

Item 2-Correspondence-James Suazo

From: James Suazo <james@lbforward.org>
Sent: Tuesday, October 15, 2024 1:57 PM
To: Megan Kerr <Megan.Kerr@longbeach.gov>; Al Austin <Al.Austin@longbeach.gov>; Joni Ricks-Oddie <Joni.Ricks-Oddie@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>
Cc: CityClerk <CityClerk@longbeach.gov>; Robert Allarte <Robert.Allarte@longbeach.gov>; Anjelica Vargas <Anjelica.Vargas@longbeach.gov>; Bryan Martinez <Bryan.Martinez@longbeach.gov>; Marlene Montanez <marlene@lbforward.org>; Melody Osuna <mosuna@pilpca.org>; Connor Lock <Connor.Lock@longbeach.gov>
Subject: Comment Letter on Housing and Public Health Committee Item #2 - October 15

-EXTERNAL-

Dear Members of the Housing and Public Health Committee-

On behalf of Long Beach Forward and the Public Interest Law Project, please see the attached letter regarding Item #2 on the Committee agenda for October 15, 2024. If you have any questions, please do not hesitate to contact me via email.

In solidarity,
James Suazo (*he/him/his*)
Executive Director

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October 15, 2024

Housing and Public Health Committee
Councilmember Megan Kerr
Councilmember Al Austin
Councilmember Joni Ricks-Oddie

RE: Inclusionary Zoning

Dear Members of the Housing and Public Health Committee:

Long Beach Forward (LBF) is a community-based organization creating a healthy Long Beach with low-income communities of color by building community knowledge, leadership, and power. We do this because race and income shouldn't determine one's future in Long Beach. Too often, low-income people and people of color are denied opportunities and the means for them and their loved ones to thrive, whether in employment, education, or housing. We believe that housing is a human right and the most important solution to addressing our ongoing housing and homelessness crisis.

The Public Interest Law Project (PILP) is a support center to qualified legal service programs across California. PILP provides technical assistance, training, research, litigation, and advocacy support to public interest law programs on law and policy issues related to land use, housing, public benefits, anti-displacement, community preservation, and civil rights. PILP focuses on equitable use and ownership of land to increase, protect, and preserve affordable housing and tenant protections for lower income Californians.

Both LBF and PILP support the City's initiative to expand the requirement of inclusionary housing units throughout the entire city. This letter regards the City's development of an Inclusionary Housing Policy (the "Policy") requiring developers to include affordable housing units in new market-rate residential developments. On May 17, 2024, the Community Development Director and City Manager provided recommendations to Title 21.67 of the Long Beach Municipal Code. Revisions to the program, suggested therein and elsewhere, have the potential to ruin the hard work undertaken over the past seven years. The following recommendations simply ask the City Council to retain the approach already adopted in expanding the Policy to the entirety of Long Beach.

Affordability Percentages Should Be Expanded City-Wide Equally

Long Beach should retain rules, adopted in 2021, setting aside 11% of units in qualifying developments for very low income (“VLI”) residents as it expands the program throughout the City. As noted in the Staff Report, “historically, little to no affordable housing has been built in higher-resource areas of Long Beach.” The current Staff proposal incentivizes developers to continue to only build in lower-resource areas. By requiring higher percentages of VLI units in higher-resource areas of Long Beach and lower percentages in lower-resource areas, it is more likely developers will choose the option for a lower percentage of VLI units and continue the historical trends of segregation.

Further, our communities need more than the 11% or 6% currently proposed for VLI residents, depending on where the development is located in the City. Only 228 units of the needed 7,141 very-low income units allocated by the Regional Housing Needs Assessment (RHNA) have been built for this housing element cycle.

Keep Alternative Compliance As It Is

City Staff is proposing to allow developers to dictate whether or not to comply with inclusionary zoning if it meets other fair housing or RHNA compliance. This will create a loophole that developers will take advantage of. Studies show that mandatory programs produce more affordable housing than voluntary programs, and developer opt-outs can reduce opportunities for creating mixed-income housing. Developers should not be allowed to propose arbitrary compliance methods to be approved at Planning Commission’s discretion. This creates exceptions that swallow the rule and must be eliminated.

The current Policy states that developers can propose an alternative compliance method, if the method provides **the same or greater public benefit**. This alternative compliance should remain for the city-wide Policy.

Keep Decision Making with Elected Officials

Keep City Council approval for alternative compliance options and other decisions for the Policy. As a democratically elected body, the City Council is held accountable to their constituents and are better able to consider and represent the needs of the broader community, including the low-income communities. The Planning Commission’s role is that of an advisory body “providing insight and leadership” to the Council, and the Planning Commission does not have vested authority to approve an alternative compliance.

Make the Policy Effective City-Wide Immediately

Remove the phased-in timeline and make the policy effective immediately. In the previous Staff Report, the data showed that housing development was not hindered but actually increased while the previous Policy was implemented. There is no data to support slowing down the implementation of inclusionary zoning, merely speculation. However there is data to show an

increase in homelessness. Affordable units are needed as soon as possible, remove any phase-in steps to get units built sooner.

We Support the Staff's Recommendation for Land Dedication

Currently, Staff is proposing that when land is dedicated for affordable housing in lieu of building onsite, "Land must be located within one mile of the housing development, unless the land is in a High or Highest Resource Area. Location will still be appropriate and reviewed and approved by staff/decision-making body." We support this change to the proposed Policy.

Not Enough Community Outreach

As noted in the Staff's Report, there were only 3 community meetings discussing inclusionary housing. It should be noted that these meetings included information about many of the City's housing policies, not just inclusionary housing. This is not enough opportunity for the community to learn, understand, and fully provide feedback on inclusionary housing.

Housing justice stakeholders have reached out to City Staff and requested a housing justice stakeholder meeting similar to the stakeholder meeting provided to housing developers. Staff is currently proposing dates, however, it should be noted that the Staff Report on October 15, 2024, does not include feedback from housing justice community stakeholders.

We ask for further community outreach and feedback before Staff reports back to the Planning Commission.

Conclusion

Finally, we appreciate the opportunity to provide information and feedback for the current Policy. Inclusionary zoning programs are an extremely effective way to provide long-term affordable housing in communities. We ask that the City continue to move forward with the progress made in the 2021 Inclusionary Housing Policy.

Sincerely,

James Suazo
Executive Director
Long Beach Forward

Melody Osuna
Staff Attorney
Public Interest Law Project

From: Christine Schachter <christines@pwr.net>

Sent: Tuesday, October 15, 2024 2:14 PM

To: CityClerk <CityClerk@longbeach.gov>; Megan Kerr <Megan.Kerr@longbeach.gov>; Al Austin <Al.Austin@longbeach.gov>; jeni.ricksoddie@longbeach.gov

Cc: Tom Modica <Tom.Modica@longbeach.gov>; Christopher Koontz <Christopher.Koontz@longbeach.gov>; Meggan Sorensen <Meggan.Sorensen@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Robert Allarte <Robert.Allarte@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Bryan Martinez <Bryan.Martinez@longbeach.gov>; Council District 9 <District9@longbeach.gov>; Anjelica Vargas <Anjelica.Vargas@longbeach.gov>

Subject: PWR Letter re Long Beach Housing and Public Health Committee Meeting, October 15, 2024

-EXTERNAL-

Housing and Public Health Committee:

Please find attached a letter from the Pacific West Association of REALTORS® (PWR) regarding agenda items 2-3, file nos. 24-55279 and 24-55281, on the October 15, 2024, meeting agenda.

Sincerely,

Christine Schachter
Government Affairs Director



Pacific West Association of REALTORS®
1601 E Orangewood Ave, Suite 200
Anaheim, CA 92805
714-245-5500 (main)
714-221-8474 (direct)
310-892-7121 (cell)
christines@pwr.net



Serving Orange County & Los Angeles County



October 15, 2024

Housing and Public Health Committee
City of Long Beach
411 W. Ocean Boulevard
Long Beach, CA 90802

Re: October 15, 2024, Agenda Items No. 2-3

Honorable Chair Kerr and Members Austin and Ricks-Oddie:

The Pacific West Association of REALTORS® (PWR) is the local real estate association that represents Los Angeles and Orange Counties, including the City of Long Beach, and PWR's more than 12,000 members promote homeownership, private property rights, free enterprise, and responsible government.

Throughout our region, we are facing a significant housing shortage - one in which supply is severely outpaced by demand. This lack of housing has made the dream of homeownership unattainable for so many of Long Beach's residents. PWR is committed to helping solve California's housing crisis and advancing housing affordability for all, which requires adding to the supply of housing, supporting flexible and adaptable development standards that would accommodate all housing types, and continuing with process improvements and incentives as opposed to counterproductive measures such as market controls or government mandates.

We write to you with concern over staff's proposals for "updates and expansion" of the City's inclusionary housing policy and just cause for eviction and related housing policy that would severely impact housing providers and the housing market in Long Beach. The proposals put forth in the staff reports/presentations would limit property owners' ability to make essential upgrades, leading to higher maintenance costs and delays in providing quality housing.

Over 70% of Long Beach's housing stock was built before 1970, and many properties require substantial remodel in order to maintain the quality of available and accessible units. We stand ready to support efforts that are proven to work but placing the burden on residents by driving up housing prices, undermining state law, and ending up with fewer stable homes is not the solution.

We welcome the opportunity to be a part of the "input from community engagement," however, we were never notified of stakeholder workshops and meetings conducted by the Community Development Department. Hopefully CDD staff will consider further feedback in light of our collective goal to improve housing conditions for all Long Beach residents.

Sincerely,

Phil Hawkins
Chief Executive Officer

Christine Schachter
Government Affairs Director

Tim Shaw
Government Affairs Director

PACIFIC WEST ASSOCIATION OF REALTORS®

ANAHEIM OFFICE - MAIN ● **LONG BEACH OFFICE**
1601 East Orangewood Ave., Anaheim, CA 92805 5000 East Spring St Suite #110, Long Beach, CA 90815

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From: Leanna Noble <leannan7@gmail.com>
Sent: Tuesday, September 17, 2024 12:12 PM
To: Rex Richardson <Rex.Richardson@longbeach.gov>; Mary Zendejas <Mary.Zendejas@longbeach.gov>; Cindy Allen <Cindy.Allen@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Al Austin <Al.Austin@longbeach.gov>; Megan Kerr <Megan.Kerr@longbeach.gov>; Christopher Koontz <Christopher.Koontz@longbeach.gov>; Karl Wiegelman <Karl.Wiegelman@longbeach.gov>; Alison Spindler-Ruiz <Alison.Spindler-Ruiz@longbeach.gov>; Lynn Ward <Lynn.Ward@longbeach.gov>; Steve Askin <askinsteve@gmail.com>
Subject: NPNA Equity Proposals

-EXTERNAL-

Equity Proposals for

- **Downtown Plan**
- **Housing element Mid-Cycle Equity Assessment**
- **Omnibus Housing Code**
- **Zone In**

Dear People,

I am sharing these **Equity Proposals** with a wide range of elected officials, City staff and community-based organizations. The proposals are based on the real neighborhood resident experiences of living in North Pine/downtown since 2014. This time span coincides with the multiple impacts of the current Downtown Plan as well as other existing City plans, ordinances and practices.

While many argue that the North Pine and nearby neighborhoods are unique since we are so close to downtown businesses and economic development needs, it is my living experience of 10 years that informs me that the rampant inequitable, racist, anti-family, anti-seniors and instability of gentrification in my neighborhood will not only continue to destroy the North Pine neighborhood but will also move into Cambodia Town/Central Core, West Long Beach, and North Long Beach unless City policies and practices are changed.

I ask that you seriously investigate and consider the following policy proposals as specific practices which will

- Encourage, create and protect affordable rental housing, both older and new units
- Benefit existing BIPOC working class neighborhoods and residents
- Stabilize neighborhoods for all residents, especially BIPOC families and youth, so that City services can be effectively used to address such long-term equity issues as lack of affordable housing, lack of health care and public education access, lack of language access, lack of quality jobs creation and preparation, lack of immigrant rights and protections, lack of digital access, etc. As we all know, these local examples of white supremacy practiced by the private markets and public City policies have prevailed for decades and require systemic change here in Long Beach to reach some semblance of equity.

The following **Equity Proposals** are not listed in order of priority and are applicable to multiple City planning, zoning, and land use policies.

1. Amend and expand the practical definition of "resource poor" and "resource rich" neighborhoods to include a commitment to protecting current Long Beach residents, especially BIPOC, working class renters, so that there is zero/0 displacement of residents as well as first-opportunity/access for these residents as both private and public investments are made.
2. Require property owners of vacant buildings – both commercial and residential – as well as vacant lots to maintain such properties to ensure the health and safety of neighborhood residents and businesses. Implement an accessible process for public reporting of such violations, create significant and timely penalties for non-compliance up to and including use of eminent domain. Examples of neighborhood health and safety standards to include: provision of secure and visually-enhanced fencing; provision of secure and visually-enhanced closure of all building access points; maintenance of external and internal areas clear of trash as well as any and all pests, maintenance of adjacent sidewalks and trees; installation of external lighting; and any other mitigations that will protect residents and businesses as well as pedestrian and parking access. Make property owners pay for any City services expended for such property maintenance. NOTE: Currently the City requires new developments to provide for neighborhood and public benefits during demolition, construction and occupancy, so this approach could also apply to other property owners.
3. Require property owners of vacant buildings as well as vacant lots with no development during a two-year period to work with the City and neighborhood to make the property available to the City for "temporary community uses" such as tiny homes for the homeless, pocket parks, youth activities and services, etc. with a contract that protects the public uses for a reasonable time period.
4. Provide timely notice and documents access to the Long Beach Community Land Trust and all other community-based development groups, neighborhood groups, and CBOs working in Long Beach when the City is both investigating and is taking action to enforce any zoning, planning, development or other policies related to land use.
5. Limit "entitlements" to developers to two years with no renewals or extensions unless the developer can produce a viable and amended plan for development. Do not allow any sales of property with entitlements with increased values and speculation.
6. Provide timely notice and documents access to the Long Beach Community Land Trust and all other community-based development groups, neighborhood groups, and CBOs working in Long Beach when the City receives applications from developers for any entitlement consideration.
7. Require all developers with "entitlements" to comply with all the requirements of any property owner with a vacant lot or building.
8. Strengthen the City Just Cause Eviction ordinance to include compliance and improvements based upon SB 567 such as: proof of proposed new tenant relationship to landlord, right of return to original tenant, allow 90 days to move-in, require no more than 12 consecutive months occupancy for tenants to qualify for protections, rehab work must require no less than 30 days, require "substantial work permits".
9. Require City and developers utilizing Inclusionary Zoning ordinance to support and provide priority access to all units, especially affordable or "workplace" or "moderate income" units, for current BIPOC Long Beach renters.
10. City create and maintain a listing of all publicly-owned (City, County, CA, federal) properties and aggressively work with the Long Beach Community Land Trust to provide priority access to development opportunities.
11. Implement a developer's fee to pay for LB Housing Authority staffing to create and operate a targeted program to support provision of Section 8 vouchers to current Long Beach BIPOC renters for use renting all newly-developed rental units.
12. Design and implement a rent stabilization ordinance based on rents in Long Beach as of 2020. Such an ordinance must include older and smaller buildings with rental units.
13. Require developers and owners of vacant buildings and lots to work with the City Economic Development programs to provide subsidized commercial leases that are affordable to current Long Beach BIPOC and women-owned small businesses.
14. Require developers with larger site plans to provide free public meeting space with an accessible reservation system and free public outdoor space with shade, accessible seating and sustainable landscaping.
15. Ensure that all City ordinances and policies meet the requirements of zero/0 displacement of current residents, especially working class BIPOC renters as well as zero/0 destruction of affordable rental units.
16. Adopt a City ordinance that makes economic discrimination and discrimination based on income level and income sources by any landlord or property owner illegal.
17. Require all developers to utilize union contractors.
18. Implement citywide Inclusionary Zoning with no opt-outs and no phase-in with unit targets comparable to or greater than current ordinance, especially for very low and low income units/renters. Such an ordinance to include all new construction regardless of number of units, including ADUs. The ordinance will also include any developments receiving entitlement extensions. Continue with final authority for all decisions for this zoning to remain with elected City Council.

10/31/24, 11:44 AM

19. Make any use by landlords, landlord/property owner associations of algorithm programs illegal with severe and expensive penalties up to and including loss of licensing to do business in Long Beach.

20. Design and implement a unit vacancy tax both for residential and commercial properties.

21. Designate all affordable units for perpetuity.

Again, I repeat that these policies – many in use around the USA to protect and increase access to affordable housing – are offered **based on the rampant and destructive gentrification my North Pine neighborhood has been experiencing for the past 10 years. My neighborhood is living proof that the market is NOT a viable solution to affordable housing nor for stable and viable neighborhoods. The so-called progress of an increase in median income in North Pine is a result of ripple-out rent increases in older rental buildings resulting in significant displacement of my neighbors -- often entire buildings at the same time. Enough!**

Implementation of these **Equity Policies** can create the conditions to rectify the decades of racism here in Long Beach which have forced the shrinking and displacement of the Black community, created our concentrations of “resource poor” neighborhoods, fed speculation and outrageous rent increases, contributed to our economic and public health and public school crisis.

I look forward to the opportunity to discuss any and all of these **Equity Proposals** with you to support our City of Long Beach moving forward to the collective benefit of us all.

Leanna Noble

NPNA Secretary

115 West 4th Street, Unit 401

Long Beach, CA 90802

323-482-6044

**Inclusionary Housing Comments
Received at Housing Policy Forums
August - September 2024**

Lowest is
Lower Affordable
Housing.

Inclusive should
be for all the city
of Long Beach with
priority for low
income at 75%.

25% should
be the rate.

Increase
payment standards

Increase
incentives
alongside.

Increase percentage
to 20% affordable

Especially in high-resource
areas - these are areas we
need to focus on because
that is how tax-credits are
prioritized. Prioritize very-low
income rates. Track the
units to ensure landlords are
in compliance.

City-wide inclusion

• Que la vivienda Inclusiva
se desarrolle ~~en~~ en todo
Long Beach dando
prioridad a viviendas de
bajos recursos al 75%.

NEED 11' OR
MORE ACROSS
THE BOARD

No more
parking
mandates in
high-resource
areas!

Make higher
% of the
units be
affordable
(75%?)

50% Low Income

25% Moderate
Income

25% High
Income

remove phase
in

- Increase percentage to at least 20% affordable.
with density bonus, market rate developer can make it pencil.
- Expand inclusionary City wide
- Apply inclusionary to homeownership opportunities, especially denser townhomes.

Más viviendas
asesibles
para personas
de bajo
recursos un
100 %

HIGHER %. OF
UNITS GOING
TOWARDS
EXTREMELY
LOW INCOME

Las Rentas estan
muy caras y unas
personas no pueden
pagar con un
sueldo muy bajo

Queremos mas 75%
mas vivienda
de Rebusos re
cursos para
nuestra ciudad
de Long Beach

Que la vivienda
Inclusiva se
desarrolle en
todo Long Beach
Dando prioridad a
Viviendas de bajos

Recursos al 75%

Loan Program
to rent out
to lower & lowest
income
tenants.

The city needs stronger short-term rental policies b/c AirBnb's and VRBOs are empty, while Long Beach residents are struggling w/housing. Also, more properties will be bought by people who don't reside in Long Beach with the Olympics coming in 2028.

Stronger short-term rental policies will benefit the local community.

- Continue to incentivize affordability in exchange for incentives like lower parking requirements or low-interest loans
- Help single-family homeowners with less public approvals for affordable ADUs to incentivize them and help City meet RHNA goals

Provide building plans
and approved vendors (based
on affordability and speed)
to streamline the process.

mixed-use
proportional to
actual city-wide
statistics about
income (more than
19% of Long Beach for
same)

We need as
many total
new units
as possible
supply/demand

inclusionary zoning
results in fewer
total units. This is
bad for all people
who don't qualify for
subsidies but still
need help.

Need more than
11% affordable
units. Profit to
developers should not
outweigh peoples
right to housing!!

Passing short-term rental policies will address the housing issue.

Programs for
home ownership
are a long term
housing solution

Make it
Cheaper as
a whole to
build

Prioritize
Low
income
units and
very low.

Increase
Projects in
dark, purple
Areas to lessen
the load on current
dense areas

Recommendation
#3
Require inclusionary
to be sold to
1st time buyers

Streamline
Process to
Convert Commercial
to residential

Consider
Programs to
help middle
(75k-150k/yr)
income earners
afford to buy a
house!

I'm in strong
support of
this!

Must be
accompanied by
~~the~~ strong incentives
to developers!

Enhanced Density Bonus
is not enough

Support
mixed affordability
levels citywide
-APPLY to projects
of 15+ units

General
Support For
Projects

Initiate more
in-fill projects
on vacant lots
to build more
housing

Strong support
of expanding
Inclusionary
Housing citywide!

X

I would like
to see a graph
of how much 12
equates to total
units constructed

zent → buy
programs



Shift approval
body TO
Planning
Commission

Keep VLI % to
same or less
than 11%.

We need better
carrot incentives for
businesses to set up
in mixed use dev.
sitting empty &
more stick approaches
to developers letting
valuable city land
sit empty!

More
very low
housing is
needed to
alleviate
homelessness

DO NOT SHIFT
APPROVAL TO
PLANNING COMMISSION
BECAUSE COMMISSIONERS
ARE NOT ELECTED.

NOT DEMOCRATIC

+

Increase housing stock
by making all housing
easier to construct
in CB!

- Why has most ifill
homes in CB been in
OTLB or COB, my neighborhood

↳ Why is East CB not
helping the housing crisis?

FOCUS ON EXTREMELY
LOW INCOME &
VERY LOW INCOME
HOUSING

Estamos pidiendo que de
menos sea en lugar del

11% el 15% para las
personas de mas bajo
recurso

ESTAMOS PIDIENDO
QUE DE MENOS
SEA EL 15 %
PARA LAS PERSONAS
DE VERY LOW INCOME

Strong support
of lone the ~~the~~
approach of
reversing strategies
to bring people to
high resource areas
rather than only
trying to increase
resources in low-
resource
areas

We need 25% inclusionary housing. In addition more middle income to be connected to all low income projects. No more concentration of poverty

Definitely.



We need to be creative in bringing back building types & zoning that existed in the past for SROs, bungalow courts, and tiny houses.

What does
affordable
REALLY
mean in
NLB???

~\$700K is
affordable to
who

Low income

Affordable
housing

ENSURE A
MINIMUM OF
11% UNITS
OF VERY /
EXTREMELY-LOW
INCOME

ELIMINATE
THE 3-YEAR
PHASE IN.

The city needs
to find more
opportunities to add
more low income
housing in higher
resource neighborhoods.
Especially east of
Redondo.

Please consider
ending "affordable
housing" because
it raises the
prices for everyone
else and the L.H.
owners sell any-
way at the ^{sooner}
market price or later.

DON'T FOLD TO
THE PRESSURE OF
NIMBYS WHO
PREVENT I.Z. CONVOY
FOR THE SAKE OF
INCONVENIENCE
RATHER THAN TO
ELEVATE FAMILIES

I THINK 1,875
I too MUCH FOR
A ONE BED ROOM
IN LONG BEACH
THAT'S NOT
AFORDABLE
KEVIN WHITE
CARPENTER UNION

We would like to see
more Local residents
Building the new housing
in Long Beach.

Ray Lawson
Western States Regional
Council of Carpenters
Local 562

People Building
The Building's
Making livable
Wages

Francisco Valdovinos Local
562

Hlake Renters

Pay at reasonable

Rent Under 2 grand

1.700 ~~pa~~

Carpenters

Please consider the
legitimate concerns of the
residents who live in
the Cal Heights Historic
District when designing
the Wardlow Project.

EXPAND
EXTREMELY/
VERY LOW INCOME
TO HIGH RESOURCE
AREAS

**Inclusionary Housing Community and Stakeholder Input Submitted via E-Comment
Form August 22 – November 25, 2024**

1	Inclusionary Housing should have local hire requirements in them for the people that will in Long Beach to have an opportunity to work on these housing projects being built in Long Beach.
2	I came to the housing policy forum mostly interested in the inclusionary zoning policy. Stephanie was able to help me and show me all the plans they plan to bring to council and the new builds happening in the city. She was so great laying everything out and it makes me proud to be a member of the community. As a student, finding affordable housing is so incredibly important to me and so many. It's one of the reasons I moved to this city. Expanding seems like a necessity with how much rent costs these days.
3	We oppose changes to inclusionary housing policy, proposed to add the burden of providing less than market rate housing to housing development. We contemplate adding a few units and the economics barely make sense at market rents, given current construction costs.
4	Stop regulating the housing, the only thing you are getting is causing small landlords selling to big corporations because they can't afford pay for loans, INSURANCE (which triple!!) repairs and attorneys to deal with all of these rules that cause money and a headache, On top of that, is stopping construction of new units. At the end people with less resources are the ones who are paying for all of this rules not being able to find homes for their families. Protections only should be there for a small group of people who incapacitated or elderly. There is already rent control in the California state, it is enough. Stop it!
5	<p>I bring over 10 years of experience as a Property Manager throughout Long Beach and Los Angeles County. I am also a renter in North Long Beach.</p> <p>My employer works with The Housing Authority City of Long Beach (HACLB), has received funding from various programs such as: HIP (Homeless Incentive Program), EHV (Emergency Housing Voucher), Long Beach County Rent Relief, and Los Angeles County Rent Relief. I have also assisted tenants qualify for rental assistance by referring them to The Long Beach Multi-Service Center. Furthermore, my employer requires me to attend Fair Housing virtual and in person workshops and obtain a recent Fair Housing Certifications. I also deal with a lot of non-profit organizations such as: Catholic Charities, Brilliant Corners, The People Concern, Encompass Housing, The Whole Child, The Salvation Army, and P.A.T.H. (People Assisting The Homeless).</p> <p>I welcome the opportunity to be a part of any HOUSING FORUMS. I will always bring my ethical, honest, hardworking, and empathetic experiences as both a property manager and especially as a hardworking renter.</p>
6	Want to run my Business. I do not want government overreach and that is what this all is. Pretending to help people in need and hurt the people that can help. EVIL

7	<p>additional regulation beyond the state mandated rules only makes rents increase, and makes repairs, improvements, and additions less likely. The effect is less housing, lower home prices, more deferred maintenance, more dilapidated properties, less employment for contractors and suppliers. You should be encouraging new construction and housing to increase supply, causing more availability for tenants. Capitalism is how America was built, NOT thru regulation.</p>
8	<p>I think it is your intention to either financial bankrupt small landlords or keep people in apartments that destroy them and making their neighbors life miserable because small landlords can not afford to get them out. You are destroying the only people who help low income residents forcing them to leave because they can't afford to pay for all of this crap. Shame on you.</p>
9	<p>The new ordinances will do a devastating impact on families who need to live in their properties. They worked so hard to build this property. Why we pay tenants for their move out. Where do you think we will get the money to give them. All Maintenance materials, Appliances, Labors, Utilities Property taxes and Insurance Coverage, etc. went triple in prices. No one will dare to buy rental properties anymore. Why you are killing Rental Owners. Why you want lots of owners to have terrible mental and physical depressions. It's so sad that you do not care about us, without us, you will lose revenues. Terrible burden to rental owners. Why the government bury us at all times. No help from you. You should appreciate the hard work we did to help tenants to have place to live in.</p> <p>Do not wait till America will disappear in world map. I do not need to tell you what has happened in the last three years and still getting worst daily.</p>
10	<p>I strongly oppose the changes to the housing policy. It is already incredibly hard to operate as a housing provider in Long Beach and it seems like every year we lose more rights. I am getting to the point where I would rather furnish my units and rent them as mid term rentals to transient tenants who stay for 1-2 months then risk putting a long term tenant in the unit. I hate to do this, because I know it exacerbates the housing shortage in our city. There is risk when you put a long term tenant into a unit and the costs to remove a bad tenant are very significant. These laws would make the costs even higher. We need more housing and less rent control.</p>
11	<p>Dear City Council Members</p> <p>These 3 proposed guidelines will totally destroy the Long Beach Rental Market for the following reasons:</p> <ol style="list-style-type: none"> 1. Most owners are going to either raised the rents to a price that will exclude most prospective tenants or keep their units out of the market - especially if their properties are with low mortgage or no mortgage 2. The rental market is going to be totally excluded by future investors therefore their value is going to drop substantially or have no value at all (the value of the property depends on its purchase price) 3. A lot of retired owners that their survival depends on their small rental income will be in the state of bankruptsy 4. Owners who either cannot sell or decide to keep their units are going to substantially decrease the maintenance of their units, therefore the quality of the city housing is going to deteriorate, resulting in the city of Long Beach to be famous of its low quality of housing

	<p>5. The City council will gain the reputation of an anti-business entity</p> <p>6. These guidelines only provide a wave of some tenants moving out of their units just to pocket some money</p> <p>7. Landlords will be either very reluctant or totally against renting to all of these tenants because these tenants are going to be suspicious to the landlords. Thus these tenants will have a hard time finding homes.</p> <p>8. The construction of future Rental Properties will be destroyed along with all the future proceeds for the City of Long Beach.</p> <p>9. Landlords will over-scrutinize future tenants to reduce the risk of renting to risky prospects</p> <p>Finally, these guidelines that penalize any and every owner will create a havoc to the city Long Beach court with dire consequences.</p>
12	<p>These new policies would have a severe impact on my ability to pay my bills. My only source of income is my rental property, and social security. Implementation of such policies would force me to sell our only rental property, as I would not be able to afford the new proposed policy. It is one sided against the owner of the property who worked 30 years to pay for the rental property, and now you have you hand in my pocket. It is like stealing from hard working retired people on limited incomes. This new proposed policy is one sided, and harms the owner of the property and gives a free handout to my renter. It is a socialist, marxist policy in our free county. You should let the free market determine policy, not a government beurecrat.</p>
13	<p>You make all property owners who have kept housing affordable and help renters have a good place to live in regret they went into the business. You make unrealistic codes to hamper our well-being and do not hold tenants accountable.</p>
14	<p>I am a small Landlord. I AM AGAINST ANY RENT CONTROL OR HAVE TO PAY MY CURRENT TENANT MONEY TO MOVE. If you owned some business and had to pay unreasonable costs, you would have to go out of business. Less rental properties to rent. Please do your research!!!</p>
15	<p>The H.P.F. has already made up their mind, so one or all comments will make no-difference. Its about Monopolizing the rental market. Unfortunately the Sherman Act and it's possible felony Penalties has been watered down by the Clayton Act to only treble damages which the tax payer can pay.</p>
16	<p>Since buying a five-plex in Long Beach, I've historically kept my rents below market. It's one of the reasons I have an extremely low turnover rate. However, every time some new form of rent control is passed, it makes me reconsider my policy of not giving annual rent increases, something I do not and have not done for good, long-term tenants. I fear that eventually the city and/or state will prohibit me from increasing below-market rents to market rents even when there is a turnover and a brand new tenant is moving in.</p>

	<p>Regarding the proposed increase in relocation assistance and elimination of the under 12-month exemption for just-cause evictions, this will also directly and adversely affect my tenants. If passed, I will be forced to give annual rent increases to the maximum allowed by law. I cannot risk having to pay thousands in relocation assistance while offering below-market rents.</p> <p>My tenants include a senior citizen who supplements her small social security check by working as a barista at Starbucks; a single father of two who works as a dishwasher at a local restaurant; and a handyman. All enjoy rents that are well below market rate. I do this not because I have money to burn - I do not. My property expenses go up every year and I often don't even break even. I do this because they are good, working people and I want to help them to stay living in Long Beach.</p> <p>Unfortunately, the more the city imposes restrictions on my ability to manage my property, the more likely it is that I will have to end my charitable approach to my tenants and instead adopt a straight business approach that does not consider my tenants' unique financial situations. This would be a shame.</p>
17	<p>Please consider that the owners need protections too. the more rights to property you take from us the less likely we want to own in your city. owners will not want to improve the properties as you continue to make it more difficult to manage and collect fair rents or remove difficult tenants. the focus needs to be on supporting quality units to tenants all while encouraging owners to buy and improve. your city will continue to go downhill the more of this you implement. i say this from experience of owning more than 900 units in rent control LA. i have seen LA go from getting better each year to now getting worse each year.</p>
18	<p>This affects landlords big and small. There should be a cap for those types of landlord that are not making a living off rental properties and have limited units or properties they rent. There is already so many favorable rules for tenants and potential squatters. Owners shouldn't have to pick up the costs for tenants that move. There has to be balance in responsibility of the tenant and the owner. Not one more favorable than the other.</p>
19	<p>Please don't change the tenant protection ordinance. This would put a hardship on small property owners. We don't need more regulation. Thank you for your support</p>
20	<p>Anti owner policies such as these will force me to sell the properties. They are small houses so will probably become owner occupied. And there will be less rental units in the area, making the housing crisis worse.</p>

 Outlook

The Impact of Additional Regulations on Housing Availability

From [REDACTED]
Date Thu 10/10/2024 12:09 AM
To CDHousingPolicy <CDHousingPolicy@longbeach.gov>

-EXTERNAL-

Dear Community Development Team,

As a property manager, I am concerned about the potential impact of increased regulatory changes on housing availability. New ordinances surrounding "just cause" eviction or inclusionary housing could lead some landlords to exit the market, reducing rental options and driving prices higher.

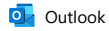
A balanced approach is essential to ensure that Long Beach can meet the needs of its diverse population without limiting housing availability.

Thank you for your consideration.

Best regards,

[REDACTED]

This message is intended only for the use of the individual or entity to which it is addressed, and might contain information that is PRIVILEGED, CONFIDENTIAL and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify sender immediately by telephone, and delete the original without making a copy. Thank you.



LBC Housing Policy

From [REDACTED]
Date Mon 10/7/2024 8:49 PM
To CDHousingPolicy <CDHousingPolicy@longbeach.gov>

-EXTERNAL-

To Whom It May Concern,

As a landlord and apartment owner in Long Beach I'm reaching out to voice my concerns over the City making changes to the just cause eviction, substantial remodel and inclusionary housing policies.

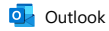
Since COVID it has become increasingly difficult to operate as a Landlord in the City of Long Beach. On top of not being fully reimbursed for all the lost rent due to COVID relief, rising interest rates, utility rates and insurance costs have greatly diminished my ability to generate positive cash flow.

If your goal is to run good Landlords out of the business, then continue on your current path. If it isn't, then it's time for you to treat us as partners and realize this is a give and take. We can't be expected to provide well maintained housing at a fair rental rate but not be able to earn a fair return on our investment. I'm all for making sure tenants are treated fairly, but who's looking out for our rights?

I'm happy to discuss this further.

Thank you.

--
[REDACTED]



Just cause eviction, substantial remodel and inclusionary housing policies.

From [REDACTED]
Date Mon 9/30/2024 5:25 PM
To CDHousingPolicy <CDHousingPolicy@longbeach.gov>

-EXTERNAL-

To Whom It May Concern,

As a landlord and apartment owner in Long Beach I'm reaching out to voice my concerns over the City making changes to the just cause eviction, substantial remodel and inclusionary housing policies.

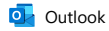
Since COVID it has become increasingly difficult to operate as a Landlord in the City of Long Beach. On top of not being fully reimbursed for all the lost rent due to COVID relief, rising interest rates, utility rates and insurance costs have greatly diminished my ability to generate positive cash flow.

If your goal is to run good Landlords out of the business, then continue on your current path. If it isn't, then it's time for you to treat us as partners and realize this is a give and take. We can't be expected to provide well maintained housing at a fair rental rate but not be able to earn a fair return on our investment. I'm all for making sure tenants are treated fairly, but who's looking out for our rights?

I'm happy to discuss this further.

Thank

[REDACTED]
[REDACTED]
[REDACTED]



Long Beach rentals

From [REDACTED]
Date Sat 9/28/2024 11:33 AM
To CDHousingPolicy <CDHousingPolicy@longbeach.gov>

-EXTERNAL-

To Whom It May Concern,

As a landlord and apartment owner in Long Beach I'm reaching out to voice my concerns over the City making changes to the just cause eviction, substantial remodel and inclusionary housing policies.

Since COVID it has become increasingly difficult to operate as a Landlord in the City of Long Beach. On top of not being fully reimbursed for all the lost rent due to COVID relief, rising interest rates, utility rates and insurance costs have greatly diminished my ability to generate positive cash flow.

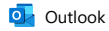
If your goal is to run good Landlords out of the business, then continue on your current path. If it isn't, then it's time for you to treat us as partners and realize this is a give and take. We can't be expected to provide well maintained housing at a fair rental rate but not be able to earn a fair return on our investment. I'm all for making sure tenants are treated fairly, but who's looking out for our rights?

I'm happy to discuss this further.

Thank you.

[REDACTED]

Sent from my iPhone



Housing policy

From [REDACTED]
Date Fri 9/27/2024 8:21 PM
To CDHousingPolicy <CDHousingPolicy@longbeach.gov>

-EXTERNAL-

Dear City of LB,

I'm a landlord and apartment owner in Long Beach and I'm reaching out to voice my concerns over the City making changes to the just cause eviction, substantial remodel and inclusionary housing policies.

It has become increasingly difficult to operate as a Landlord in the City of Long Beach since COVID. On top of not being fully reimbursed for all the lost rent due to COVID relief, rising interest rates, utility rates and insurance costs have greatly diminished my ability to generate positive cash flow.

The City is running good Landlords out of the business. It is time for you to treat us as partners and realize this is a give and take. We can't be expected to provide well maintained housing at a fair rental rate but not be able to earn a fair return on our investment. I'm all for making sure tenants are treated fairly, but who's looking out for our rights?

Please avoid making a one-sided decision which will hurt housing affordability and availability in the long term.

Thank you,

[REDACTED]

 Virus-free. www.avast.com



Long Beach apartment owner

From [REDACTED]
Date Fri 9/27/2024 4:36 PM
To CDHousingPolicy <CDHousingPolicy@longbeach.gov>

-EXTERNAL-

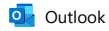
To Whom It May Concern,

As a landlord and apartment owner in Long Beach I'm reaching out to voice my concerns over the City making changes to the just cause eviction, substantial remodel and "inclusionary" housing policies.

Since COVID it has become increasingly difficult to operate as a Landlord in the City of Long Beach. On top of not being fully reimbursed for all the lost rent due to COVID relief, rising interest rates, utility rates and insurance costs have greatly diminished my ability to generate positive cash flow.

If your goal is to run good Landlords out of the business, then continue on your current path. If it isn't, then it's time for you to treat us as partners and realize this is a give and take. We can't be expected to provide well maintained housing at a fair rental rate but not be able to earn a fair return on our investment. I'm all for making sure tenants are treated fairly, but who's looking out for our rights?

[REDACTED]



Outlook

Housing Policies

From [REDACTED]
Date Fri 9/27/2024 12:58 PM
To CDHousingPolicy <CDHousingPolicy@longbeach.gov>

-EXTERNAL-

To Whom It May Concern,

As a landlord and apartment owner in Long Beach I'm reaching out to voice my concerns over the City making changes to the just cause eviction, substantial remodel and inclusionary housing policies.

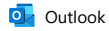
Since COVID it has become increasingly difficult to operate as a Landlord in the City of Long Beach. On top of not being fully reimbursed for all the lost rent due to COVID relief, rising interest rates, utility rates and insurance costs have greatly diminished my ability to generate positive cash flow.

If your goal is to run good Landlords out of the business, then continue on your current path. If it isn't, then it's time for you to treat us as partners and realize this is a give and take. We can't be expected to provide well maintained housing at a fair rental rate but not be able to earn a fair return on our investment. I'm all for making sure tenants are treated fairly, but who's looking out for our rights?

I'm happy to discuss this further.

Thank you.

[REDACTED]



Long Beach Landlords

From [REDACTED]
Date Fri 9/27/2024 4:05 AM
To CDHousingPolicy <CDHousingPolicy@longbeach.gov>

-EXTERNAL-

To Whom It May Concern,

As a landlord and apartment owner in Long Beach I'm reaching out to voice my concerns over the City making changes to the just cause eviction, substantial remodel and inclusionary housing policies.

Since COVID it has become increasingly difficult to operate as a Landlord in the City of Long Beach. On top of not being fully reimbursed for all the lost rent due to COVID relief, rising interest rates, utility rates and insurance costs have greatly diminished my ability to generate positive cash flow.

If your goal is to run good Landlords out of the business, then continue on your current path. If it isn't, then it's time for you to treat us as partners and realize this is a give and take. We can't be expected to provide well maintained housing at a fair rental rate but not be able to earn a fair return on our investment. I'm all for making sure tenants are treated fairly, but who's looking out for our rights?

I'm happy to discuss this further.

Thank you.

[REDACTED]



!! LONG BEACH LANDLORD CHANGES

From [REDACTED]
Date Fri 9/27/2024 3:51 AM
To CDHousingPolicy <CDHousingPolicy@longbeach.gov>

-EXTERNAL-

To Whom It May Concern,

As a landlord and apartment owner in Long Beach I'm reaching out to voice my concerns over the City making changes to the just cause eviction, substantial remodel and inclusionary housing policies.

Since COVID it has become increasingly difficult to operate as a Landlord in the City of Long Beach. On top of not being fully reimbursed for all the lost rent due to COVID relief, rising interest rates, utility rates and insurance costs have greatly diminished my ability to generate positive cash flow.

If your goal is to run good Landlords out of the business, then continue on your current path. If it isn't, then it's time for you to treat us as partners and realize this is a give and take. We can't be expected to provide well maintained housing at a fair rental rate but not be able to earn a fair return on our investment. I'm all for making sure tenants are treated fairly, but who's looking out for our rights?

I'm happy to discuss this further.

Thank you.

[REDACTED]

[REDACTED]



Housing in Long Beach

From [REDACTED]
Date Fri 9/27/2024 12:48 AM
To CDHousingPolicy <CDHousingPolicy@longbeach.gov>

-EXTERNAL-

To Whom It May Concern,

As a housing provider and apartment owner in Long Beach I'm reaching out to voice my concerns over the City making changes to the just cause eviction, substantial remodel and inclusionary housing policies.

Since COVID it has become increasingly difficult to operate as a housing provider in the City of Long Beach. On top of not being fully reimbursed for all the lost rent due to COVID relief, rising interest rates, utility rates and insurance costs have greatly diminished my ability to generate positive cash flow.

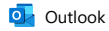
If your goal is to run good housing providers out of the business, then continue on your current path. If it isn't, then it's time for you to treat us as partners and realize this is a give and take. We can't be expected to provide well maintained housing at a fair rental rate but not be able to earn a fair return on our investment. I'm all for making sure tenants are treated fairly, but who's looking out for our rights?

I'm happy to discuss this further.

Thank you,

[REDACTED]

[REDACTED]



Outlook

Long Beach Housing Policies

From [REDACTED]
Date Fri 9/27/2024 12:02 AM
To CDHousingPolicy <CDHousingPolicy@longbeach.gov>

-EXTERNAL-

To Whom It May Concern, City of Long Beach, Los Angeles County,

As a landlord and apartment owner in Long Beach I'm reaching out to voice my concerns over the City making changes to the just cause eviction, substantial remodel and inclusionary housing policies.

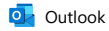
Since COVID it has become increasingly difficult to operate as a Landlord in the City of Long Beach. On top of not being fully reimbursed for all the lost rent due to COVID relief, rising interest rates, utility rates and insurance costs have greatly diminished my ability to generate positive cash flow.

If your goal is to run good Landlords out of the business, then continue on your current path. If it isn't, then it's time for you to treat us as partners and realize this is a give and take. We can't be expected to provide well maintained housing at a fair rental rate but not be able to earn a fair return on our investment. I'm all for making sure tenants are treated fairly, but who's looking out for our rights?

I'm happy to discuss this further.

Thank you.

[REDACTED]



Outlook

just cause eviction, substantial remodel and inclusionary housing policies.

From [REDACTED]
Date Thu 9/26/2024 11:42 PM
To CDHousingPolicy <CDHousingPolicy@longbeach.gov>

-EXTERNAL-

To Whom It May Concern,

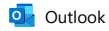
As a landlord and apartment owner in Long Beach I'm reaching out to voice my concerns over the City making changes to the just cause eviction, substantial remodel and inclusionary housing policies.

Since COVID it has become increasingly difficult to operate as a Landlord in the City of Long Beach. On top of not being fully reimbursed for all the lost rent due to COVID relief, rising interest rates, utility rates and insurance costs have greatly diminished my ability to generate positive cash flow.

If your goal is to run good Landlords out of the business, then continue on your current path. If it isn't, then it's time for you to treat us as partners and realize this is a give and take. We can't be expected to provide well maintained housing at a fair rental rate but not be able to earn a fair return on our investment. I'm all for making sure tenants are treated fairly, but who's looking out for our rights?

I'm happy to discuss this further.

Thank you.



just cause eviction, substantial remodel and inclusionary housing policies.

From [REDACTED]
Date Thu 9/26/2024 11:41 PM
To CDHousingPolicy <CDHousingPolicy@longbeach.gov>

-EXTERNAL-

To Whom It May Concern,

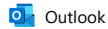
As a landlord and apartment owner in Long Beach I'm reaching out to voice my concerns over the City making changes to the just cause eviction, substantial remodel and inclusionary housing policies.

Since COVID it has become increasingly difficult to operate as a Landlord in the City of Long Beach. On top of not being fully reimbursed for all the lost rent due to COVID relief, rising interest rates, utility rates and insurance costs have greatly diminished my ability to generate positive cash flow.

If your goal is to run good Landlords out of the business, then continue on your current path. If it isn't, then it's time for you to treat us as partners and realize this is a give and take. We can't be expected to provide well maintained housing at a fair rental rate but not be able to earn a fair return on our investment. I'm all for making sure tenants are treated fairly, but who's looking out for our rights?

I'm happy to discuss this further.

Thank you.



Concern

From [REDACTED]
Date Thu 9/26/2024 11:35 PM
To CDHousingPolicy <CDHousingPolicy@longbeach.gov>

-EXTERNAL-

To Whom It May Concern,

As a landlord and apartment owner in Long Beach I'm reaching out to voice my concerns over the City making changes to the just cause eviction, substantial remodel and inclusionary housing policies.

Since COVID it has become increasingly difficult to operate as a Landlord in the City of Long Beach. On top of not being fully reimbursed for all the lost rent due to COVID relief, rising interest rates, utility rates and insurance costs have greatly diminished my ability to generate positive cash flow.

If your goal is to run good Landlords out of the business, then continue on your current path. If it isn't, then it's time for you to treat us as partners and realize this is a give and take. We can't be expected to provide well maintained housing at a fair rental rate but not be able to earn a fair return on our investment. I'm all for making sure tenants are treated fairly, but who's looking out for our rights?

I'm happy to discuss this further.

Thank you.
[REDACTED]



Concern over policy changes to landlord and tenant rights

From [REDACTED]
Date Thu 9/26/2024 11:22 PM
To CDHousingPolicy <CDHousingPolicy@longbeach.gov>

-EXTERNAL-

To Whom It May Concern,

As a landlord and apartment owner in Long Beach I'm reaching out to voice my concerns over the City making changes to the just cause eviction, substantial remodel and inclusionary housing policies.

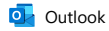
Since COVID it has become increasingly difficult to operate as a Landlord in the City of Long Beach. On top of not being fully reimbursed for all the lost rent due to COVID relief, rising interest rates, utility rates and insurance costs have greatly diminished my ability to generate positive cash flow.

If your goal is to run good Landlords out of the business, then continue on your current path. If it isn't, then it's time for you to treat us as partners and realize this is a give and take. We can't be expected to provide well maintained housing at a fair rental rate but not be able to earn a fair return on our investment. I'm all for making sure tenants are treated fairly, but who's looking out for our rights?

I'm happy to discuss this further.

Thank you.

[REDACTED]



Please advise

From [REDACTED]
Date Thu 9/26/2024 11:10 PM
To CDHousingPolicy <CDHousingPolicy@longbeach.gov>

-EXTERNAL-

To Whom It May Concern,

As a landlord and apartment owner in Long Beach I'm reaching out to voice my concerns over the City making changes to the just cause eviction, substantial remodel and inclusionary housing policies.

Since COVID it has become increasingly difficult to operate as a Landlord in the City of Long Beach. On top of not being fully reimbursed for all the lost rent due to COVID relief, rising interest rates, utility rates and insurance costs have greatly diminished my ability to generate positive cash flow.

If your goal is to run good Landlords out of the business, then continue on your current path. If it isn't, then it's time for you to treat us as partners and realize this is a give and take. We can't be expected to provide well maintained housing at a fair rental rate but not be able to earn a fair return on our investment. I'm all for making sure tenants are treated fairly, but who's looking out for our rights?

I'm happy to discuss this further.

Thank you.

From: John Edmond <John@edmondgroupllc.com>

Sent: Tuesday, May 14, 2024 1:39 PM

To: CityClerk <CityClerk@longbeach.gov>; Mayor <Mayor@longbeach.gov>; Tom Modica <Tom.Modica@longbeach.gov>; Mary Zendejas <Mary.Zendejas@longbeach.gov>; Cindy Allen <Cindy.Allen@longbeach.gov>; Kristina Duggan <Kristina.Duggan@longbeach.gov>; Daryl Supernaw <Daryl.Supernaw@longbeach.gov>; Megan Kerr <Megan.Kerr@longbeach.gov>; Suely Saro <Suely.Saro@longbeach.gov>; Roberto Uranga <Roberto.Uranga@longbeach.gov>; Al Austin <Al.Austin@longbeach.gov>; Joni Ricks-Oddie <Joni.Ricks-Oddie@longbeach.gov>

Cc: Christopher Koontz <Christopher.Koontz@longbeach.gov>; Connor Lock <Connor.Lock@longbeach.gov>

Subject: Support and Recommendations for Agenda Item 25: Inclusionary Housing Policy

-EXTERNAL-

Dear Mayor Rex Richardson & Long Beach City Councilmembers

I am writing to express our position on Agenda Item 25 concerning the Inclusionary Housing Policy. We commend the Mayor and City Council's ongoing efforts to address our community's critical need for more affordable housing. We recognize and appreciate the Mayor and City Council's commitment to expanding the Inclusionary Housing Policy and implementing other housing initiatives. Your forward-thinking approach ensures that Long Beach remains a vibrant and inclusive city for all its residents.

Our coalition is ready to participate actively in this critical process. Collaboration between the City and the business community is vital for developing effective and sustainable housing solutions. We propose initiating a conversation that acknowledges the trade-offs of an updated inclusionary housing ordinance and crafts a program that allows for robust housing production while increasing the supply of deed-restricted affordable units.

In reviewing the Council letter, we note the mention that the inclusionary housing ordinance has not negatively affected housing production. However, it is important to highlight that the majority of units entitled were either 100% affordable developments or located in areas where inclusionary requirements do not apply. In areas where these requirements do apply, there has been a decrease in entitlement activity.

Therefore, crafting an effective inclusionary policy requires an honest assessment of its effects if the goal is to facilitate the production of housing for ALL income levels in the City.

We offer the following recommendations for your consideration:

1. **Affordability Levels:** Allow for various affordability levels as a baseline, instead of only 11% very low income. This could be modeled after the City's Enhanced Density Bonus program, which includes provisions for low and moderate-income deed-restricted units in addition to very low-income units.
2. **Streamlined Ministerial Process:** Implement a streamlined ministerial process for zoning-compliant projects. The discretionary entitlements add cost and uncertainty to projects, hindering housing production.
3. **Fees and Impact Fees:** Review plan check and permit fees to ensure they align with the cost of providing the service. Evaluate impact fees to ensure they are not impeding development, and consider deferring the payment of these fees to the Certificate of Occupancy stage.

4. **Expedited Plan Check Review:** Implement by-right zoning and over-the-counter plan checks for certain designs. Allow an option for developers to pay an extra fee for a parallel third-party plan checker authorized by the City.
5. **Incentives for Mixed-Income Housing:** Provide housing incentives for households earning up to 150% of AMI, including reduced parking requirements, smaller setbacks, expedited processing, and no requirement for a 360-degree design.
6. **Broad-Based Land Use Reforms:** Implement reforms to allow for low- and mid-rise multifamily development across more areas of the City, reducing land and construction costs and encouraging diverse housing types.
7. **Increased Public Funding:** Complement IZ policies with increased public subsidies to produce below-market-rate homes. Public funding can fill gaps and ensure affordability without over-relying on private developers.

By implementing these recommendations, the City can significantly reduce entitlement fees, offset by increased building fees due to higher construction activity. This approach would streamline the development process, drive economic growth, and enhance housing availability in Long Beach.

Thank you for your continued dedication to improving our community. We look forward to working closely with the City Council and other stakeholders to develop and implement these policies. Together, we can achieve significant progress in addressing Long Beach's housing challenges.

Best regards,

John Edmond

C: (562) 216-3894

john@edmondgroupllc.com

edmondgroup

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May 14, 2024

To: Mayor Rex Richardson and Long Beach City Councilmembers

Subject: ITEM 25: Recommendation to receive and file a presentation on the Inclusionary Housing Policy

Dear Mayor Rex Richardson and Members of the City Council,

On behalf of the Long Beach Area Chamber of Commerce, I am here to express our recognition and appreciation for the City Council's ongoing efforts to address the critical need for more affordable housing in our community. Your commitment to expanding the Inclusionary Housing Policy and implementing other housing initiatives demonstrates a forward-thinking approach to ensuring that Long Beach remains a vibrant and inclusive city for all its residents.

The Long Beach Area Chamber of Commerce is ready to participate actively in this critical process. Collaboration between the City and the business community is essential to developing effective and sustainable housing solutions. To this end, we propose initiating a conversation that acknowledges the tradeoffs of an updated inclusionary housing ordinance and craft a program that allows for robust housing production while increasing the supply of deed-restricted affordable units.

While the Council letter notes that the inclusionary housing ordinance has not had a negative effect on housing production, citing a Citywide number of units entitled in 2023, the reality is that a majority of the units entitled were either 100% affordable developments or located in areas where inclusionary requirements do not apply, such as the recently adopted SEASP plan where 3 large developments were approved. In areas where inclusionary requirements apply, there has been a decrease in entitlement activity. Crafting an effective inclusionary policy requires an honest assessment of the effects of the policy if the goal is to facilitate the production of housing for all income levels in the City.

To that end, the Chamber is willing to be a partner in developing an effective policy and offers the following items for your consideration:

- Allow for various affordability levels as a baseline, instead of only 11% very low income. This could be modeled after the City's Enhanced Density Bonus program, which includes provisions for low and moderate-income deed-restricted units in addition to very low-income units.

-continued-

- Streamlined Ministerial Process for zoning-compliant projects. Discretionary entitlements add cost and uncertainty to projects, both in the form of the additional time required to obtain approvals and the risk of appeals and lawsuits due to hearing requirements and CEQA review. Given that the Housing Accountability Act limits the City's review authority to objective development standards, the City should evaluate the necessity of discretionary review for any project that meets all of the objective zoning requirements. At minimum, the threshold for discretionary review should be evaluated. Currently, any unit in Downtown and more than 4 units in the remainder of the City require discretionary review. A threshold of 50 units may be more appropriate if a more broad streamlined ministerial process is not palatable.
- Fees: Plan check fees and permit fees should be reviewed to ensure that the fees do not exceed the cost of providing the plan check review. Currently, fees are based on the valuation of the project rather than assessed based on the time required to complete the review. As such, it is unclear whether the fee charged is aligned with the cost of providing the service.
- Impact fees: Impact fees should be evaluated to ensure that the fees are not impeding the development of new housing. In addition the City should consider allowing the payment of impact fees to be deferred to Certificate of Occupancy as opposed to collecting prior to building permit issuance, as this would limit the upfront cost to a project.

Streamlining Developments with 10 Units or Fewer:

Align with SB10 to allow developments of 10 units or fewer by-right, without requiring a site plan process, review, or planning commission approval.

Project Fee Reform:

Adjust project fees to be commensurate with the number of units being built, including retail units, to ensure fairness and proportionality.

Expedite Plan Check Review and Relieve Planning Department Bottlenecks:

- Implement by-right zoning and over-the-counter plan checks for certain designs.
- Allow an option for developers to pay an extra fee for a parallel third-party plan checker authorized by the City.
- Enable licensed architects to certify code compliance, thereby bypassing the need for confirmation processes, except for codes not verified by the architect.

Construction Materials Recycling Program:

Simplify the fee structure for recycling programs, allowing operators with a clean recycling track record to pay fees once and be exempt for five years.

Incentives for Mixed-Income Housing:

Provide housing incentives for households earning up to 150% of AMI, including reduced parking requirements, smaller setbacks, expedited processing, and no requirement for a 360-degree design.

Incentivize Moderate Income Housing:

Create incentives for housing targeted at 80-120% AMI, including allowing buildings of up to 7 stories by-right, restricted CEQA, fast-tracked or reduced Site Plan Review requirements, reduced impact fees for affordable units, and flexible evaluation of micro units.

Voluntary Self-Certification:

Encourage voluntary self-certification processes to streamline approvals and compliance checks.

Accessory Dwelling Units (ADUs) before Certificate of Occupancy (C of O):

Facilitate the processing of ADUs in compliance with AB2211, which mandates cities to process ADUs without requiring a Certificate of Occupancy for attached units.

Development Incentives and Voluntary Participation:

Maintain voluntary participation in Inclusionary Zoning (IZ) policies and provide substantial development incentives. This approach ensures that developers remain motivated to participate while balancing affordability with financial feasibility.

Broad-Based Land Use Reforms:

Implement broad land use reforms to allow for low- and mid-rise multifamily development across more areas of the City. This reduces land and construction costs, encourages diverse housing types, and supports higher production rates.

Increased Public Funding:

Complement IZ policies with increased public subsidies to produce below-market-rate (BMR) homes. Public funding can fill gaps and ensure affordability without over-relying on private developers' contributions.

Flexible Zoning and Density Bonuses:

Use density bonuses and flexible zoning regulations to encourage mixed-income developments. These incentives can make higher IZ requirements feasible by offsetting the costs associated with below-market units.

Monitor and Adapt Policies:

Regularly review and adapt housing policies based on market conditions and outcomes. This ensures that policies remain effective and responsive to the City's evolving needs.

By implementing these policies, we believe the City can significantly reduce the need for entitlement fees, which would be offset by increased building fees due to higher construction activity. This approach would not only streamline the development process but also drive economic growth and enhance housing availability in Long Beach.

The Long Beach Area Chamber of Commerce looks forward to working closely with the City Council and other stakeholders to develop and implement these policies. Together, we can create a more efficient, equitable, and vibrant housing market that meets the needs of all our residents.

Thank you for your continued dedication to improving our community. We can achieve significant progress in addressing Long Beach's housing challenges with a collaborative approach.

Sincerely

A handwritten signature in black ink, appearing to read "Jeremy Harris". The signature is fluid and cursive, with a large initial "J" and a stylized "H".

Jeremy Harris, President & CEO
Long Beach Area Chamber of Commerce

Coalition Partners Listed Below:

- Apartment Association of Southern California Cities
- BOMA of Los Angeles
- California Apartment Association



May 7, 2024

Long Beach City Council
411 W. Ocean Boulevard., 11th Floor
Long Beach, California 90802

Dear Honorable Mayor Richardson and Members of the City Council,

Please accept this correspondence on behalf of the Downtown Long Beach Alliance (DTLB Alliance) and enter it into the public record for the City Council meeting scheduled for May 7, 2024, our support for policy recommendations regarding the advancement of affordable housing in the City of Long Beach.

As you may know, the DTLB Alliance is a nonprofit advocate for over 1,400 businesses and 4,000 commercial and residential property owners within our two business improvement districts in Downtown Long Beach.

We write to support the proposals by Mayor Richardson to speed up the development of new affordable housing, increase the supply of affordable units, increase incentives for the development of both ownership and affordable rental housing, support the preservation of existing affordable units, and empower the Community Development Department to improve the affordable housing environment throughout the city.

The housing development strategies proposed to be made permanent serve to streamline both affordable and market rate housing. This effort is critical to the growth of patronage and visitation to Downtown Long Beach, and to the city as a whole. Long Beach was the first large jurisdiction in Southern California with a State-certified Housing Element, a significant accomplishment that identified sites for more than 26,000 potential housing units to be built in the 2022-2029 period — and we must be a city that continues to lead by example.

Last year, Long Beach was recognized by the State of California as a Pro-housing jurisdiction, one of only 47 cities and counties in the state out of 539, however the majority of housing production has occurred in the downtown. Downtown, through zoning and parking minimum changes, has carried the burden focused on the downtown core.

The strategies and solutions outlined in this item will allow additional opportunities to create homes for people at every income level, and of all ages, abilities, and family compositions across our city. Taken together, these strategies will help promote stable, affordable rental and ownership options so that Long Beach remains an accessible place to live, work, build businesses, learn, and play.

As a leading voice for the Downtown community, the DTLB Alliance recognizes the importance of an economically and culturally diverse Downtown. We believe that the development of market- rate and affordable housing is crucial to Downtown's vitality — especially in ways that do not overly lean on our downtown developers and supportive industries with additional tax burdens. Furthermore, we applaud the recognition that in order to grow the City's affordable housing stock, a city-wide approach must be taken which includes the expansion of an inclusionary housing requirement beyond Downtown. Downtown is our city's main economic engine, and it needs housing for people of all income levels across the city to become an even more vibrant destination.

We support item 17 recommended by Mayor Richardson. Thank you for your consideration.

Sincerely,

Austin Metoyer,
President & CEO
Downtown Long Beach Alliance



May 2, 2024

Long Beach City Council meeting Tuesday May 7th 2024

E-comment for Item-17

Hello my Name is Richard Hernandez. I am a Systems Change Advocate from Disabled Resources Center located at 2750 E. Spring St. Suite #100 in Long Beach CA 90806. We work with the Disabled Community and Seniors. Our programs and services are to help them become and stay independent. Finding accessible and low-income Housing is an important part in becoming independent. The majority of all our consumers live on a fix income. They say it is hard to pay rent, pay bill, and buy food on a fix income. That is why Long Beach need more extremely low-income housing for our Disabled Population and Seniors. We need you all to pass Item-17 and set an example of how Long Beach takes care of their residents and prevents them from becoming Homeless. This is a good start to addressing the Housing Issue in Long Beach.

Sincerely,
Richard Hernandez
Systems Change Advocate

2750 East Spring Street
Suite 100
Long Beach, CA 90806
Tel: 562.427.1000
TTY: 562.427.1366
Fax: 562.427.2027
www.drcinc.org

*Disabled Resources Center, Inc. is a private, non-profit, 501(c)(3) agency, and our tax identification number is 51-0204442.



From: Christy Hayek <chayek@labusinesscouncil.org>

Sent: Tuesday, May 7, 2024 11:27 AM

To: CityClerk <CityClerk@longbeach.gov>

Subject: LABC Letter of Support: Mayor Richardson's Housing Recommendations, Item 17

-EXTERNAL-

All:

Attached is the Los Angeles Business Council's letter of support for Mayor Rex Richardson's recommendations to Long Beach Council, Agenda Item 17, being considered on May 7th to advance affordable housing production in Long Beach.

According to a study the LABC Institute conducted with UCLA, [Tackling the Housing Crisis: Streamlining to Increase Housing Production in Los Angeles](#), incentivizing acceleration strategies will serve as permanent solutions to streamlining affordable and market rate housing. Given this data, we find it imperative to support Mayor Richardson's initiatives that would begin the implementation of similar recommendations.

Thank you for taking the time to review, we look forward to working with the City of Long Beach on this issue. If there are any questions, feel free to contact me directly at chayek@labusinesscouncil.org

--

Christy Hayek

Director of Government Affairs & Advocacy

Los Angeles Business Council | www.labusinesscouncil.org

2029 Century Park East, Suite 4380

Los Angeles, CA 90067

Office: 310.226.7460



May 7, 2024

Mayor Rex Richardson & Long Beach City Councilmembers
City of Long Beach
411 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802

Re: Agenda Item 17. 24-53200: Advancing Affordable Housing Production and Homeownership Opportunities in Long Beach

Dear Mayor Richardson and Honorable Members of the City Council,

Please accept this correspondence on behalf of the Los Angeles Business Council (LABC) and enter into the public record for the City Council meeting scheduled for May 7, 2024, our support for policy recommendations regarding the advancement of affordable housing in the City of Long Beach.

We write to support the proposals by Mayor Richardson to speed up the development of new affordable housing, increase the supply of affordable units, increase incentives for the development of both ownership and affordable rental housing, support the preservation of existing affordable units, and empower the Community Development Department to improve the affordable housing environment in the City of Long Beach.

Furthermore, the housing development acceleration strategies that are proposed to be made permanent serve to streamline both affordable and market rate housing. Long Beach was the first large jurisdiction in Southern California with a State-certified Housing Element, a significant accomplishment that identified sites for more than 26,000 potential housing units to be built in the 2022-2029 period. Last year Long Beach was recognized by the State of California as a Pro-housing jurisdiction, one of only 47 cities and counties in the state out of 539.

The strategies and solutions discussed in the study below will allow additional opportunities to create homes for people at every income level, and of all ages, abilities, and family compositions across Long Beach. Taken together, these strategies will help promote stable, affordable rental and ownership options so that Long Beach remains an accessible place to live, work, build businesses, learn, and play.

For more than two decades, the LABC has strongly advocated for policies and programs that have helped incentivize the much-needed development of housing at all income levels, but particularly workforce and affordable housing. Our members have extensive experience creating and managing affordable housing, permanent supportive housing, interim housing, and market-rate housing in the Los Angeles region; we also count homeless service providers among our members.

Last year, the LABC Institute partnered with the University of California, Los Angeles, to issue a report, [Tackling the Housing Crisis: Streamlining to Increase Housing Production in Los Angeles](#), that demonstrated the importance of streamlining processes and the benefit of policies like the ones Mayor Richardson has presented in this item.

We welcome the opportunity to discuss these suggestions with you further. We look forward to working with you to tackle the housing crisis with all tools available to us.

Sincerely,



Mary Leslie
President
LABC



David Nahai
Chair
LABC

CC:

Councilmember Mary Zendejas
Councilmember Cindy Allen
Councilmember Kristina Duggan
Councilmember Daryl Supernaw
Councilmember Megan Kerr
Councilmember Suely Saro
Councilmember Roberto Uranga
Councilmember Al Austin
Councilmember Joni Ricks-Oddie



May 7, 2024

Honorable Mayor and Members of the Long Beach City Council
411 W Ocean Blvd., 11th Floor
Long Beach, CA 90802

RE: Support for Agenda Item #17 - Advancing Affordable Housing Production and Homeownership Opportunities in Long Beach

Dear Honorable Mayor and Members of the Long Beach City Council,

Whether homeowner or renter—across race, class, and zip code—all of our neighbors in Long Beach deserve the chance to put down roots in our community; having a safe, stable place to call home is the base for our well-being. Despite this, over the past ten years, we have connected with thousands of residents on the brink of displacement, facing exorbitant rent increases and unsafe living conditions. Homeownership remains out of reach for many.

We are encouraged by the innovative solutions presented today to increase affordable housing for those most in need, expand pathways to homeownership, identify new possibilities for a local social housing model, and expand inclusionary zoning citywide. We hope innovative policies like these can bring us closer to our vision of a Long Beach where we can live, work, attend schools, and maintain life-sustaining connections in our community regardless of our race or income.

We appreciate the City's commitment to exploring alternative affordable housing models by funding and assisting with the creation of the Housing for All Long Beach Community Land Trust (HFALBCLT). HFALBCLT aims to support and protect the quality and affordability of housing for our communities, now and in the future, through means that result in the decommodification of land and property and long-term, sustainable homeownership for low-income residents. We know how successful this model has been across the country in making homeownership possible outside of the traditional housing market. We look forward to collaborating with the City to expand pathways to homeownership for all Long Beach residents.

In the City's exploration of longer-term housing solutions, it is imperative to explore options to ensure affordable housing is built in every part of Long Beach, supporting our vibrant and diverse community. Social housing and citywide inclusionary zoning are key



strategies in this effort, ensuring access to vital resources and promoting equitable distribution of affordable housing development and acquisition for all residents.

While we continue to build more affordable housing citywide, we must understand that it often takes many years and does not address the immediate housing needs our community faces daily. In addition to this long-term solution, the City must continue to invest in homelessness prevention and housing security by ensuring strong just cause eviction protections and continued funding of the already well-established Right to Counsel program. Affordable housing without strong housing protections will continue to lead to gentrification and homelessness, and our Long Beach community deserves affordable and secure homes.

We urge City Council to vote **yes** on Item 17 to further prioritize keeping Long Beach families housed and creating pathways to truly affordable housing and homeownership citywide. We look forward to collaborating with the City through the exploration and implementation of these strategies.

Sincerely,

Andre Donado
Project Director
Long Beach Residents Empowered
andre@wearelbre.org

Nazir Abuyounes
Director
Housing for All Long Beach CLT
nazir@wearelbre.org

From: Jeff Mallin <Jeff.Mallin@gmail.com>

Sent: Tuesday, May 7, 2024 11:55 AM

To: Council District 1 <District1@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 3 <District3@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>; Mayor <Mayor@longbeach.gov>; Cindy Allen <Cindy.Allen@longbeach.gov>; CityClerk <CityClerk@longbeach.gov>; CityAttorney <CityAttorney@longbeach.gov>

Subject: Support for Agenda Item #17 - City Council Meeting May 7, 2024 - Supporting Housing Strategies

-EXTERNAL-

Dear Honorable Mayor Richardson, Vice Mayor Allen, and Long Beach City Council Members –

I would like to voice my **support** for Mayor Rex Richardson's comprehensive, multi-pronged recommendation (**Item #17** on today's [May 7, 2024] City Council Agenda) to continue housing development strategies throughout the city.

I commend the many Mayoral and City Council actions, and the work of many City departments, especially the Long Beach Community Development Services, in recent years which have accomplished so much to increase housing availability and affordability, address homelessness and its root causes, and advance the value of equity.

While acknowledging that there is a balance that needs to be made in moving forward on these important initiatives while also maintaining the historic livability of the city for its residents, homeowners, neighborhoods, and businesses, I think this Agenda Item puts forth ideas (with community input) that will create some correct and creative solutions for very difficult societal problems.

I applaud and thank you for all your efforts in this important ongoing work!

Sincerely,
- Jeffrey Mallin

A resident in the Bluff Park Historic District neighborhood in Long Beach's 2nd Council District



Long Beach City Council
RE: Affordable Housing Production Item 17

Dear Long Beach City Council,

As a nonprofit community developer, Jamboree Housing Corporation wholeheartedly supports the Affordable Housing Production Item proposed by Mayor Richardson, Councilwoman Kerr, and Councilwoman Zendejas. If approved, this plan will further enhance the City of Long Beach's reputation as a leader in affordable housing solutions and also demonstrate its commitment to delivering tangible results for residents burdened by California's housing crisis. In particular, the City's willingness to examine avenues to reduce permitting fees is illustrative of the forward-thinking, innovative, and proactive nature of Long Beach.

Jamboree has been a part of the Long Beach community since 2008, when it opened Puerto Del Sol, a 64-unit affordable housing apartment community. The partnership between Jamboree and the City of Long Beach continues to this day as Jamboree develops the 101, a 52-unit Permanent Supportive Housing community located in the Wrigley neighborhood. Over 20,000 residents in California, including working families, seniors, veterans, formerly homeless individuals, and people with special needs call a Jamboree property home. With a firm commitment to sustaining excellence through high-quality affordable housing that positively impacts the environment, economy, and local communities, Jamboree has over 10,000 units of affordable housing in its portfolio. This makes it one of the largest and most trusted affordable housing developers in California.

The success of Jamboree is inseparable from the invaluable contributions of our partners, with none more steadfast and supportive than the City of Long Beach. This is exemplified by the proposal to explore the waiver of permit fees on a pro-rata basis. The cost of permitting fees often poses a significant barrier to the creation of affordable housing projects. By alleviating this financial burden, the City of Long Beach has the opportunity to accelerate the development of much-needed affordable housing units, furthering its commitment to creating a more equitable and inclusive community.

Jamboree stands ready to support the city in any way we can to ensure that all residents have access to safe, stable, and affordable housing. Thank you for your leadership and dedication.

Sincerely,

Michael Massie
Executive Vice President & Chief Development Officer
Jamboree
MMassie@Jamboreehousing.com

From: James Suazo <james@lbforward.org>

Sent: Tuesday, May 7, 2024 9:48 AM

To: Mayor <Mayor@longbeach.gov>; Rex Richardson <Rex.Richardson@longbeach.gov>; Mary Zendejas <Mary.Zendejas@longbeach.gov>; Cindy Allen <Cindy.Allen@longbeach.gov>; Kristina Duggan <Kristina.Duggan@longbeach.gov>; Daryl Supernaw <Daryl.Supernaw@longbeach.gov>; Megan Kerr <Megan.Kerr@longbeach.gov>; Suely Saro <Suely.Saro@longbeach.gov>; Roberto Uranga <Roberto.Uranga@longbeach.gov>; Al Austin <Al.Austin@longbeach.gov>; Joni Ricks-Oddie <Joni.Ricks-Oddie@longbeach.gov>

Cc: CityClerk <CityClerk@longbeach.gov>; Shawna Stevens <Shawna.Stevens@longbeach.gov>; Connor Lock <Connor.Lock@longbeach.gov>; Paul Monge <Paul.Monge@longbeach.gov>; Lynn Ward <Lynn.Ward@longbeach.gov>; Rahul Sen <Rahul.Sen@longbeach.gov>; Nick Kaspar <Nick.Kaspar@longbeach.gov>; Robert Allarte <Robert.Allarte@longbeach.gov>; Chork Nim <Chork.Nim@longbeach.gov>; Annie Chean <Annie.Chean@longbeach.gov>; Sean Bernhoft <Sean.Bernhoft@longbeach.gov>; Bryan Martinez <Bryan.Martinez@longbeach.gov>; Anjelica Vargas <Anjelica.Vargas@longbeach.gov>; Marlene Montanez <marlene@lbforward.org>; Antonio Hernandez <antonio@lbforward.org>; Kimberly Lim <kimberly@lbforward.org>; Nubia Flores <nubia@lbforward.org>

Subject: RE: Support for Agenda Item #17 - Advancing Affordable Housing

-EXTERNAL-

Honorable Mayor Richardson and Members of the Long Beach City Council,

Long Beach Forward strongly supports item #17 on the May 7, 2024 City Council agenda to proactively address our housing and homelessness crisis by progressing several policy solutions prioritizing affordable housing production and preservation. Please see the attached letter regarding the item and additional considerations.

If you have any questions, please feel free to contact me via email.

In solidarity,

James Suazo *(he/him/his)*

Executive Director

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May 7, 2024

Honorable Mayor and Members of the Long Beach City Council
411 W Ocean Blvd., 11th Floor
Long Beach, CA 90802

RE: Support for Agenda Item #17 - Advancing Affordable Housing Production and Homeownership Opportunities in Long Beach

Honorable Mayor Richardson and Members of the Long Beach City Council,

Long Beach Forward strongly supports item #17 on the May 7, 2024 City Council agenda to proactively address our housing and homelessness crisis by progressing several policy solutions prioritizing affordable housing production and preservation. We applaud and thank Mayor Richardson, Councilmember Kerr, and Councilmember Zendejas for proposing this package of recommendations for further action.

Long Beach Forward (LBF) is a community-based organization creating a healthy Long Beach with low-income communities of color by building community knowledge, leadership, and power. We do this because race and income shouldn't determine one's future in Long Beach. Too often, low-income people and people of color are denied opportunities and the means for them and their loved ones to thrive, whether in employment, education, or housing. We believe that housing is a human right and the most important solution to addressing our ongoing housing and homelessness crisis.

Addressing the root causes of our housing and homelessness crisis requires bold and comprehensive action, which this agenda item seeks to accomplish. Based on the needs and priorities of community leaders within our organization, we strongly support implementing inclusionary zoning citywide, establishing a Youth Right to Housing, increasing home ownership via the Housing For All Long Beach Community Land Trust, modernizing zoning citywide, exploring social housing models, exploring the conversion of market-rate properties into affordable housing, modernizing Carmelitos, promoting opportunities for housing decarbonization, and exploring Fair Chance Housing Policies.

We respectfully ask the City Council and supporting city staff to consider the following points within the recommendations:

OUR VISION

Race and income do not determine one's future in Long Beach—
it's a community where everyone is safe, connected, and healthy.

   @move1bforward

1. Implement Inclusionary Zoning Citywide

We strongly support the recommendation to expand the inclusionary zoning requirements citywide and eliminate the waiting period. This recommendation has been championed by tenants and community organizations since the early discussions of inclusionary zoning in Long Beach.

To fully meet the promise and intent of the expanded policy, the ordinance must be further amended so developers do not have alternative compliance options outside of providing the affordable units onsite, paying in lieu fees, or dedicating land within specific perimeters. Developers should not be allowed to propose arbitrary compliance methods to be approved at Council's discretion. This creates exceptions that swallow the rule and undermines the ordinance. Land dedication offsite should only be allowed when the land will accommodate more affordable units than would have been built onsite (at a 2 to 1 ratio), and when the land is prioritized for Community Land Trusts that provide deeply affordable units. This will ensure that the City can aggressively meet our housing needs while further supporting additional strategies around Community Land Trusts and Social Housing models.

2. Modernize Zoning Citywide

We strongly support the neighborhood-level approach to rezoning when paired with models of authentic community engagement and knowledge building as existed within the Uptown and City Core rezoning efforts. We echo community feedback to utilize these hyper-specific plans as a means to require developers to meet community needs instead of merely incentivizing compliance.

3. Explore Social Housing

We strongly support the exploration of Social Housing models in Long Beach and are eager to collaborate with the City Council to put Long Beach at the forefront of the movement across the U.S. to decommodify housing. Social Housing is growing in popularity across the country as an alternative form of housing that is permanently affordable, open to all incomes, and controlled, owned, or managed by the people who live in the units. Social Housing is the solution for the severe and growing lack of deeply affordable housing while correcting harmful legacies of past housing policies like redlining and race-based covenants. Social Housing will provide the long-term economic and community stability necessary for individuals and families to grow, learn, and contribute to society while building the wealth and financial security long denied to many in our community.

4. Explore the Conversion of Market-Rate Properties Into Affordable Housing

We strongly support the conversion of market-rate properties into deeply affordable housing units by means of rental subsidies or Social Housing models where units are no longer on the speculative market. A financing model such as the Oceanaire's workforce housing purchase with the California Statewide Communities Development Authority (CSCDA) only provides excessive profits for developers while being a financial loss to Long Beach residents and the City of Long Beach.

5. Identify and Promote Opportunities for Housing Decarbonization

We strongly support projects that seek to integrate housing decarbonization and advance our shared climate and sustainability goals especially within disadvantaged neighborhoods in Long Beach. For the first time in U.S. history, the Federal government has made it a goal that 40 percent of the overall benefits of certain Federal climate, clean energy, affordable and sustainable housing, and other investments flow to disadvantaged communities that are marginalized by underinvestment and overburdened by pollution. This initiative known as Justice40 is a once in a lifetime opportunity for communities like Long Beach to come together and collaborate towards a more just environment while leveraging public dollars for public investment. As the City of Long Beach applies and works towards grant applications and funding opportunities to leverage these strategies, we ask that you seek Community Based Organizations as collaborative partners to strengthen these applications and make Long Beach a strong candidate for these competitive processes.

We respectfully ask for your support in advancing these affordable housing strategies and ask for your “yes” vote. We look forward to working with the City to explore and implement these strategies for years to come.

Sincerely,



James Suazo
Executive Director
Long Beach Forward