and Human Services
Housing Production

Annual Housing Production Dashboard
https://arcg.is/8CHry
Community Poll #4

How much of your monthly income goes to housing?

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

% Owners Cost Burdened % Renters Cost Burdened

<table>
<thead>
<tr>
<th>Income Group</th>
<th>Owners Cost Burdened</th>
<th>Renters Cost Burdened</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low Income (Below 30% AMI)</td>
<td>74.5%</td>
<td>85.1%</td>
</tr>
<tr>
<td>Very Low Income (31% - 50% AMI)</td>
<td>62.2%</td>
<td>80.4%</td>
</tr>
<tr>
<td>Low Income (51% - 80% AMI)</td>
<td>52.5%</td>
<td>39.5%</td>
</tr>
<tr>
<td>Moderate Income (81% - 100% AMI)</td>
<td>37.2%</td>
<td>17.3%</td>
</tr>
<tr>
<td>Above Moderate (Over 100% AMI)</td>
<td>16.4%</td>
<td>5.2%</td>
</tr>
</tbody>
</table>

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 Affordability in Long Beach

% of Renter Households that are Rent Burdened
- Up to 40% (15 Tracts)
- 41% - 55% (44 Tracts)
- 56% - 70% (40 Tracts)
- 71% or more (5 Tracts)
- Fewer than 50 households

Percent of Renters Rent-Burdened in Long Beach, 2017

- All: 55%
- White: 51%
- Black: 61%
- Latino: 57%
- Asian/Pacific Islander: 50%
- Mixed/other: 47%

Source: ACS 5-Year 2018 Data at the 2010 Census Tract geography

Data source: IPUMS USA | National Equity Atlas
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 approval of the Inclusionary Housing Policy
  • 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 Legalization of Unpermitted Dwelling Units
Components of the Housing Element
Components of the Housing Element

Housing Needs Assessment
- Population Characteristics
- Household Characteristics
- Housing Stock Characteristics
- Assisted Housing At-Risk of Conversion
- Housing Problems

Housing Constraints and Resources
- Market Constraints
- Government Constraints
- Environmental and Infrastructure Constraints

Housing Plan
- Opportunities for Residential Development
- Financial Resources
- Administrative Resources
- Opportunities for Energy Conservation
- Goals and Policies
- Housing Programs
Housing Needs Assessment

• Assuring the availability of decent and affordable housing for residents of all social and economic groups is important for Long Beach.

• This section analyzes important population and housing characteristics to identify the City's specific housing needs:
  • Demographic issues of age, race/ethnicity and employment
  • Household type, age and income
  • Special housing needs present in the community
  • Housing type, cost, condition, and affordability; and
  • Evaluation of the City's share of the region's housing needs

• This evaluation will serve as the basis for the City's goals, policies, and programs detailed in the Housing Plan.
Housing Constraints

• Assessment of a variety of factors that encourage or constrain the development, maintenance, and improvement of the housing stock in the City

• This section addresses constraints such as:
  • Market mechanisms (land costs, construction costs, and market financing)
  • Government codes and regulations (land use policies, residential development standards, fees and exactions, permit processing procedures)
  • Physical and environmental constraints
Housing Resources

• This section describes and analyzes resources available for development, rehabilitation, and preservation of housing in the City

• Includes:

- Opportunities for residential development
- Financial resources
- Administrative resources (i.e. public and non-profit agencies)
- Opportunities for energy conservation
Housing Plan

• This section presents the City's goals, policies, and programs to address housing needs

• Seven major goals in the current Housing Plan:
  • Housing Affordability
  • Housing Accessibility for Special Needs Residents
  • Housing and Neighborhood Improvement
  • Housing Production
  • Government Constraints to Housing Development
  • Homeownership Opportunities
  • Fair and Equal Housing Opportunity
Housing Goals and Policies
Key Questions for Today

1. Do you agree with the Housing Element goals? Are any missing?

2. What other policies or implementation programs should the City pursue?
Housing Affordability

• **Issue:** Many residents have expressed concern that housing is becoming increasingly unaffordable, especially to the extremely low and low-income households.
  - Adequately sized housing is limited and unaffordable to large households.

• **Goal 1:** Provide Housing Assistance and Preserve Publicly Assisted Units
Community Poll #5

Do you agree with this goal?

• Yes

• No
Housing Accessibility for Special Needs Residents

- **Issue:** Certain groups face greater difficulty in finding decent, affordable housing due to their special circumstances.
  - Special circumstances may relate to one's income, family characteristics, disability or health issues.
  - Long Beach is home to a sizeable population of persons with special needs including: the homeless, elderly, disabled persons, single parents, large households, veterans, college students and others.

- **Goal 2:** Address the Unique Housing Needs of Special Residents
Community Poll #6

Do you agree with this goal?

• Yes

• No
Housing and Neighborhood Improvement

• **Issue:** Housing and neighborhood conservation and preservation in Long Beach is an important means to improving the quality of life for residents.

  • As an older, highly urbanized and densely populated community, Long Beach is confronted with a range of community development issues, particularly in older neighborhoods where housing conditions, public improvements, community facilities, and neighborhood amenities (such as access to healthy food and open space) all need upgrading or replacement.

• **Goal 3:** Retain and Improve the Quality of Existing Housing and Neighborhoods
Community Poll #7

Do you agree with this goal?

- Yes
- No
**Housing Production**

- **Issue:** Maintaining a diversity of rental and ownership housing opportunities to meet the needs of residents is one of the City's challenges.
  - Housing cost burden and overcrowding continue to disproportionately impact the City's lower income households.
  - Moderate income households are also experiencing difficulty in finding decent and affordable housing, and moderate income households are not eligible for assistance under federal housing programs.

- **Goal 4:** Provide Increased Opportunities for the Construction of High Quality Housing
Community Poll #8

Do you agree with this goal?

• Yes
• No
Government Constraints to Housing Development

• **Issue:** Market factors and government regulations can have a significant impact on the development, improvement and affordability of housing.
  
  • Although market conditions are beyond the direct influence of any jurisdiction, communities can encourage housing investment by ensuring the reasonableness of local land use controls, development standards, permit-processing procedures, fees and exactions, and governmental requirements that will impact residential development.

• **Goal 5: Mitigate Government Constraints to Housing Investment and Affordability**
Community Poll #9

Do you agree with this goal?

• Yes

• No
Home Ownership Opportunities

• **Issue:** Many households aspire to home ownership. However, the price of ownership housing is often beyond the financial means of most lower and even moderate income households.

• **Goal 6: Provide Increased Opportunities for Home Ownership**
Community Poll #10

Do you agree with this goal?

- Yes
- No
Fair and Equal Housing Opportunity

**Issue:** Ensuring fair and equal housing opportunity for home-seekers is an on-going need.

- Whether through mediating tenant/landlord disputes, investigating bona fide complaints of discrimination, or through the provision of education services – fair housing services are needed to enforce State and federal laws.

**Goal 7: Ensure Fair and Equal Housing Opportunity**
Community Poll #11

Do you agree with this goal?

• Yes
• No
Ideas We’ve Heard

• Housing Equity
• Environmental Justice/Climate Resiliency
• Renter Protections
• Housing Quality
• Affordable Housing Preservation
• Homelessness
Other Important Initiatives - Census 2020

**THIS 2020 CENSUS**

**EVERYONE MUST BE COUNTED**

Respond TODAY at my2020census.gov
Questions?

housingelementupdate@longbeach.gov
(562) 570-6194
longbeach.gov/housingelementupdate