

Alex Medina

From: Erin Hoops <eehoops@gmail.com>
Sent: Saturday, December 14, 2024 5:25 PM
To: PlanningCommissioners
Subject: Inclusionary Zoning

-EXTERNAL-

Dear Planning Commissioners,

I am writing to oppose expanding exclusionary zoning (IZ) city-wide. We desperately need affordable housing in this city and research shows that the people who end up paying the subsidies for below market rate units are other renters, in the form of increased rent.

Many studies find that Inclusionary zoning depresses the overall number of units built. Some studies find no change, but there is reason to believe that the cities in these studies already have depressed housing production and inclusionary zoning is just not the limiting factor.

[This podcast from UCLA Housing](#) discusses recent research on inclusionary zoning in Los Angeles. Importantly, around 36 minutes, they discuss the "lumpy" nature of housing. It is not possible to rent out 1% of a unit, so in a 10 unit building, an 11% IZ requirement is equivalent to a 20% requirement. This is exactly the number (11%) that Long Beach is proposing. This misguided percentage further hinders new projects that may have been feasible at 10%, but would not be feasible at 20%.

[This article discusses research related to the effect of luxury housing on low income renters.](#) The research found that increasing the overall supply of housing, of any kind, brought down prices at all levels. We need to prioritize building as many units as possible in order to keep rents down in Long Beach.

Please oppose inclusionary zoning in Long Beach.

Thank you,
Erin Hoops