



LBCIC Federal and State Funding Priorities

The Long Beach Community Investment Company – November 20, 2024

LBCIC's Mission and Role

Mission: To support sustainable housing, revitalize neighborhoods, and enhance livability for a vibrant community

Entity	Primary Role	Responsibilities
Long Beach Community Investment Company	Facilitates affordable housing and community investment	<ul style="list-style-type: none">• Manages and allocates federal and state funding for housing and community development• Ensures compliance with local housing policy as set by the Mayor and City Council, including the Housing Element, Consolidated Plan, and Annual Action Plans for HUD funding
Planning Commission	Oversees land use and zoning decisions	<ul style="list-style-type: none">• Reviews and approves zoning changes and permits• Guides long-term city planning and development standards
Cultural Heritage Commission	Protects and preserves historic landmarks and neighborhoods	<ul style="list-style-type: none">• Evaluates and designates historic landmarks• Reviews development impacts on historic or culturally significant areas

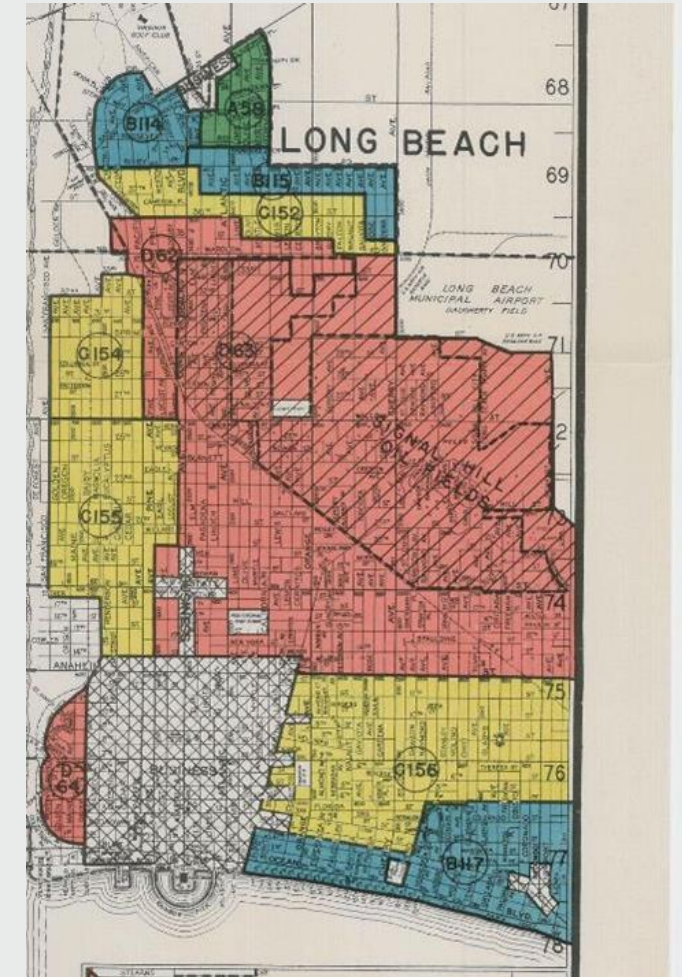
Historical Context of Housing Inequities in Long Beach

Redlining and Discrimination (1930s–1960s)

- In 1934, the Federal Housing Administration and private banks implemented redlining practices, restricting loans in neighborhoods with predominantly non-white residents.
- In Long Beach, areas like Central Long Beach were deemed "too risky" for investment due to racial demographics.
- Deed restrictions prohibited non-white individuals from purchasing or occupying properties in neighborhoods like East Long Beach and Bixby Knolls.

Lasting Effects on Community Segregation

- These discriminatory policies created economic barriers that continue to impact Long Beach's housing landscape.
- Today, many formerly redlined areas overlap with HUD-identified Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs).



Central Long Beach

Federal and State Legislation Guiding Housing Policy

Federal Mandates

- Fair Housing Act of 1968: Enacted to end housing discrimination and requires jurisdictions with HUD funding to “affirmatively further fair housing” (AFFH).
- HUD Compliance: Long Beach is required to report annually on local fair housing efforts as part of the Consolidated Annual Performance Evaluation Report (CAPER).
- AFFH prioritizes affordable housing in high-resource areas and investments in R/ECAPs for inclusive community development.



Federal and State Legislation Guiding Housing Policy

State Mandates

- AB 686 (2018): Requires California agencies to further fair housing, regardless of future federal actions.
- State Funding Goals: Programs like the Low Income Housing Tax Credit Program focus on affordable housing in high-resource neighborhoods, aiming to balance investments across all communities.
- The Housing Element (2021-2029): Adopted by the City Council in 2022, it provides a roadmap for meeting the housing needs of all Long Beach residents through 2029, as required by state law, and guides equitable housing development, including affordable housing access in higher-resource areas.



Federal and State Legislation Guiding Housing Policy



AB 686

Expands and protects duty to affirmatively further fair housing (AFFH) in CA

1

All public agencies required to administer programs and activities relating to housing and community development in a manner to AFFH and take no action that is materially inconsistent with this obligation.

2

New Housing Element Requirements

**Applies to housing elements due to be revised on or after January 1, 2021*



Outreach

A diligent effort must be made to equitably include all community stakeholders in the housing element public participation process.



Assessment of Fair Housing

All housing elements must include an assessment of fair housing within the housing needs section. This assessment should include an analysis of fair housing issues in the jurisdiction including existing segregation and inclusion trends and current fair housing practices.



Sites Analysis

Local jurisdictions must evaluate and address how particular sites available for development of housing will meet the needs of households at all income levels and will AFFH by replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.



Priorities, Goals, and Actions

Based on findings from the needs assessment and the site inventory analysis with respect to AFFH, local jurisdictions will assess contributing factors to fair housing barriers and adopt policies with programs that remediate identified fair housing issues and/or further promote fair housing.

LBCIC Housing Projects

- Over the last five years, the majority of completed units (87%) were constructed in low-income communities where there is already a high concentration of affordable housing.

Project	Address	Units	High Resource Area
The Beacon	1201-1235 Long Beach Blvd.	158	No
The Spark at Midtown	1900 Long Beach Blvd.	94	No
Las Ventanas	1795 Long Beach Blvd.	101	No
Vistas del Puerto	1836 Locust Ave.	47	No
Bloom at Magnolia	1770 Magnolia Ave.	39	No
Wellspring	1500 E. Anaheim St.	87	No
26 Point 2	3590 E. Pacific Coast Hwy.	76	Yes
Heritage Gardens	901-941 E. Pacific Coast Hwy.	67	No
The Cove	2121 W. Williams St.	89	No
HOPE - Lemon Apartments	2024 Lemon Ave.	6	No
HOPE - Clark Apartments	4713 Clark Ave.	7	Yes
HOPE - Redondo Apartments	116 Redondo Ave.	5	Yes
HOPE - 9 th Street Homes	6711 E. 9 th St.	4	Yes
HOPE - Sunfield Homes	4734 Sunfield Ave.	4	Yes
HOPE - Keynote Homes	6127 Keynote St.	4	Yes

LBCIC Housing Projects

- Of those housing units that are currently in the development pipeline, very few (24%) are proposed in high resource areas.

Project	Address	Units	High Resource Area
Mercy - 300 Alamitos	300 Alamitos Ave.	81	No
Jamboree - The 101	101 E. Pacific Coast Hwy.	51	No
Linc - Fountain	4151 E. Fountain Ave.	72	Yes
Linc - Armory	854 E. 7 th St.	63	No
Century - LBB	1401 Long Beach Blvd.	153	No
Amcal - Linden	946 Linden Ave.	99	No
Century - Uptown	6801 Atlantic Ave.	108	No
Holos - Denali	521 and 527 E. 4 th St.	108	No
NuPhilly	6380 Orange Ave.	9	No
West Hollywood - Wardlow	1131 E Wardlow Rd.	72	Yes
Linc - Elm	3590 Elm Ave.	68	Yes

LBCIC Programs

- The LBCIC has prioritized targeted investments in under-resourced neighborhoods, especially R/ECAP and CDBG-eligible areas, over recent Annual Action Plan cycles through the following and other public service programs for special populations in high-need areas:

COMMERCIAL CORRIDOR FAÇADE IMPROVEMENT PROGRAM



Helping Our Businesses. Improving Our Community.



Home Improvement Roof Grant Program

Better Roof. Better Protection. Better Home.

First-Time Homebuyer Assistance Program



Recommended LBCIC Action

- Staff recommends the LBCIC continue current priorities without excluding high-resource areas.
- Alternative option: discontinue the funding of new affordable housing projects and focus on programs as well as recapitalizing existing projects.
- Policy changes would need to be made in consultation and with the approval of the City Council and would necessitate updates to the City's Consolidated Plan, Action Plan, Housing Element, and Land Use Element. Such changes would not necessarily be approved by State and Federal regulators and could be subject to litigation.



Thank you

Meggan Sorensen

Bureau Manager, Housing & Neighborhood Services
Community Development Department
Meggan.Sorensen@longbeach.gov